

Active
 S1281483p+ W04CH 3637 Woodbine Ave
City/MunicipCincinnati **Cnty** Hamilton
Subd **Twp**
Rooms 6 **Bedrms** 2 **Baths** 1-0

DOM 1
Unit# **Subu** Cheviot
State OH **Zip** 45211

SP\$
LP\$ 89,900
OP\$ 89,900

Family Rm N
Formal Din Y

BedRm Lev1Y
BthRm Lev1Y



Type Single Family
Levels 2 Story
Arch Traditional
Const Aluminum
Found Stone
Roof Shingle
Windows Insulated, Vinyl
Heating Gas, Forced Air
Cooling Central Air
Age 106
New N Existing Structure
Lot 45x138
Acreage 0.143

Bsmt Full
Garage None
Parking Driveway
Firepl None
Gas Natural
Water Public
Sewer Public
Zoning Residential
Sa-Tax 1161.73
TxRate of record
Asmnt of record
Occupy At Closing
Transp

Harrison North on Glenmore to Right on Woodbine
 (WH-649)

Lev Condo **HOA Fee** No
HOA Amt \$ N/A

School Cincinnati City SD
District Call SD 513-363-0000

Cross Street Glenmore

Open House

Date **Time**

Mgt Comp
Mgt Phn

Disability Access No

Tax ID 5510005000200 **Other**

Auction N
Spec Fin Y up to \$15K forgivable 2nd mtg

Marketing Remarks

Lovely! This renovated home has 6 gorgeous rooms and a 67x25 unfinished & open 2nd floor with rafters and beams that when finished could double the living area. Up to \$15K down payment assistance. See Hamilton County NSP application on line

Agent Remarks

Non-Profit HURC offers to owner occupants only. Required: 1)120% or less area median income + 2) home ownership counsellings. \$10-15K forgivable 2nd mortgage/down payment assistance from Hamilton County commissioners. Wow!

	Dim	Lev	Features
Entry			
Living/Grea	16 X 14	1	Wood Floors, Walkout
Dining	16 X 14	1	Wood Floors, Built-ins
Kitchen	15 X 14	1	Vinyl Floor, Eat-In, Wood Cabinets, Island, Walkout
BreakfstRm			
FamRm			
Study	9 X 9	1	Wood Floor
MasterBd	13 X 9	1	Wood Floor, Walk-in Closet
BedRm2	13 X 9	1	
BedRm3			
BedRm4			
BedRm5			
Bath #1	Full	1	Tub w/Shower
Bath #2			
Bath #3			
Bath #4			
LaundryRm			
RecRm			
Basement	Unfinished, Concrete Floor, Glass Blk Wind		
Applia			
Miscel	Smoke Alarm, 220 Volt, Busline Near		
Inside			
Outside	Porch		

Views
Land Desc Less than .5 Acre
Buils Storage Shed
Farm
Struc
Fence
Docs
Trees
Topog
Access

This listing is Active

Call LO/Appointment

513-662-8800

LO STAR02 Star One Real Estate, Inc 513-662-8800
LAgt 444336 William M Cook 513-312-7653

Email bcook@starone.com
Fax 513-662-8883

ER **Lmtd Svrc** No
Sub 0% **Buy** 3%
Internet Y **Hits** 14

Co-LO
Co-LAgt

Property Owner Consumer
Occ/Owner HURC

List Date 08/18/11 **Exp Date** 12/18/11

Est Close Date

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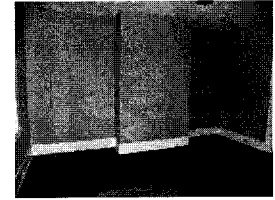
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This Listing Courtesy of Star One Real Estate, Inc.

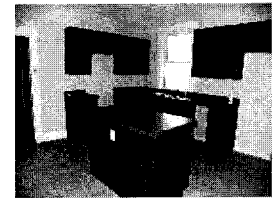
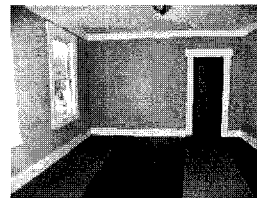
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Dining 16 X 14 1 Wood Floors, Built-ins
Kitchen 15 X 14 1 Vinyl Floor, Eat-In, Wood Cabinets, Island, V
Study 9 X 9 1 Wood Floor
MasterBd 13 X 9 1 Wood Floor, Walk-in Closet
BedRm2 13 X 9 1



Bath #1 Full 1 Tub w/Shower



Basement Unfinished, Concrete Floor, Glass Blk Wind



Miscel Smoke Alarm, 220 Volt, Busline Near

Outside Porch
Land Desc Less than .5 Acre
Builds Storage Shed

This listing is Active - Report Prepared by



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 Cincinnati, OH 45211-6313

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Hamilton County Neighborhood Stabilization Program: Down Payment Assistance Application

Program Description

The Neighborhood Stabilization Program (NSP) assists income-qualified buyers in the purchase of NSP-assisted homes. NSP-assisted homes are homes that have been rehabbed with NSP funds (to see a list of available homes, please visit <http://www.hamiltoncountyohio.gov/commdev/v2/NSPHomes.asp>). Approved applicants receive grants up to \$14,999 to be used as down payment assistance (grant amount is dependent upon income). The grants are in the form of a forgivable loan (soft second mortgage) at 0% interest, contingent upon the eligible homebuyer continuing to own, occupy as principal residence, and maintain the home for the full 5 year affordability period.

Qualifications and Requirements

2009 Income Limits and Grant Amounts

Program participation is limited to households with adjusted gross income that is 120% or less than the area median income. Consult the table below to determine if you meet this requirement. Grants will be provided based on household income according to the ranges below:

	----- Household Size -----							
	1	2	3	4	5	6	7	8
80% AMI	\$38,750	\$44,300	\$49,800	\$55,350	\$59,800	\$64,200	\$68,650	\$73,050
100% AMI	\$48,450	\$55,400	\$62,300	\$69,200	\$74,750	\$80,300	\$85,800	\$91,350
120% AMI	\$58,150	\$66,450	\$74,750	\$83,050	\$89,700	\$96,350	\$103,000	\$109,650

Income Range	Grant Amount
Below 80% AMI	\$14,999
80% - 100% AMI	\$12,500
Over 100% - 120% AMI	\$10,000