

**702, WINDING RIVER, BOULEVARD, MAINEVILLE, OH, 45039**

<https://www.flourishteam.com>

702, Winding River, Boulevard, OH, 45039



**\$1,299,000**



This stunning 6400 SF ranch is a dream home in the exclusive TPC golf community of Rivers Bend. With 4 bedrooms, 3 full and 2 half bathrooms, this residence offers luxury at every turn. The open floor plan features elegant porcelain flooring and flows into the great room with custom fireplace and coffered ceiling. The [...]

- 4 beds
- 5.00 baths
- Single Family
- Residential
- Active
- 6400 sq ft

### Rooms & Units Description

**Rooms Total: 18**

**Room Count: 18**

**Number Of Full Baths On Level Lo: 1, 1 Number Of Full Baths On Level 1: 2**

**Number Of Half Baths On Level 1: 1**



---

## Location Details

**County Or Parish:** Warren

**Directions:** State Route 48 to Winding River Blvd.

**School District:** Kings

**Zoning:** Residential

---

## Property Details

**Lot Dimensions:** 0.589 AC

**Construction Type:** Stucco

**Subdivision Name:** Rivers Bndgcl9

**Transaction Type:** Sale

**Parcel Number:** 16122350080

**Levels:** 1 Story

**Distressed Property:** None

---

## Property Features

**Outside Features:** Cable TV,Deck,Lawn Sprinkler,Patio,Porch,Tennis,Walking Trails, Cable TV,Deck,Lawn Sprinkler,Patio,Porch,Tennis,Walking Trails

**Utilities:** City Water,Natural Gas,Sanitary Sewer

**Basement:** Finished,Walkout

**Heating:** Forced Air,Natural Gas

**Kitchen Features:** Granite Counters,Island,Kitchenette,Open to Family Room,Pantry

**Garage:** 3 Car,Attached,Opener

**Inside Features:** Bar / Wet Bar,Gas Water Heater,High Speed Internet,Jetted Tub,Paddle Fans,Smoke Alarm(s),Vaulted Ceiling,Walk in Closet

**Appliances:** Central Vacuum,Cooktop,Dishwasher,Garbage Disposal,Microwave,Refrigerator,Wall Oven,Water Softener,Wine Cooler

**Windows:** Casement,Vinyl

**Cooling:** Central

**Fireplace:** Gas,Three or More

---

## Miscellaneous



**Virtual Tour URL:** <https://youtu.be/uskqA0ifKdA> **HOA Condo Fee:** 1100.00

**HOA Fee Frequency:** Annually

**Taxes Semi Annual:** 9624.00

**Assessments:** of record

---

## Courtesy of

**Office Name:** eXp Realty

**Agent Name:** Melissa Stone

**Agent Email:** Missy@SoldBuyStone.com

**Agent Phone:** (513) 404-8954

