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WINNER OF  
UNIVERSITY HEIGHTS  
*BEAUTIFUL HOME AWARD*  
2010  
*ARCHITECTURAL GEM*  
A TRUE BEAUTY!

*3598 Northcliffe Rd*  
*University Heights, OH 44118*

*MLS Number: 3195272*  
*Price reduced to \$159,000*

Link to Realtor Website: <http://3598northclifferrd.howardhanna.com>



Owned for last 5 years by Resident (non-smoker, no pets). University Heights Beautiful Home Award Winner For 2010! Pristine and meticulously maintained colonial. Original Model Home. Charming interior and exterior detail. Gracious living room and dining room w/gleaming hardwood floors, 2 wood burning fireplaces, gorgeous leaded windows, leaded French doors, built-in china cabinet. High quality updated eat-in kitchen w/built-in nook. Large master bedroom with fireplace. 4 additional bedrooms (2 on 3rd floor). Super large full hall bath. Delightful 4 season room overlooking wonderful professionally landscaped yard with private paver patio. Central Air, much more...what a beauty!!!























## Features

- School district: Cleveland Hts-Univer
- Master bedroom is 17.00 x 11.00
- Bedroom 2 is 13.00 x 12.00
- Bedroom 3 is 10.00 x 9.00
- Bedroom 4 is 13.00 x 10.00
- Bedroom 5 is 13.00 x 10.00
- Dining Room is 13.00 x 13.00
- Kitchen is 13.00 x 9.00
- Living Room is 27.00 x 15.00
- Office is 10.50 x 9.50
- Sun Room
- Number of rooms: 8
- Microwave oven
- Dishwasher
- Refrigerator
- Fireplace in master bedroom
- Fireplace in living room
- Heating: Gas
- Central air
- Forced air heat
- Detached parking
- Automatic garage door opener
- Garage spaces: 2
- Wood exterior
- Patio
- Lot acreage is: 0.112
- Eat-in kitchen
- Garbage disposal
- Security system
- Smoke alarm
- Basement
- Full basement
- Paved driveway
- Public sewer
- Public water
- Property style: Colonial

**Improvements:**

- 1.) Exterior painting of house and garage 2010
- 2.) Gutter Guards installed 2009
- 3.) Replaced light fixtures throughout
- 4.) New hardwood floor in half bathroom
- 5.) Glazed subway tile in full bathroom and tub
- 6.) Blinds installed throughout house
- 7.) New paint throughout house
- 8.) New garbage disposal 2010
- 9.) New Furnace coupler 2008
- 10.) New kitchen faucet 2010
- 11.) New hardware in full bathroom
- 12.) New hardware in kitchen, cabinet knobs
- 13.) Previous owner completely waterproofed basement from exterior

**Features:**

- 1.) Hardwood floors throughout 1<sup>st</sup> and 2<sup>nd</sup> floors
- 2.) 2 wood burning fireplaces
- 3.) Charming breakfast nook
- 4.) Leaded windows
- 5.) Built ins throughout house: china hutch, linen cabinets
- 6.) Mud room
- 7.) Finished 3<sup>rd</sup> floor
- 8.) Large full bathroom
- 9.) 4 season room with built in bookshelves
- 10.) Built in display shelves in kitchen
- 11.) French doors in front of house
- 12.) Private paver patio great for entertaining
- 13.) Professionally landscaped yard
- 14.) Pre-wired sound system in office and living room with in-wall speakers in living room
- 15.) Ample attic storage space
- 16.) Crown molding in entire 1<sup>st</sup> floor
- 17.) Security system including thermal sensor and door triggers
- 18.) Electric floor board heaters in 4 season room and 3<sup>rd</sup> floor