

WOODLAND VISTAS



MICHAEL HINCKLEY & JACK HINCKLEY
513-533-8080 | INFO@THEHINCKLEYGROUP.COM



5963 WOODLAND LANE PHASE I









Lower Level Plan



First Floor Plan



Loft Plan



Market Renderings may change without notice during construction process.

General

- Custom home finishes & ultra-high end fixtures with Robert Lucke Homes award-winning design team.
- Ranch-style, open floor plan, 3,818GSF/2,816HSF (includes loft office/bedroom)
- Field-finished wide random plank hardwood floor
- Large laundry room with built-in cabinetry
- Entertainment patios with yard space
- Professionally maintained ground & amenities
- Energy efficient home with LEED tax benefits

3 Bedrooms

- Oversized master suite on 1st floor with substantial walk-in closet
- Loft offers flexible office or possible 4th bedroom

2.5 Bathrooms

- 1st floor full bath & half bath; lower level full bath
- All baths offer top of the line Kohler fixtures & sinks
- Granite counters

Kitchen

- Gourmet chef's kitchen with stainless steel Bosch appliances including gas range & beverage center.
- Glass cabinet front accents high-end cabinetry
- High end granite counters
- Entertainment island with plenty of seating area

Living

- Open living and dining room ideal for entertaining
- Built-in gas fireplace tiled to ceiling
- Cathedral ceilings with dramatic valley views
- Spacious tiled entertainment deck
- Bonus room/Family room with private paved patio

Additionally

- Attached, two-car garage
- Optional elevator or extra closet/pantry space
- Builder shelving allowance is \$2,500

- THIS IS THE LAST UNIT REMAINING IN PHASE 1 OF THE WOODLAND VISTAS LANDMINIUMS PUD.
- BALANCE OF PHASE 1 IS SOLD OUT FOR PRICES UP TO \$930,000 (SEE HINCKLEY GROUP FOR LIST).
- SPECTACULAR EXPANSIVE VIEWS.
- MINUTES FROM 71, KENWOOD TOWNE CENTRE, VILLAGES OF MADEIRA, INDIAN HILL AND MARIEMONT.
- COMMUNITY IS PROFESSIONALLY MANAGED AND THE MONTHLY FEE INCLUDES: PROPERTY MANAGEMENT FEE, ALL LANDSCAPE MAINTENANCE, IRRIGATION, EXTERIOR REPLACEMENT RESERVE (VOTED ON ANNUALLY), SNOW REMOVAL, BUILDING INSURANCE (EXCLUDING HOMEOWNER CONTENTS), GAS FOR PORCH LIGHTS.
- HINCKLEY GROUP HAS: PHASE 1 SOLD PRICE CHART, CIVIL DRAWINGS, HOA RULES AND REGULATIONS, HOA BUDGET.. PHASE 1 ARCHITECTURAL PHOTOGRAPHS ON FINISHED UNITS. FINISHING THE 2 ELEVATOR OPENS INTO WALK-IN CLOSETS WITH SHELVES IS INCLUDED AT NO COST - A PRIVATE ELEVATOR CAN BE ADDED - SEE REALTOR FOR DETAILS.
- THE LOFT AREA CAN BE CONVERTED TO A PRIVATE BEDROOM OR STUDY VIA THE ADDITION OF A WALL AND DOOR (SEE HINCKLEY GROUP FOR DETAILS). THE BALCONY BINOCULARS ARE INCLUDED IN THE SALE! MOTIVATED SELLER!

Active**1663492**

E06CC

5963 Woodland Ln**Unit#**

Columbia Twp.

LP\$**675,000****TaxDist/Municip** Columbia Twp **Cnty** Hamilton**Subd** Woodland Vistas **Twp****State** OH **Zip** 45227**Family Rm** Yes **BedRm Lev1** Yes**Single Family** **Rooms** 8 **Bedrms** 3 **Baths** 2-1**Formal Din** Yes **BthRm Lev1** Yes Full,Partial**Type** Single Family**Bsmt** Full**Levels** One**Garage** 2 Garage Attached,Rear**Arch** Ranch**Parking** Driveway**Const** Fiber Cement,Stone**Firepl** 1 Ceramic,Gas**Found** Poured**Gas** Natural**Roof** Shingle**Water** Public**Windows** Double Hung,Insulated,V**Sewer** Public Sewer**Heating** Forced Air,Gas Furn EF**Zoning****Cooling** Central Air**Sa-Tax** \$1351**Year Built** 2017**Realist2 Census Tract** 242.00**New** No**Asmnt** Of Record**Lot** 0.046**Occupy** At Closing**Acreage** 0.0460**Transp****Map** [Click here for Additional Information](#)**HOA Fee** Yes**School** Cincinnati City SD

I-71 to Kenwood/Montgomery Rd Exit, South on Kenwood past Country Club, R on Whetsel, R on Woodland

HOA Amt\$ 300 Monthly**District** Call SD 513-363-0000**Cross Street** Whetsel

Insurance,LandscapingCommunity,Landscaping-Unit,Maintenance Exterior,Pro

Auction No**Available for Lease** No**Open House****Spec Fin** No**Access/Disability Features****Date** **Time****Energy/Green Features****TaxID** 520-0214-0168-00**Other****Realist2 SqFt TotFin** 2,925 **AbvGrd** 2,125 **Bsmt** 1,683 **Lot** 2,004**This Listing Courtesy of Coldwell Banker West Shell**

New! New! New! City chic landminium w/stunning design & open concept living- on the edge of Madeira, just minutes to Hyde Park/Mariemont/Indian Hill/Kenwood Mall/I71!Spectacular 1st flr mstr suite w/spa bath-fabulous valley & hillside views/LEED tax abate thru 2027/ pets allowed/high end finishes/ \$70k in upgrades/ beautifully DONE top to bottom!

	Dim	Lev	Features		Views
Entry	9 X 6	1	Closet,Transom/Sidelit,Wood Floor		
Living/Great	20 X 15	1	Fireplace,Wood Floor		
Dining	18 X 9	1	Chair Rail,Wood Floor		
Kitchen	16 X 14	1	Counter Bar,Eat-In,Island,Marble/Granite/Slate,Pantry,Wood Cabinets,Wood Floor		
Study	12 X 8	2	WW Carpet		
MasterBd	16 X 14	1	Bath Adjoins,Walk-in Closet,WW Carpet		
BedRm2	15 X 11	L			Valley,Woods
BedRm3	14 X 14	L			
Bath #1	Full	1	Double Vanity,Marb/Gran/Slate,Shower,Tub		
Bath #2	Full	L			
Bath #3	Partial	1			
LaundryRm	12 X 8	L			

Basement Finished,Walkout**Appliances** Dishwasher,Garbage Disposal,Microwave,Oven/Range,Refrigerator**Misc** 220 Volt,Cable,Ceiling Fan,Recessed Lights,Smoke Alarm,Tech Wiring**Inside** 9Ft + Ceiling,Cathedral Ceiling,Crown Molding,French Doors,Multi Panel Doors**Outside** Cul de sac,Deck,Patio,Porch,Sprinklers,Yard Lights**This listing is Active - Report Prepared by**

Michael C Hinckley SHS
Coldwell Banker West Shell
 2721 Erie Ave
 Cincinnati, OH 45208

<http://www.cbws.com/michael.hinckley>**Contact Phone** 513-533-8080**Office Phone** 513-321-9944**Preferred Fax** 513-533-2096**Cell Phone**michael@thehinckleygroup.com

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WOODLAND VISTAS



Recent Sales Transactions

5909: \$949,000	5951: \$740,000	5977: \$587,481
5915: \$745,000	5957: \$764,500	5983: \$575,000
5921: \$795,158	5971: \$650,000	5989: \$575,000

Note: Sale prices exclude any upgrades paid directly to builder.



WOODLAND VISTAS LOTS PHASE II



- PHASE 1 IS SOLD OUT WITH CLOSED PRICES UP TO \$930, 000 - THE ONLY REMAINING PHASE 1 UNIT IS THE SMALLEST UNIT IN THE DEVELOPMENT.
- EACH LOT IS ½ OF A DUPLEX AND MUST BE PURCHASED WITH THE ADJOINING LOT, EITHER BY HOMEOWNER OR THEIR OWN BUILDER - OR WE CAN ARRANGE A MEETING WITH ROBERT LUCHE HOMES.
- SELLER WILL PROVIDE UP TO 100% FINANCING ON LOTS THAT DO NOT HAVE PURCHASE CONTRACTS TO BUILDERS (CONTACT REALTOR TO ARRANGE MEETING FOR DETAILS).
- WATER, SEWER, AND GAS (GAS IS FOR PORCH LIGHTS ONLY) ARE ON THE NORTH SIDE OF THE STREET.
- DESIGN DEVELOPMENT PLANS BY KENNETH BOWERMAN ARCHITECT - PURCHASER CAN MAKE INTERIOR MODIFICATIONS WITHOUT DEVELOPER APPROVAL - EXTERIOR MODIFICATIONS REQUIRE DEVELOPER APPROVAL FOR COMMUNITY CONSISTENCY.
- LOCATED IN COLUMBIA TOWNSHIP, PROVIDING THE FOLLOWING FINANCIAL BENEFITS: 10-YEAR 100% REAL ESTATE TAX ABATEMENT ON BUILDINGS (SUBJECT TO HAMILTON COUNTY RULES AND CONSTRUCTION TO MINIMUM LEED CERTIFIED STANDARD), NO LOCAL INCOME TAX.
- COMMUNITY IS PROFESSIONALLY MANAGED AND THE MONTHLY FEE INCLUDES: PROPERTY MANAGEMENT FEE, ALL LANDSCAPE MAINTENANCE, IRRIGATION, EXTERIOR REPLACEMENT RESERVE (VOTED ON ANNUALLY), SNOW REMOVAL, BUILDING INSURANCE (EXCLUDING HOMEOWNER CONTENTS), GAS FOR PORCH LIGHTS,
- HINCKLEY GROUP HAS: PHASE 1 SOLD PRICE CHART, CIVIL DRAWINGS, HOA RULES AND REGULATIONS, HOA BUDGET. PHASE 1 ARCHITECTURAL PHOTOGRAPHS ON FINISHED UNITS. DEVELOPER MOTIVATED TO PROCEED WITH PHASE 2 BUILDOUT!
- SEE PHOTOGRAPHS FOR VIEWS FROM MAIN FLOOR AND LOWER FLOOR OF DESIGNED TOWNHOME.

Active

1668540

E06CO

5912 Woodland Ln

Lot Subu Columbia Twp.
State OH **Zip** 45227

LP\$

99,900

TaxDist/Muni Columbia Twp **Cnty** Hamilton

Subd Woodland Vistas **Twp**



Property Type Single Family Lot

Lot	IRR	School	Cincinnati City SD
	Acreage	District	Call SD 513-363-0000
Total	0.0660		
Wooded			
Cleared			

Pri/Acre\$		Sa-Tax	Of Record
Elevation	Flat	Realist2	Census Tract
Wood	Partly	Asmnt	Of Record
Gas	Natural	Occupy	Negotiable
Water	Public	Easement	Of Record
Sewer	Public Sewer		
Zoning	Residential		
Frontage			
Description			

Map [Click here for Additional Information](#)

71 to Kenwood/Montgomery Rd exit, South on Kenwood past Country Club, R on Whetsel, R on Woodland Ln.

Cross Street Whetsel

TaxID 5200214017600

Other TaxID

Spec Fin Yes Other

Contact Realtor

Deed Restriction

Auction No

This Listing Courtesy of Coldwell Banker West Shell

Phase 2 build-ready valley view townhome lot adjacent to Madeira. FANTASTIC LOCATION. Woodland Vistas PUD. 10-year tax abatement and no local inc tax. Design development drawings incl. Seller financing available during construction. \$300/mo HOA. Contact Realtor for fact sheet.

Features

Land Description	Less than .5 Acre
View	Woods
Topography	Level
Improvements	Driveway,Sidewalks,Underground Utility
Utilities Avail	Cable Available,Electricity Avail,Natural Gas Avail,Sewer Available,Telephone,Water Available
Miscellaneous	
Documents Avail	
Trees	
Accessible Trans	City Street
Best Use	Single Family

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Active

1669446

E06CO

5918 Woodland Ln
Lot Subu Columbia Twp.
State OH **Zip** 45227

LP\$

99,900
TaxDist/Muni Columbia Twp **Cnty** Hamilton
cip
Subd Woodland Vistas **Twp**
**Property Type** Single Family Lot
Lot IRR **School** Cincinnati City SD
Acreage **District** Call SD 513-363-0000
Total 0.0660
Wooded
Cleared
Pri/Acre\$ **Sa-Tax** Of Record
Elevation Flat **Realist2 Census Tract** 56.00

Wood Partly **Asmnt** Of Record

Gas Natural **Occupy** Negotiable

Water Public **Easement** Of Record
Sewer Public Sewer**Zoning**
Frontage
Description
Map [Click here for Additional Information](#)

71 to Kenwood/Montgomery Rd exit, South on Kenwood past Country Club, R on Whetsel, R on Woodland Ln.

Cross Street Whetsel**TaxID** 5200214017700**Other TaxID****Spec Fin** Yes Other

Contact Realtor

Deed Restriction**Auction** No**This Listing Courtesy of Coldwell Banker West Shell**

Phase 2 build-ready valley view townhome lot adjacent to Madeira. FANTASTIC LOCATION. Woodland Vistas PUD. 10-year tax abatement and no local inc tax. Design development drawings incl. Seller financing available during construction. \$300/mo HOA. Contact Realtor for fact sheet.

Features**Land Description** Less than .5 Acre**View** Woods**Topography** Level**Improvements** Driveway,Sidewalks,Underground Utility**Utilities Avail** Cable Available,Electricity Avail,Natural Gas Avail,Sewer Available,Telephone,Water Available**Miscellaneous****Documents Avail****Trees****Accessible Trans** City Street**Best Use** Single Family**This listing is Active - Report Prepared by**
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Active

1669513

E06CO

5960 Woodland Ln
Lot Subu Columbia Twp.
State OH **Zip** 45227

LP\$

85,000
TaxDist/Muni Columbia Twp **Cnty** Hamilton
cip
Subd Woodland Vistas **Twp**
**Property Type** Single Family Lot
Lot IRR **School** Cincinnati City SD
Acreage **District** Call SD 513-363-0000
Total 0.0660
Wooded
Cleared
Pri/Acre\$ **Sa-Tax** Of Record
Elevation Flat **Realist2 Census Tract** 56.00
Wood Partly **Asmnt** Of Record**Gas** Natural **Occupy** Negotiable**Water** Public **Easement** Of Record**Sewer** Public Sewer**Zoning**
Frontage
Description
Map [Click here for Additional Information](#)
 71 to Kenwood/Montgomery Rd exit, South on Kenwood past
 Country Club, R on Whetsel, R on Woodland Ln.
Cross Street Whetsel**TaxID** 5200214017800**Other TaxID****Auction** No**Spec Fin** Yes Other

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Active

1669519

E06CO

5966 Woodland Ln
Lot Subu Columbia Twp.
State OH **Zip** 45227

LP\$

85,000
TaxDist/Muni Columbia Twp **Cnty** Hamilton
cip
Subd Woodland Vistas **Twp****Property Type** Single Family Lot
Lot IRR **School** Cincinnati City SD
Acreage **District** Call SD 513-363-0000
Total 0.0740**Wooded**
Cleared
Pri/Acre\$ **Sa-Tax** Of Record
Elevation Flat **Realist2 Census Tract** 56.00
Wood Partly **Asmnt** Of Record**Gas** Natural **Occupy** Negotiable**Water** Public **Easement** Of Record**Sewer** Public Sewer**Zoning****Frontage**
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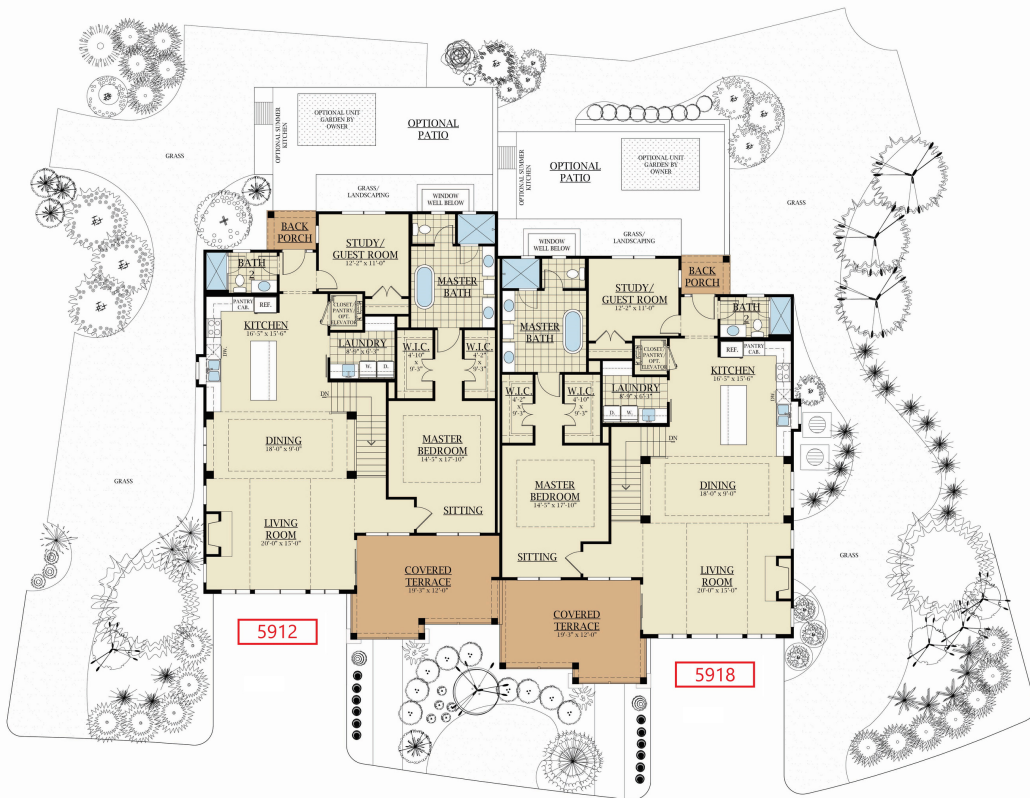
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LOWER LEVEL





COLDWELL BANKER

WEST SHELL



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