

\$439,000

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FOR SALE

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in mt lookout

feat. 3bd, 1.5ba  
w/ massive sunroom &  
hardwood floors

3113 Kinmont  
Cincinnati, OH 45208

revolutionPCG.com  
realty reimaged



# property information

Only 800 feet separates you from the dining, drinking & excitement of Mt Lookout Sq. while still enjoying a serene neighborhood in this 1929 Dutch Colonial 2 story.

Natural hardwoods sprawl nearly every inch inside while energy efficient vinyl windows & dimensional shingles safeguard your investment.

Daybreak thru sunset, warmth permeates the 250 sqft sunroom, with true southern exposure, spilling into the kitchen & dining room. A bonus first floor half bath combined with spaces that flow seamlessly together is primed for daily life & entertaining.

Above, a priceless 3rd bedroom joins its siblings upstairs allowing everyone to retreat & relax while a renovated bath stands ready to refresh each morning.

Below lies cavernous possibilities with a separated workshop, included washer & dryer, monumental storage, a screened in porch & a basement walkout to a fido friendly fenced yard.

Your home, just steps from everything you want with the space & setting you crave.



## Summary

List Price	\$439,000
Bedrooms	3
Bathrooms	1.5
Lot Size	0.111 acre
SQFT	1717
Market	Cincinnati
Submarket	Mt. Lookout
Taxes	\$6,737.29

## Highlights

- Natural Hardwood Floors
- Brick Fireplace with Marble Mantle
- Dedicated Dining Room
- Massive Sun Room with true southern exposure
- First Floor Half Bath
- Stainless Steel Appliances
- Included Washer & Dryer
- Renovated Bathroom
- 3 massive bedrooms
- Screened in Patio
- Fenced Yard
- And much, much more...

# property details

## Location Information

Property Address 3113 Kinmont  
City, State Zip Cincinnati, OH 45208  
County Hamilton  
Market Cincinnati  
Submarket Mt. Lookout  
Cross Street Linwood Ave  
Road Type Residential  
Nearest Highway SR-562 & I-71  
Nearest Airport CVG



## Property Details

Property Type Single Family  
Tax ID 044-0004-0060-00  
Lot Size 0.111 acre  
Schools CPS  
Taxes \$6,737.29



## Utilities/Mechanics

Water Public  
Sewer Public  
HVAC Gas forced air central ac  
Water Heater Gas  
Range Electric  
Microwave Over range



## Property Information

Building Details 3bd, 1.5 ba Dutch Colonial 2 Story  
Year Built 1929  
Occupancy At closing  
Number of Floors 2 plus basement  
Roof Dimensional Shingle  
Number of Buildings 1  
Exterior Walls Brick main with wood accent areas  
Windows Energy Efficient Vinyl Replacement  
Laundry Basement with Washer & Dryer included  
Parking Driveway & on-street

[scan below or click here to tour virtually now](#)



# financials- comparable sales



3113 Kinmont Street	
Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	3
Bathrooms	1.5
Sqft	1717
\$ per SQFT	\$256
Renovation	Bathroom & kitchen
Price	\$439,000

Notes: Includes vital 3rd bedroom, 800' from Mt Lookout Sq, hardwood floors & sunroom

3041 Kinmont Street	
Status	Sold on 8/11/25
Courtesy of	Hoeting Realtors
details	
Bedrooms	2
Bathrooms	1
Sqft	952
\$ per SQFT	\$350
Renovation	None
Price	\$332,900

Notes: small home in original condition.  
Over \$94 MORE per SQFT with 1 less bedroom.

1106 Priscilla Lane	
Status	Sold on 2/27/26
Courtesy of	Exp Realty
details	
Bedrooms	3
Bathrooms	1.5
Sqft	1154
\$ per SQFT	\$427
Renovation	Major
Price	\$492,500

Notes: Significant remodel, large 4 season room. Tiered patio. Over \$171 MORE per SQFT.

# financials- comparable sales



3113 Kinmont Street

Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	3
Bathrooms	1.5
Sqft	1717
\$ per SQFT	\$256
Renovation	Bathroom & kitchen
Price	\$439,000

Notes: Includes vital 3rd bedroom, 800' from Mt Lookout Sq, hardwood floors & sunroom



3102 Kinmont Street

Status	Pending on 4/6/26
Courtesy of	Cutler Real Estate
details	
Bedrooms	2
Bathrooms	1
Sqft	1571
\$ per SQFT	\$251
Renovation	Bathroom & kitchen
Price	\$395,000

Notes: granite counters, bath remodel.  
 Virtually same cost per SQFT with 1 less bedroom & only 1 bath.



3110 Kinmont Street

Status	Pending on 4/13/26
Courtesy of	Coldwell Banker Realty
details	
Bedrooms	2
Bathrooms	2
Sqft	1330
\$ per SQFT	\$353
Renovation	Significant
Price	\$468,900

Notes: bath & kit remodel, new deck.  
 Over \$97 MORE per SQFT with 1 less bedroom.



We partnered with OPTION FINANCIAL to create an exclusive option to lower the cost of buying a home.

We have pre-negotiated a discount available to our clients as well as anyone working with another agent interested in buying one of our listings.



You are free to work with any lender.  
 Before you make a final decision, investigate how  
 a little buyer CA\$H makes a huge impact.

Utilize our pre-negotiated savings with OPTION FINANCIAL & receive a direct lender credit of: \$2,085


this home with buyer CA\$H	
Sale Price	\$439,000
Approx 5% Downpayment	\$21,950
projected details	
Amount Financed	\$417,050
Estimated 1/2% Lender Credit	\$2,085
Est. Interest Rate <small>w/ 1/8 point buy down</small>	6.025%
Term	30
Est. Monthly P&I Payment	<b>\$2,507</b>

another home without	
Sale Price	\$439,000
Approx 5% Downpayment	\$21,950
projected details	
Amount Financed	\$417,050
No Lender Credit	\$0
Est. Interest Rate <small>w/o buy down</small>	6.150%
Term	30
Est. Monthly P&I Payment	<b>\$2,541</b>

- .5% of the amount financed as a direct buyer credit from OPTION FINANCIAL for purchase of the home.
- The example shown to left illustrates if you chose to apply the direct buyer credit as a rate buy down.
- This would lower your interest rate at no cost to you.

Over the life of your loan this equals an interest savings of:

**\$12,115**



\*all terms are estimated for illustration purposes and are not warranted for accuracy. Buyer to verify interest rates, payments, lender incentives & all other financing terms. Taxes & escrow items not reflected.

# rent vs owning

Greater Cincinnati is FIRST in the nation for rent increases, according to a report by Local 12 WKRC. Typical rent in the Cincinnati area rose 7.9% from May 2022 to May 2023, beating larger metro areas such as New York and Boston. According to Patrick Crowley with the Greater Cincinnati Northern Kentucky Apartment Association, the “prices are beyond their control”.

“Demand for tenant housing is greater than the supply”.

source: <https://local12.com/news/local/cincinnati-leads-nation-rent-increases-renters-landlord-landlords-zillow-increase-housing-shortage-houses-corporations-profit-before-people-tenants-union-apartment-condo-ohio#>

## only looking at today...

Market rent for a home like this is **\$2565** per month.

Buying this home at a rate of 6.025% for a term of 30 years with est. taxes & insurance your estimated payment is **\$3,434**.

Buying would cost you **\$869** more per month today.

## versus looking at tomorrow...

Rent increases over time, assuming a small annual rent increase of 2% per year & renting for 30 years you would have spent **\$1,263,841** & have **\$0.00** in equity.

Owning a home, your payment doesn't change so after paying off your home in 30 years you would have spent **\$1,236,386** or **\$27,454** less than renting.

## costs more than you think...

More importantly, your home appreciates. Assuming the same annual appreciation of 2% per year your home would have increased in a value **\$356,188** & you would own an asset worth **\$795,188**

- Interest rates are up, but delaying buying a home is costing you money every day.
- Renting may cost you less today, but you are paying for it tomorrow.
- Rent increases over time & mortgage payments remain the same so renting would cost you **\$27,454** more.

in 30 years you can have  
**\$0** as a renter or  
**\$795,188** as a homeowner

\*all terms are estimated for illustration purposes and not warranted for accuracy. Buyer to verify interest rates, payments, estimated insurance, maintenance & all other costs as well as make their own comparison.



robyn winegardner

owner- president

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## Each party shall conduct its own independent investigation and due diligence

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Revolution Property Consulting Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Revolution Property Consulting Group does not serve as a financial advisor to any party regarding any proposed transaction.

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