

Unit#: Suburb: Clifton
Area: E01CL Tax Dist: Cincinnati

Pending:
 Conting:

SO:
 Fin:

DOM: 21/21
 S/L%:

LP: \$885,000
 OP: \$885,000

Single Family ROOMS: #12BEDS: 5 BATHS: 4-0



[VIEW MAP](#)

[PICTURES](#)

OPEN HOUSE

Date: **Time:**

Cross Street: Whitfield

Directions:

Clifton Ave to Ludlow Ave, West of Whitfield.

Levels:	Three+	Basement:	Full
Construction:	Brick	Garage:	2 Oversized, Garage
Heating:	Radiator, Gas, Hot Water	Fireplace:	5 Ceramic, Gas, Inope
Cooling:	Window Unit	Gas:	Natural
Year Built:	1900	Water:	Public
Lot Dimensions:		Sewer:	Public Sewer
Acreage:	0.2830	Parking:	Driveway
Special Financing:	No	Zoning:	Residential
HOA Fee:	No	School District:	Cincinnati City SD
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$4957
Auction:	No	Census Tract:	72.00
Avail for Lease:	No	Assessment:	Of Record
Access/Disability:		Occupancy:	Negotiable
Tax ID:	2140005014300	Public Transport:	
Tax ID Other:		Foundation:	Stone
Family Room:		Roof:	Slate
Formal Dining:		Windows:	Double Hung
Bedroom Level 1:	No	Energy/Green:	
Bathroom Level 1:	Yes Full	Mgt Company:	
		Mgt Phone:	

Realist2 Tot Finsh: 3,941 **Above Grd:** 3,941 **Basement:** 1,500 **Lot:** 12,327.000

	DIM	LEV	FEATURES	DIM	LEV	FEATURES
Entry:	14 X 10	1	Wood Floor	Bedroom 3:	12 X 13	2
Living/Great:	20 X 14	1	Fireplace, Wood Floor	Bedroom 4:	12 X 12	3
Dining Room:	16 X 14	1	Fireplace, Wood Floor	Bedroom 5:	12 X 12	3
Kitchen:	20 X 15	1	Butler's Pantry, Eat-In, Island, Wood Floor	Bathroom 1:	Full	2 Shower, Tile Floor, Tub w/Shower
Breakfast Rm:				Bathroom 2:	Full	1
Family Room:	8 X 18	1		Bathroom 3:	Full	3
Study:	10 X 15	2	Fireplace, Wood Floor	Bathroom 4:	Full	3
Primary Bed:	16 X 14	2	Walk-in Closet, Wood Floor	Laundry:		
Bedroom 2:	20 X 15	2		Rec Room:		
Flex Rooms:				Inside Feat:		
Basement:				Outside Feat:		
Views:				Appliances:		
Miscellaneous:	220 Volt					

MARKETING REMARKS

Listing Courtesy of: Ohio Broker Direct

Unveiling a Gaslight District Masterwork! This isn't just a house; it's a richly crafted, circa 1900 architectural treasure located right in the heart of Clifton's coveted Gaslight community. MAJOR RENOVATION in 2025 blending classic elegance with modern peace of mind. Original architectural details are intact! Marvel at the museum-quality stained glass, soaring ornamental ceilings, and stunning, detailed fireplaces. The centerpiece? A show-stopper staircase that is pure Gilded Age glamour. The spacious main residence offers nine generous rooms and two full baths, plus a surprising amount of storage. EXTERIOR & INCOME: Includes a desirable detached two-car garage and a 3rd floor private apartment with its own rear entrance for instant rental income or a phenomenal WFH studio. An outstanding opportunity awaits to own a piece of Cincinnati history.

PRESENTED BY:

Thomas O Willingham

LIC: 0000379810

Primary: 513-561-8800 Secondary: Other:

jjoerger@willinghamassociates.com

Willingham Associates

LIC: 0000379810

10999 Reed Hartman Hwy Ste 103 Montgo

513-561-8800



FOR YOUR CONSIDERATION

Search Criteria: • Street Address: 445 to 445 ludlow

ML#:1863836

445 Ludlow Ave, Cincinnati, OH 45220

\$885,000



Active

[VIEW MAP](#)
 [VIEW ALL \(30\)](#)
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BEDS
5



BATHS
4 (4 0)



SQ.FEET
3,941



LOT SIZE
0.2830



YEAR BUILT
1900



DOM/CDOM
21/21

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Tuesday, December 30, 2025

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