



# The Mariemont

at Westbrook Estates

8909 Cimmaron Trail • Union, Ky 41091

3,458 SF • Home Site WB160

**\$680,000**



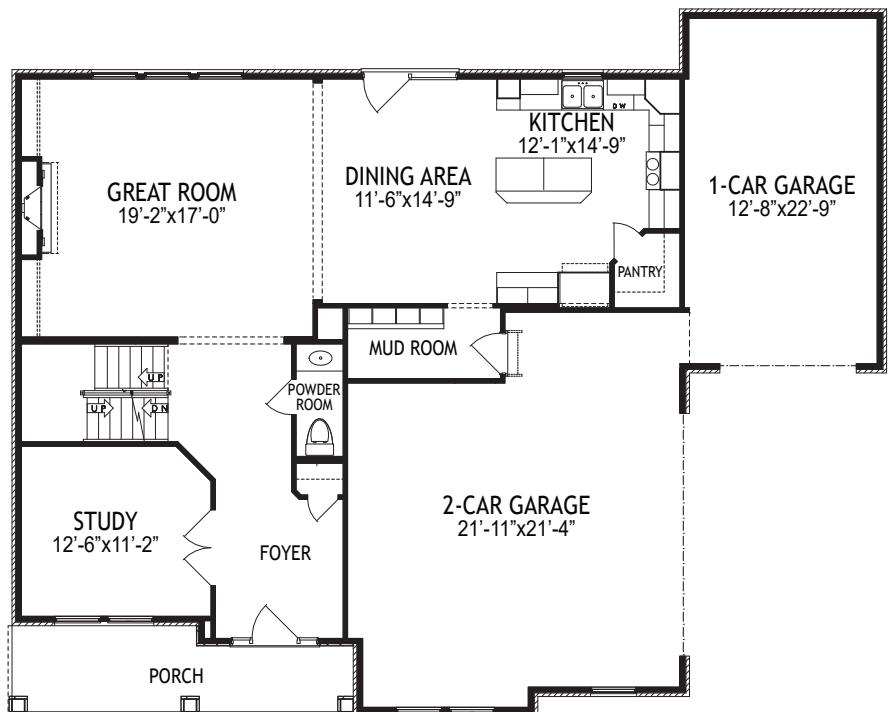
## Home Details

- 4 Beds / 2 Full, 2 Half Baths
- 1st Floor 1,227 SF
- 2nd Floor 1,732 SF
- Lower Level 499 SF
- Total square foot 3,458 SF
- HER Score: 49

## 1st Floor

### Features

- Open Kitchen, Dining & Great Room w/ Built-in Bookcases & Gas Fireplace
- Kitchen w/ Stainless Appliances, Granite Counters
- Study w/ French Doors
- Mudroom w/ Built-in Cubbies
- Covered Wood Deck w/ Stairs
- 3-Car Garage





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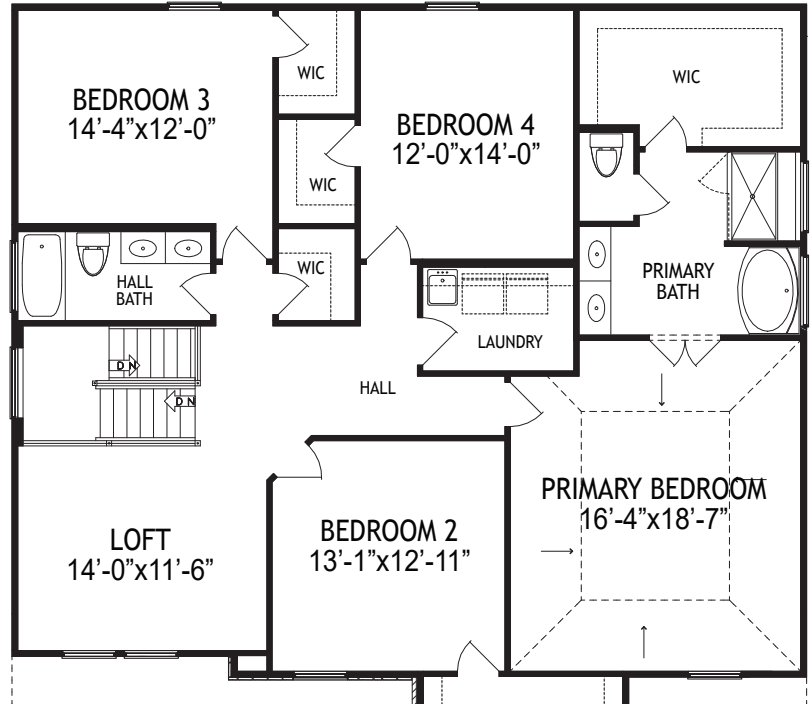
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## 2nd Floor

### Features

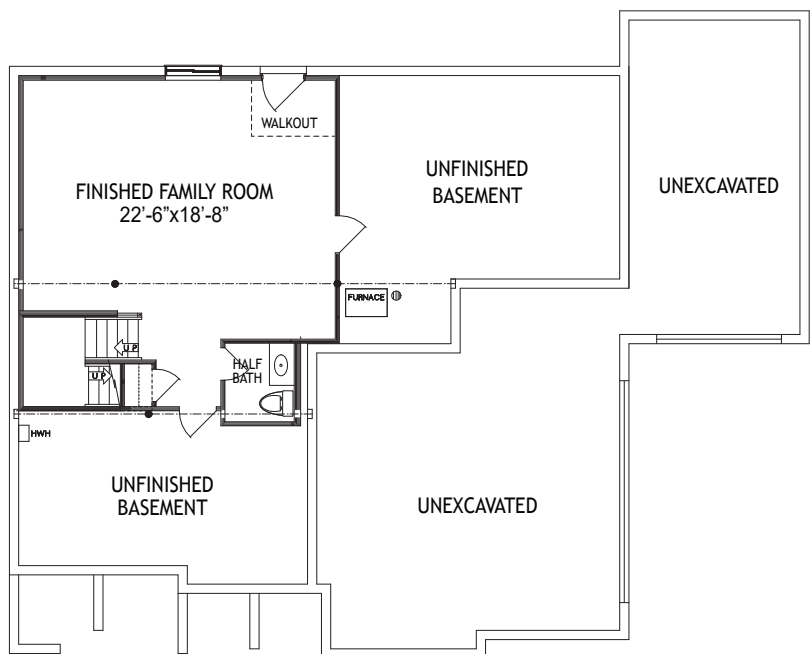
- Large Primary Bedroom w/ Tray Ceiling
- Primary Bath w/ Tile Shower, Garden Tub & Large Walk-in Closet
- Hall Bath w/ Double Bowl Vanity
- 3 Large Bedrooms w/ Walk-in Closets
- Second Floor Laundry



## Lower Level

### Features

- Finished Family Room
- Finished Half Bath
- Walkout w/ Patio
- Trane® High Efficiency Gas Furnace & A/C Unit
- Rinnai® Tankless Water Heater





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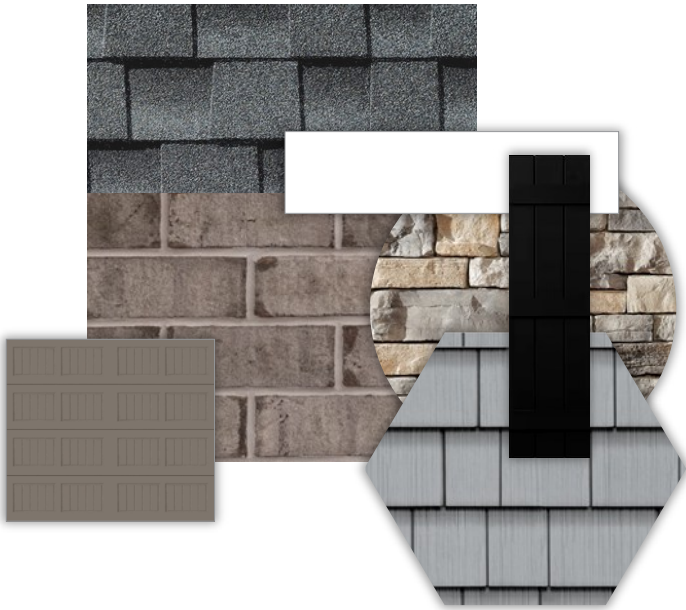
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## Home Selections

### EXTERIOR



### WALLS & CARPET



Fireplace Tile

### KITCHEN



Quartz Countertops  
Tile Backsplash  
LVP Floors

### BATHS



Quartz Countertops  
LVP Floors  
Tile @ Primary Bath

