



*More* than a home.  
It's your private resort.

**4950 UTICA ROAD** offers amenities for leisure pursuits that rival the finest resorts. Indulge your passions on the grounds of your country estate, with its beach-entry pool, workout room, in-home theater, arcade room, and more.

If you're inclined to venture beyond your 55-acres of paradise, Historic Lebanon offers fine dining, antiques shopping, art galleries, and charming farmers' markets. The estate is in the heart of Warren County, Ohio's Largest Playground®, where you'll find premier amusement parks, water parks, signature golf courses, outlet malls, 24-hour state-of-the-art gaming, and local and state parks that offer hiking, biking, and boating. It is also home to one of the world's most prestigious tennis tournaments, as well as professional beach volleyball tournaments, and an unrivaled annual county fair. Equestrian activities abound, including harness racing, eventing, rodeo competition, and premier hunter/jumper horse showing at the nearby World Equestrian Center, the nation's largest indoor arena.

Cincinnati to the south and Dayton to the north offer attractions that include five-star dining, world-class arts, and professional sports teams.





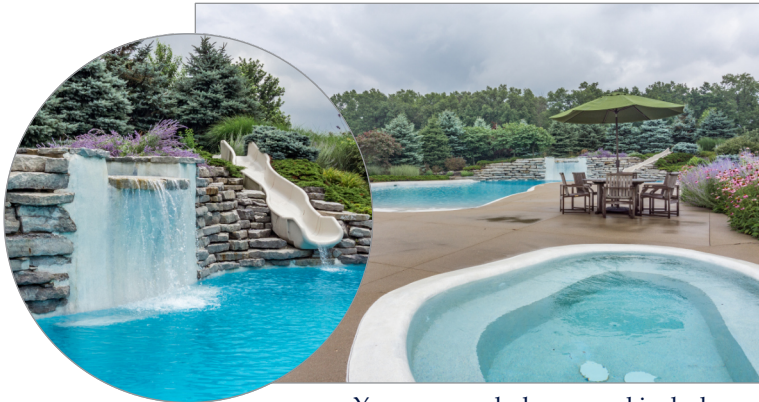
## 4950 UTICA ROAD



Scenic, serene and stocked, the 3+ acre lake sits at the front of the property, creating an impressive entry. Fish day or night from the lighted dock.



Equestrians' delight! The three-stall horse barn features a hayloft, heated tack room, wash bay, and large double glass doors.



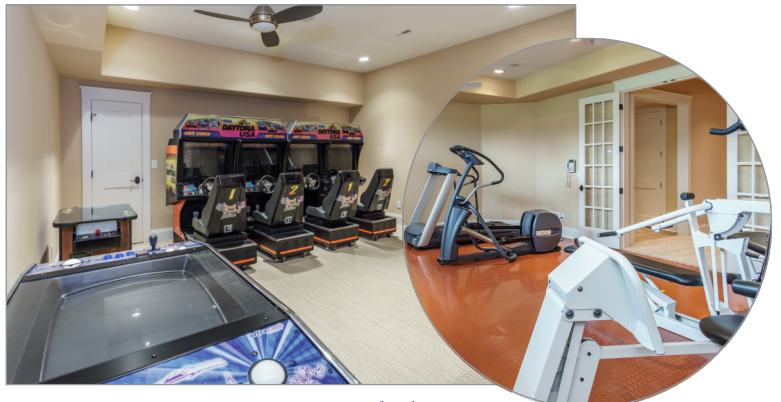
Your personal playground includes a resort-like spa and pool. The heated pool has a beach entrance, waterfall, and slide. The pool and spa feature automated chemical monitoring systems, new filters, new pumps and commercial grade heaters. *Nothing to do but enjoy the water!*



The lower level changing area includes three changing rooms, custom built benches, tile flooring, and walk-out to the pool. An adjoining full bath features BaneUltra® light therapy and aromatherapy for relaxation and wellness, and a stunning vessel sink with soapstone countertop.



The built-in bar area features granite countertops and a kitchen with a Sub-Zero® wine cooler, refrigerator drawers, ice maker, dishwasher, microwave and sink/disposal. Here, and throughout the home and grounds, enjoy your favorite tunes on the Sonos® whole-home and exterior music system.



Space for fun, fitness and films! The home's lower level provides rooms for all your favorite activities, including an arcade/game room, in-home theatre, and exercise room with mirrored wall, wide French doors and recessed windows that invite in natural light.

Begin your virtual tour at [perrinmarch.com](http://perrinmarch.com)

**PERRIN MARCH**

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