

605 Da Vinci Drive, Middletown, OH 45042

Robert and Nancy Fairchild purchased the home in February 2012 from the Thatcher Estate.

The Fairchilds wasted no time with improvement projects of \$80,000 that added real value and character to the estate while meticulously maintaining it. This is a partial list of the projects completed since purchasing the home.

- ☑ The first year, the kitchen was completely remodeled replacing all appliances with new stainless dishwasher, double oven, microwave, and Jennaire down draft gas range, new double sink and disposal. High level granite countertops and new tile backsplashes were installed. The custom built cabinets were all refinished and new pulls were added.
- ☑ Three chimneys recapped and sealed in 2012.
- ☑ New main front entry door in 2012.
- ☑ Brick walk in front entry was replaced in 2012.
- ☑ The Great Room's two story windows were replaced with new double pane insulated glass and an automated doggie door was added to the great room's door leading to the back yard.
- ☑ Outside landscape lighting in front and back yards was installed in 2013.
- ☑ Backyard waterfall feature with koi pond was installed in 2016.
- ☑ Backyard fire pit with surround flat stone installed in 2015.
- ☑ All new 6" aluminum gutters & all new downspouts 2015.
- ☑ New flag pole with night lighting and mailbox added in 2021.
- ☑ New LVP flooring installed in lower level 2021.



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Features

Home sets on a beautifully landscaped cul-de-sac lot with 1-1/2 acres and 100 mature trees.

5 Bedrooms; 6 Bathrooms 3-Full Baths (2 include bidets), 3 half baths.

3 ½ Car garage with custom 7 foot tall storage cabinets and work bench with stationary tub.

Formal living room has custom painted ceiling mural of cherubs.

Large Open Foyer with vaulted ceiling curved stairway.

Back yard is fenced with a maintenance free aluminum fence

Fence includes gates with pool latches and spring loaded closers.

Central vacuum system throughout home and garage.

Sound system throughout home and outside patio.

Security system with outside video recorder.

16 stage Rainbird sprinkler system throughout the entire 1.5 acre lot.

4 fireplaces; 2 wbfps w/natural gas assist & 1 gas fp in the executive office & an electric fp in lower level.

Large walk in pantry.

Hardwood flooring throughout great room, formal living room, and executive office

Great Room has a sunken wet bar with copper top, ice maker and wine racks.

Laundry chute.

Zoned heating and cooling with 3 zones.

2 hot water heaters and humidifier.

Granite countertops in kitchen, master bedroom, and master bathroom.



Great Room

Great room with vaulted ceiling and large fireplace.

Great Room fireplace has large painted mural above mantle.

Hardwood Flooring.

Sunken wet bar with copper top, refrigerator, ice-maker and wine racks

Back patio

Back patio includes a natural gas line hook up.

Water feature, koi pond with water fall and foliage.

Walk-outs from the sunroom, the master bedroom sitting room and the great room.



Executive Office

Executive Office has custom Cherry walls with bas relief wood carvings and trim.

Executive Office includes four leaded stained glass windows made by [BeauVerre Riordan Stained Glass](#).

All executive office file drawers are cherry wood with custom built-ins.

Natural Gas Fireplace

Executive Office double entry door with custom beveled glass.



Sun Room

Entry door to sunroom is a custom [BeauVerre Riorden stained glass](#) door.

Full of windows that can ventilate

Let the sun in or darken the room by closing the custom plantation shutters.

Walk out to patio

Dining Room

Dining room walls feature ceiling and wall murals of Tuscany, Italy by the world famous artist, [Curtis L Heuser](#).

Dining room has built in lighted china cabinetry.



Large First Floor Laundry Room

Cabinets

Folding countertop

Sink

Front load Washer and Dryer.

Lower Level

Large Workshop/equipment room with large work bench
Stationary Tub
Recreation Room
Bar
Large Sitting Area with T.V.
½ Bath



Kitchen

Sub Zero refrigerator/freezer.
Stainless double oven
Jenn-air downdraft gas grill & cooktop
Granite countertops
Large breakfast/dining area in the kitchen.
Wood burning Fireplace with gas assist.
Custom built solid wood cabinetry with pull out shelving.
Storage galore
Large walk-in pantry off the kitchen

First Floor Master Bedroom w/En-Suite

Imported Italian marble tile flooring in en-suite and sitting room.
Hand painted wall and ceiling murals with surround lighting.
Built in clothes dressers
Two walk-in closets.
Sitting room has a custom built-in dressers.
Recessed designer wood ceiling with surround lighting.
Master bedroom sitting room includes a walk out to the patio.
Master bath has jetted deep soaking tub.
Sitting room off master bedroom with walk-out to backyard and patio area.





2nd Floor Extra Master Bedroom

En-suite with tub/shower.

Water closet and Bidet

Dressing area.

Easily accessible to back staircase.

Large Loft Area

Overlooking open foyer and large great room.

2 separate sitting areas



This listing is in Coming Soon Status and is not available for showings until 4/19/2021

For More Information Call:

(513) 486-4479





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