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BETTER WAY HOME



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SPRING GROVE VILLAGE

NEIGHBORHOOD | MARKET | LIFESTYLE



FEATURING:

**4443 STATION AVE.
SPRING GROVE VILLAGE, OH**

OFFERED AT \$250,000

LISTED BY: BRAD ACREE

WHAT'S INSIDE



2

EXPLORE

What you need to know about Spring Grove Village

3

NEIGHBORHOOD RANKING

Where Spring Grove Village falls on the Cincinnati neighborhood scales

4

JUST LISTED

Home Feature: 4443 Station Ave.

5

BREATHING ROOM IN SPRING GROVE

Imagine life in Spring Grove Village

6

STAY IN THE LOOP

Stay current with all things Spring Grove Village

7

MEET BETTER WAY HOME

We're looking forward to meeting you

EXPLORE SPRING GROVE VILLAGE

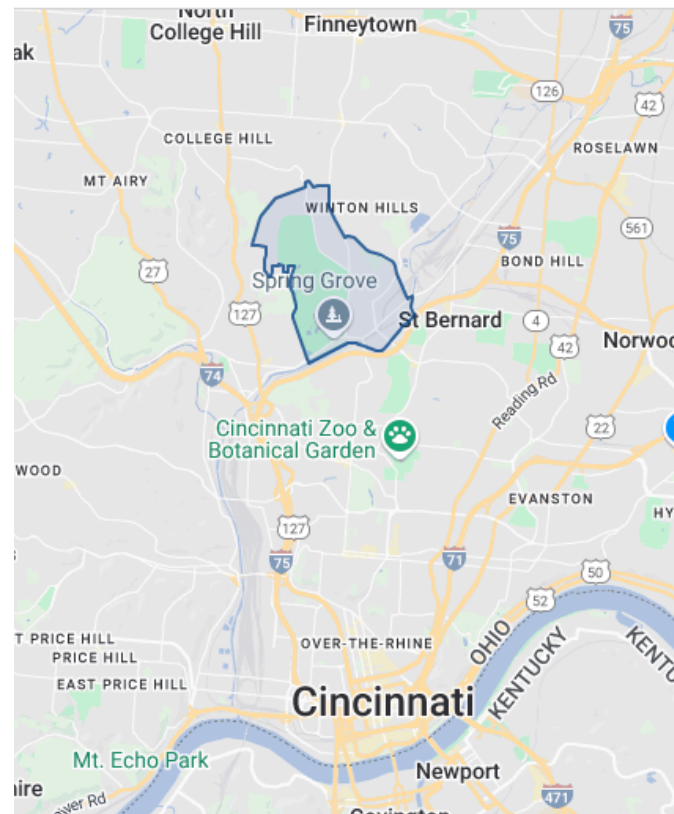
Winton Hills & Spring Grove Village

Winton Hills offers budget-friendly housing, easy highway access, and a strong sense of community. It's a neighborhood in transition, with ongoing revitalization efforts and an affordable mix of townhomes and apartments. Residents enjoy proximity to parks and schools, making it a practical choice for families and first-time buyers.

Spring Grove Village is known for its historic homes, diverse community, and proximity to the stunning Spring Grove Cemetery & Arboretum. You'll find a mix of charming older homes, lots of green space, and easy access to downtown. It's a great fit if you're looking for a quiet, established neighborhood with character.



Tucked just north of downtown, Winton Hills and Spring Grove Village offer a peaceful, green escape with easy access to I-75 and the city core.



NEIGHBORHOOD RANKINGS

REPORT CARD:

OVERALL GRADE **B+**

- A** DIVERSITY
- A** COMMUTE
- B+** COST OF LIVING
- B+** GOOD FOR FAMILIES
- B** HOUSING



SPRING GROVE VILLAGE

BEST OF CINCINNATI

#3 - MOST DIVERSE NEIGHBORHOODS IN CINCINNATI

#3 - NEIGHBORHOOD WITH THE LOWEST COST OF LIVING IN CINCINNATI

#12 - BEST NEIGHBORHOOD TO BUY A HOUSE IN CINCINNATI

STATS ACCORDING TO NICHE.COM



4443 STATION AVE. CINCINNATI, OH 45232

LISTED BY:
BRAD ACREE
BETTER WAY HOME X REAL

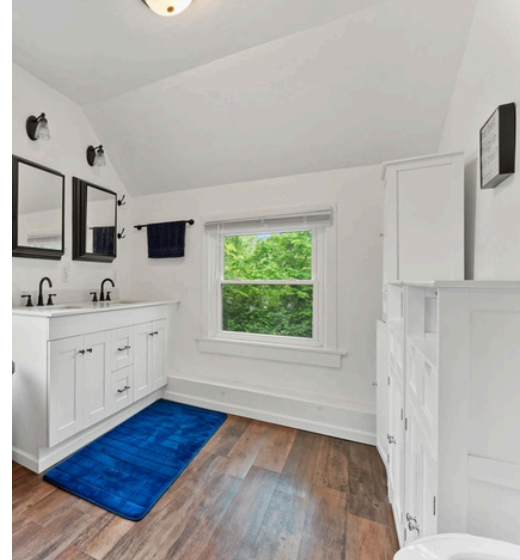
OFFERED AT \$250,000

4 BED | 2 BATH | CHARM + THOUGHTFUL UPDATES

Tucked into a quiet stretch of Spring Grove, this four-bedroom home offers quick access to I-75 and an easy drive to Northside, Clifton, and downtown. Inside, it's a mix of original charm and smart updates, with a flexible layout, updated primary bath, and room to grow. Out back, enjoy a private, wooded yard with a hot tub—your own little retreat in the city.

Scan to see the full listing!





A LITTLE BREATHING ROOM IN SPRING GROVE

A Quiet Retreat on Station Avenue

Some homes just give you *that* feeling—like maybe, finally, you’ve found your own space to settle in and stretch out. This one sits quietly along Spring Grove, tucked just far enough off the beaten path to feel like a retreat, but close enough to hop on I-75 and be downtown in ten minutes.

If you’ve been looking for a home with potential—one you can really live in while you make it your own—this four-bedroom layout might be just the right fit. There’s enough space to spread out, host friends, or simply enjoy a quiet night in. The updated primary bath gives you a bit of modern comfort, and the rest of the house? It’s full of original charm and personality.

Step outside and you’ll find one of the best parts: a backyard that backs up to the woods. With a hot tub and space for a fire pit already in place, it’s a setup that invites you to unwind. Whether you’re planting a garden, chasing the dog around the yard, or just enjoying a little bit of privacy without leaving the city, this spot checks a lot of boxes.

Affordable, accessible, and just a little different—in the best way. This could be the start of something good.



EXPLORE LISTINGS, MARKET INSIGHTS
& LEARN MORE ABOUT SPRING
GROVE VILLAGE & WINTON HILLS

SCAN THE QR CODE TO LEARN MORE!
OR VISIT: WWW.MYBETTERWAYHOME.COM/WINTON-HILLS-CINCINNATI-OH



LOCAL NEIGHBORHOOD EXPERT

Our team at Better Way Home is your local resource for all things Cincinnati—highlighting neighborhoods, supporting local spots, and helping clients buy and sell with confidence. Whether you're planting roots or looking for a new neighborhood, or just curious about life in Cincinnati, we're here to make it feel easy (and maybe even fun).

Let's find what feels like home!

Curious about the featured home—or wondering what your own place might be worth in today's market? We'd love to connect and talk through it with you.



GET IN TOUCH

BRAD ACREE
REALTOR

513-916-2363

BRAD@MYBETTERWAYHOME.COM
MYBETTERWAYHOME.COM





BRAD ACREE
BETTER WAY HOME X REAL
513-916-2363
MYBETTERWAYHOME.COM