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# AMBERLEY VILLAGE

NEIGHBORHOOD | MARKET | LIFESTYLE



FEATURING:

8319 LYNNEHAVEN DR.  
CINCINNATI, OH

OFFERED AT \$700,000

LISTED BY: BRAD ACREE

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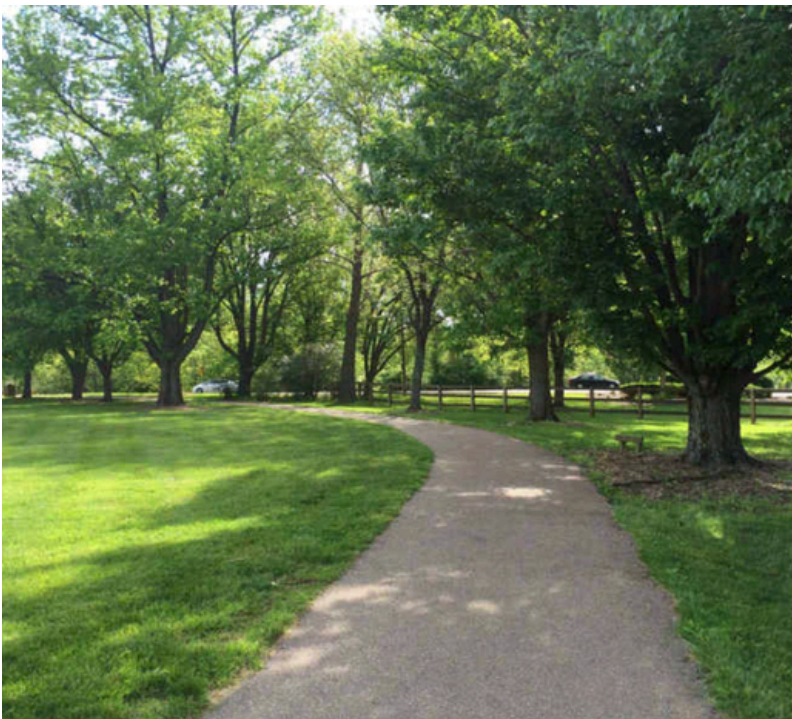
We're looking forward to meeting you

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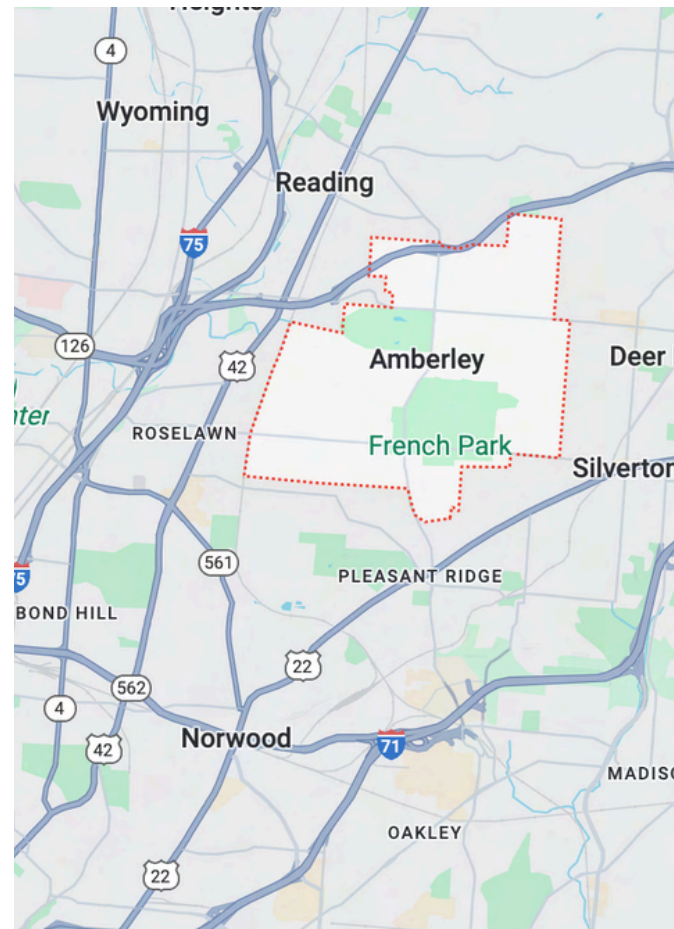


# EXPLORE AMBERLEY VILLAGE

Amberley Village is a peaceful, tree-lined community just north of Cincinnati, known for its spacious lots, mid-century homes, and strong neighborhood pride. It's tucked away but conveniently close to major highways and downtown, offering suburban calm without sacrificing city access. With mature trees, French Park, and key Jewish institutions like the Mayerson JCC, it's both nature-focused and community-driven—making it one of the most desirable places to live in the region.



*Amberley Village is known for its spacious, tree-lined lots, mid-century architecture, and strong sense of community rooted in nature and civic pride.*



# NEIGHBORHOOD RANKINGS

## REPORT CARD:

OVERALL GRADE **A**

- A** GOOD FOR FAMILIES
- A** HEALTH & FITNESS
- A-** OUTDOOR ACTIVITIES
- B+** HOUSING & COST OF LIVING
- B** COMMUTE



## BEST OF CINCINNATI

**#23 - BEST  
SUBURBS FOR  
YOUNG  
PROFESSIONALS IN  
OHIO**

**#26 - BEST PLACE  
TO RETIRE IN OHIO**

**#57 - BEST SUBURB  
TO LIVE IN OHIO**

STATS ACCORDING TO NICHE.COM





# 8319 LYNNEHAVEN DR. CINCINNATI, OH 45236

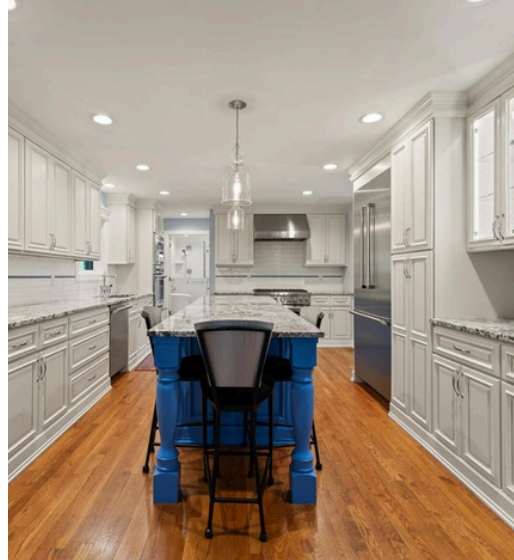
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**OFFERED AT \$700,000**  
**3 BED | 3 CAR GARAGE | LARGE LOT**

This spacious Amberley ranch blends classic charm with modern updates, featuring bright living spaces, 3 bedrooms, update primary bathroom, and a private backyard retreat. Located on a quiet, tree-lined street near French Park, it's the perfect mix of comfort and convenience. Scan to see the full listing!







# LIFE ON LYNNEHAVEN

## Where Home Feels Like a Chapter Worth Reading Twice

There's a particular kind of peace that lives on Lynnehaven Drive. It's in the way kids ride their bikes up and down the street like they've claimed it as their own, laughter echoing just faintly as they zip past porch swings. It's in the steady rhythm of a neighborhood that's content—where the loudest thing you'll hear some afternoons is a lawnmower down the block or the rustle of leaves when the breeze picks up.

This single-story ranch fits right in with the tone of the street—uncomplicated, grounded, full of light. The afternoon sun floods the kitchen, warming up the countertops and inviting you to linger just a little longer over coffee or conversation. Everything you need is on one floor, from the cozy living space to the private bedrooms tucked just far enough away to feel restful.

It's the kind of home that feels like an exhale. The kind of street where neighbors wave as they water plants, and where a bike left in the front yard overnight is exactly where you'll find it in the morning. Summer evenings bring porch chats and the smell of someone grilling a few doors down. Fall means block parties and crockpot dinners shared between households. And in the in-between seasons, there's something comforting about how little things change.

Life on Lynnehaven is easy in the best possible way. It's not flashy or loud—it's steady, rooted, and full of quiet moments that somehow stick with you.

Because the truth is, the best kind of home isn't just about what's inside the walls—it's about the life you get to live once you're there.





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EXPLORE LISTINGS, MARKET  
INSIGHTS & LEARN MORE ABOUT  
AMBERLEY VILLAGE

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**SCAN THE QR CODE TO LEARN MORE!**

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# 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

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