

On the Market: North Avondale home built by lumber baron



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Cincinnati Enquirer

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Built in 1911 for the president of the M.B. Farrin Lumber Co., this house at 4045 Rose Hill Ave. is being sold to the highest bidder with a starting bid of \$250,000. *Provided*

Key Points

- An historic home at [4045 Rose Hill Ave.](#) in North Avondale, built for a Cincinnati lumber baron in 1911, is for sale.
 - Bidding starts at \$250,000 and the bidding deadline is Sunday.
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A turn-of-the-century estate at [4045 Rose Hill Ave.](#) in North Avondale is offering potential buyers the opportunity to revive an architectural classic.

The nearly 7,000-square-foot, three-story, Tudor-style house is being sold through the [HomeBids.com](#) online bidding platform, but it's not an auction, according to listing agent [Nick Motz of Motz/eXp Real Estate](#).

The starting bid for the 15-room house, which is being sold by the executor of the estate, is \$250,000.

The bidding deadline is Sunday, and the top three bidders will be invited to submit a traditional offer, which can be rejected, accepted or countered, Motz said.

Competition is likely to drive up the final selling price well above the opening bid, he added.

"Old house lovers are taking note," Motz said. "We're getting calls from across the country on this home. We hope that the end buyer can restore this home to its deserved original state."

The house was built in 1911 for Matthew Farrin and his wife, Dora, who commissioned Kennedy & Adkins Architects to design the house.



M. B. FARRIN

Matthew Farrin, former president of the M.B. Farrin Lumber Co. Enquirer Media

Farrin was president of the [M.B. Farrin Lumber Co.](#), which was founded in Cincinnati in 1889 and was one of the country's largest manufacturers of hardwood flooring.

Farrin died in 1908 before the house was completed, but his lumber legacy lives on in the house, which features hand-carved woodwork, wood flooring and one-inch-thick wood paneling throughout.

The house also features a variety of unique and quirky architectural details, such as decorative gnome statues underneath the tile roof.