

The Columbus Team Presents:



145 Montrose Way Columbus, OH 43214

Welcome to this 1940's architectural gem located in Northmoor Park. Featuring a grand staircase, hardwood floors throughout the home, natural woodwork throughout, 10-panel doors, wood-trimmed archways, curved walls, numerous built-ins, two wood-burning fireplaces, first-floor bedroom, first-floor full bath, study/den, three-season room, upper-level owner's suite, lower level recreation room with fireplace & egress windows. Minutes away from Clintonville amenities including restaurants, shopping, coffee shops, Farmer's Market, Whetstone Park of Roses & Olentangy Bike Trail. Easy access to COTA bus-line, OSU, major travel roads as well as downtown Columbus!



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THECOLUMBUSTEAM

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Features

- Cotswold Cottage Style Home with Stone Exterior
- Located in Northmoor Park
- Two-Car Attached Garage
- Four Bedrooms
- Three Full Baths
- Two Wood Burning Fireplaces
- Hardwood Floors Throughout
- Natural Woodwork Throughout
- 10-Panel Doors
- Dining Room with Built-ins
- Study/Den with Built-ins
- First Floor Bedroom
- First Floor Full Bath
- Multi-level Second Floor
- Owner's Suite
- Lower Level Recreation Room with Wood Burning Fireplace & Egress Windows
- Three Season Room
- Stone Patio
- Slate Roof
- Cooper Gutters & Downspouts
- Hot Water Heater - 2020
- Forced Air Gas Furnace - 2010
- Central Air Conditioning - 2012
- Year Built - 1941
- Square Feet - 3,302
- Lot Size - 107' x 112'
- Parcel # 010-058820-00
- 2021 Taxes - \$14,533/yr.
- Columbus Schools - www.ccsok.us
- Home Service Plan of Ohio Warranty
- Property Disclosures Available on MLS
- Blueprints convey with the home

The information in this brochure is deemed reliable but not guaranteed.

Room Dimensions

Living Room	15'4" x 23'6"
Dining Room	15'2" x 13'4"
Study/Den	9' x 12'
First Floor Bedroom	13'4" x 18'2"
Owner's Suite	11'2" x 21'11"
Bedroom	16'5" x 15'4"
Bedroom	12'11" x 16'6"
Lower Level Rec Rm	15'4" x 32'8"



KW CAPITAL PARTNERS

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