

The Columbus Team Presents:



2272 Bristol Rd. Columbus, OH 43221

Welcome to this adorable Cape Cod style home located in Upper Arlington. Featuring hardwood floors, fireplace, updated kitchen, family room/dining area, upper-level bedroom with half bath, fenced backyard & patio. Conveniently located near Upper Arlington amenities including parks, shopping, restaurants & entertainment. 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

- Cape Cod Style Home with Wood Siding Exterior
- Located in River Ridge of Upper Arlington
- One-Car Attached Garage
- Three Bedrooms
- One Full Bath & One Half Bath
- Hardwood Floors Throughout
- Fireplace
- Updated Kitchen with Granite Counters & Stainless Steel Appliances
- Family Room/Dining Area Open to Kitchen
- Upper-Level Bedroom with Hardwood Floors, Built-ins & Half Bath
- Replacement Windows
- Potential Lower Level Recreation Room
- Fenced Backyard
- Roof - 2011
- Crushed Stone Patio
- Hot Water Heater - 2010
- Forced Air Gas Furnace - Replaced blower, capacitor, pressure switch, control board & motor - 2022
- Central Air Conditioning
- Year Built - 1950
- Square Feet - 1,297
- Lot Size - 60' x 125'
- Parcel # 070-006915-00
- 2021 Taxes - \$5,551/yr.
- Upper Arlington Schools - www.uaschools.org
- Property Disclosures Available on MLS
- Home Warranty is in place

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



KW CAPITAL PARTNERS

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