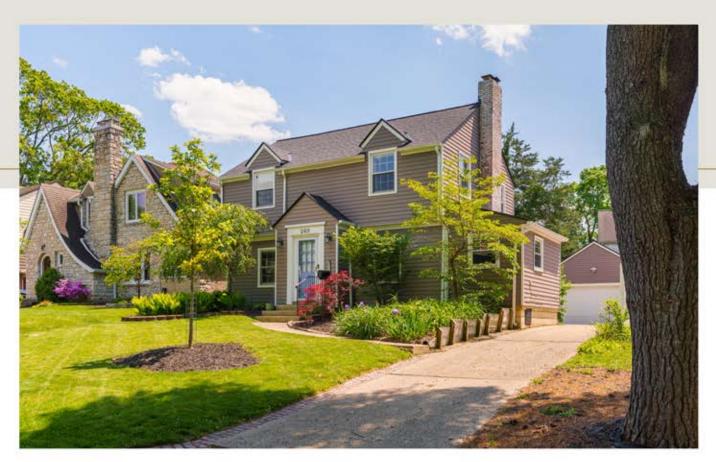
## WELCOME



## 249 MONTROSE WAY

Columbus, OH 43214

Experience the classic charm in this beautiful home located in the heart of Clintonville. Featuring hardwood floors throughout home, natural woodwork on entry level, formal living room & dining room, first-floor den/office, updated kitchen & baths, lower level recreation room, deck & private backyard. You'll be just minutes away from an array of Clintonville amenities, including restaurants, shopping, coffee shops, the Farmer's Market, Whetstone Park of Roses and the Olentangy Bike Trail. Easy access to the COTA bus-line, OSU, major travel roads and downtown Columbus. This home is a must-see!



PRESENTED BY

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## 249 MONTROSE WAY

Columbus, OH 43214

## **FEATURES**

- Two-Story Home with Aluminum Siding Exterior
- Two-Car Detached Garage with Additional Storage Area
- · Three Bedrooms
- · One Full Bath & One Half Bath
- · Hardwood Floors Throughout
- Natural Woodwork on Entry Level
- Formal Living Room & Dining Room
- Gas Log Fireplace
- Updated Kitchen with Granite Countertops & Stainless Steel Appliances
- · First-Floor Den/Office
- · Lower Level Recreation Room
- Roof 2022
- Exterior Painted 2020
- Fenced Yard 2016
- Large Deck 2018
- Hot Water Heater 2016
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built 1937
- Square Footage 1,784 (Includes lower level recreation room)
- Lot Size 49' x 109'
- Parcel # 010-058866-00
- 2023 Taxes \$5,845/Year
- · Columbus Schools www.ccsoh.us
- · Disclosure Available on MLS

















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



