

The Columbus Team Presents:



165 W. Tulane Rd. Columbus, OH 43202

This highly sought after, two-family dwelling is located in Clintonville. The entry level unit A, offers 972 sq.ft., a spacious living room, dining area, 2 bedrooms & one full bath. The upper level unit B, offers 778 sq. ft., a living room, one bedroom & one full bath. Both units have hardwood floors, replacement windows & access to a full basement with laundry hook-up. Conveniently located near restaurants, shopping, Farmer's Market, Whetstone Park of Roses, Olentangy Bike Trail & Tuttle Park Recreation Center. Easy access to OSU campus, COTA bus line, major travel roads as well as downtown Columbus!

LET'S CHAT!



Patrick Florence

614-204-8084

Patrick@TheColumbusTeam.com



THECOLUMBUSTEAM

765 W. Tulane Rd. Columbus, OH 43202

Features

- Cape Cod Style Two-Family Dwelling with Vinyl & Brick Exterior
- Located in Clintonville
- Two Off Street Parking Spaces in Rear
- Two Units - (1) Entry Level, (1) Upper Level
- Entry Level Unit - 2 Bedrooms, 1 Full Bath
- Upper Level Unit - 1 Bedroom, 1 Full Bath
- Upper Level Unit has Separate Indoor & Outdoor Entrance
- Hardwood Floors
- Replacement Windows - 2012
- Full Basement with 2 sets of Laundry Hook-up & designated storage space for each unit
- Roof & Gutters - 2019
- Exterior Stairs - 2019
- 100 Amp Electric Panel - 2009 (both units)
- Hot Water Heater - 2009 (Both units)
- Forced Air Gas Furnace - 2010 (entry level unit), 2012 (upper level unit)
- Central Air Conditioning - 2012 (both units)
- Year Built - 1950
- Entry Level Unit A- 972 Sq.ft.
- Upper Level Unit B - 778 sq.ft.
- Parcel# 010-092699-00
- Taxes - \$3,887/yr.
- Lot Size - 42' x 108'
- Columbus Schools - www.ccschools.us/
- Property Disclosures Available on MLS

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

Room Dimensions

Entry Level Unit

Living Room	19' x 18'
Bedroom #1	12' x 9'
Bedroom #2	12' x 11'

Upper Level Unit

Living Room	12' x 13'
Bedroom	10' x 13'



KW CAPITAL PARTNERS

KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085



THECOLUMBUSTEAM.COM

614-888-6100

Homes@TheColumbusTeam.com

