

The Columbus Team Presents:



350 Arden Rd. Columbus, OH 43214

This charming, two-story brick colonial home is located in the heart of Clintonville. Featuring hardwood floors throughout, natural woodwork, 3 bedrooms + den, 2 full baths, four season room, upper level balcony off of the owner's bedroom, finished lower level recreation room with 2nd full bath, lower level walk-out & brick paver patio with pergola. Conveniently located near restaurants, shopping, Farmer's Market, Whetstone Park of Roses & Olentangy Bike Trail.

Easy access to OSU campus, COTA bus line, major travel roads as well as downtown Columbus!

LET'S CHAT!



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THECOLUMBUSTEAM

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Features

- Two Story Colonial Home with Brick Exterior
- Two Car Detached Garage
- Three Bedrooms + Den
- Two Full Baths
- Hardwood Floors
- Decorative Fireplace
- Formal Living Room & Dining Room
- Four Season Room with double-hung windows on three walls
- Finished Lower Level Recreation Room with Full Bath #2
- Basement Walk-out
- Hardwood Floors Refinished - 2019
- Interior Painted - 2019
- Stainless Steel Appliances
- Upper Level Balcony
- Brick Paver Patio with Pergola
- Glass Block Windows in Basement
- Forced Air Gas Furnace - 2018
- Central Air Conditioning
- Year Built - 1927
- Square Feet - 1,920 (Includes finished lower level)
- Parcel# 010-072468-00
- Taxes - \$7,090/yr.
- Lot Size - 60' x 128'
- Columbus Schools - www.ccschools.us/
- Property Disclosures Available on MLS
- First American Home Warranty

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

Room Dimensions

Living Room 13'7" x 20'
Dining Room 12' x 13'4"
Four Season Room 7'5" x 19'4"

Owner's Bedroom 13' x 15'2"
Bedroom 10' x 12'
Bedroom 9'6" x 11'8"
Den 8'6" x 8'10"

LL Recreation Room 12'4" x 24'2"



KW CAPITAL PARTNERS

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