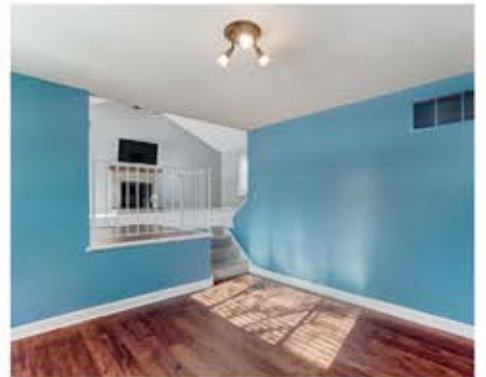


# The Columbus Team Presents:



## 1144 Bernard Rd. Columbus, OH 43221

Super Location! This three-level split home is conveniently situated in the Cranford Subdivision near Ohio State University, Riverside Hospital, Lane Avenue Shopping Center & Kingsdale Shopping Center. Featuring a living room with a vaulted ceiling & wood-burning fireplace, updated kitchen with granite counters & stainless steel appliances, dining room/den, first-floor laundry, three bedrooms, two full baths & one-half bath. Minutes away from Upper Arlington, Grandview & OSU amenities including shopping, restaurants & entertainment. Easy access to COTA bus-line, major travel roads & Downtown Columbus!

LET'S CHAT!



**Erin Ogden Oxender**

**614-598-3121**

**Erin@TheColumbusTeam.com**





7744 Bernard Rd. Columbus, OH 43227

## Features

- Three-Level Split Home with Wood Shingle & Brick Exterior
- Located in Cranford Subdivision
- One Car Attached Garage
- Three Bedrooms
- Two Full Baths & One Half Bath
- Living Room with Vaulted Ceiling
- Wood Burning Fireplace
- Updated Kitchen with Granite Counters & Stainless Steel Appliances
- Kitchen Dining Space
- Dining Room/Den
- First Floor Laundry
- Owner's Suite
- Replacement Windows
- Washer/Dryer Convey with Home
- Covered Patio
- Fenced Yard
- Roof - 2016
- Forced Air Gas Furnace - 2015
- Central Air Conditioning
- Year Built - 1958
- Square Feet - 1,660
- Parcel# 010-117034-00
- 2020 Taxes - \$4,709/year
- Lot Size - 82' x 140'
- Columbus City Schools - [www.ccschools.us](http://www.ccschools.us)
- Property Disclosures Available on MLS



## Room Dimensions

Living Room	17'7" x 23'3"
Dining Room/Den	11'5" x 11'5"
Bedroom	10' x 11'6"
Bedroom	11'5" x 13'5"
Bedroom	11'1" x 12'2"

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



**KW** CAPITAL PARTNERS  
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

    
THECOLUMBUSTEAM.COM  
614-888-6100

Homes@TheColumbusTeam.com

