

The Columbus Team Presents:



6512 Shadewater Dr. Hilliard, OH 43026

Welcome to this gorgeous, well-maintained ranch style home. Located in Hampton Reserve featuring an open concept floor plan, 9' ceilings, great room with a gas log fireplace, granite counters, stainless steel appliances & center island, four bedrooms, owner's suite, guest en suite bedroom, first floor laundry & unfinished lower level full of potential with egress window. Minutes away from restaurants, shopping & recreation areas in the Hilliard area including Historic Downtown Hilliard, Roger Reynolds Municipal Park & Homestead Metro Park. Easy access to major travel roads!



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Features

- One Story Ranch Style Home with Hardy Fiber Cement Siding & Stone Exterior
- Located in Hampton Reserve
- Open Concept Floor Plan with 9' Ceilings
- Three Car Attached Garage
- Four Bedrooms
- Two Full Baths & One Half Bath
- Great Room with Gas Log Fireplace
- Granite Countertops, Stainless Steel Appliances & Center Island in Kitchen
- Large Pantry with Built-in Desk
- First Floor Owner's Suite
- En Suite Guest Bedroom
- First Floor Laundry
- Laminate Floors Throughout - 2019
- Fenced Yard
- Irrigation System
- Covered Back Porch
- Unfinished Lower Level with Egress Window & Full Bath Rough-in
- Capped & Insulated Crawl Space
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2014
- Square Feet - 2,400
- Lot Size - 90' x 136'
- Parcel# 050-010581
- 2020 Taxes - \$9,229/yr.
- HOA Fees - \$400/yr. Includes common areas
- Hilliard City Schools - www.hilliardschools.org
- Home Service Plan of Ohio Warranty
- Property Disclosures Available on MLS

Room Dimensions

Great Room	18' x 21'
Bedroom	14'4" x 15'3"
Bedroom	10'6" x 12'2"
Bedroom/Den	11'11" x 11'6"
Owner's Suite	16'4" x 18'7"

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



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