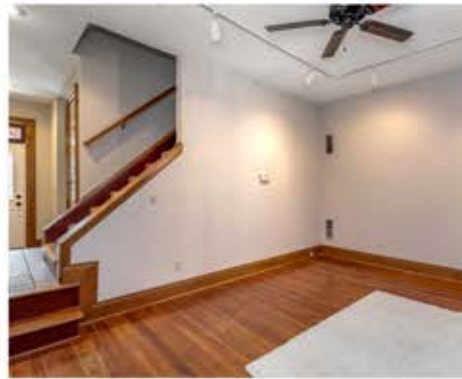


The Columbus Team Presents:



116 W. 6th Ave. Columbus, OH 43201

Welcome to this charming townhouse condominium in the heart of historic Dennison Place. Featuring hardwood floors, natural woodwork throughout, wood-burning fireplace, kitchen dining space with refinished hardwood floor, second-floor owner's suite with adjoining office/den, and third-floor guest suite with private bathroom. The private concrete patio offers an ideal urban oasis & extension of living space outside. Minutes away from OSU campus, Short North Arts District, Victorian Village, Arena District & Grandview Heights offering restaurants, shopping & entertainment. Easy access to Olentangy Bike Trail, COTA bus-line, major travel roads as well as Downtown Columbus!



Erin Ogden Oxender

614-598-3121

Erin@TheColumbusTeam.com



776 6th Ave. Columbus, OH 43201

Features

- 2.5 Story Brick Townhouse Condominium
- Located in Hunter Place Condos
- Two Bedrooms
- Two Full Baths
- Hardwood Floors on Entry Level & Owner's Suite
- Natural Woodwork Throughout
- Wood Burning Fireplace
- Kitchen with dining space
- Kitchen Appliances convey with the home
- Second Floor Owner's Suite with Double Closets & Adjoining Full Bath with Laundry Hook-up
- Second Floor Office/Den
- Third Floor Guest Suite with Walk-in Closet, Private Bath & Skylights
- First & Second Floor Painted - 2021
- Refinished Hardwood Floor in Kitchen - 2021
- Bosch Stackable Washer & Dryer Conveys with Home
- Private Patio
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 1900
- Square Feet - 1,349
- Parcel# 010-200835-00
- 2020 Taxes - \$4,205/year
- HOA Fees - \$356 per quarter. Includes insurance for the structure.
- Columbus City Schools - www.ccsosoh.us/
- Property Disclosures Available on MLS
- City of Columbus Parking app - offers owner permit parking on-street & guest parking

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



Room Dimensions

Living Room	15'5" x 12'7"
Kitchen Dining Space	8'11" x 10'8"
Owner's Suite	15'1" x 11'4"
Den/Office	6'5" x 15'2"
Guest Suite	13'4" x 16'2"



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