

The Columbus Team Presents:



3600 Sparrow Ct. Hilliard, OH 43026

Welcome to this gorgeous five-level split home nestled in Heritage Preserve overlooking a pond. Featuring a two-story great room, floor-to-ceiling stone fireplace, center island, granite counters, stainless steel appliances & walk-in pantry in kitchen, entry level office/den, lower level family room, primary suite with sitting area, upper-level en suite, endless lap pool in basement & large paver patio. Conveniently located near numerous Hilliard amenities including shopping, restaurants & entertainment. Minutes away from Roger Reynolds Municipal Park, Spindler Sports Complex, Homestead Metro Park as well as Prairie Oaks Metro Park & Historic Old Hilliard. Easy access to biking/walking trails & major travel roads!



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THECOLUMBUSTEAM

3600 Sparrow Ct. Hilliard, OH 43026

Features

- Five-Level Split Home with Wood Siding & Brick Exterior
- Located in Heritage Preserve Overlooking a Pond
- Three-Car Attached Garage
- Four Bedrooms
- Three Full Baths & One Half Bath
- Two-Story Great Room with Palladian Windows
- Floor-to-Ceiling Stone Fireplace
- Center Island, Granite Counters, Stainless Steel Appliances & Walk-in Pantry in Kitchen
- Entry Level Office/Den
- Lower Level Family Room
- Primary Suite with Sitting Area & Dual Walk-in Closets
- Second Floor Laundry Room Adjacent to Primary Suite
- Upper-Level En Suite Bedroom
- Ethernet Speakers Throughout Home
- Ethernet Data Ports Installed Throughout Home
- Full Basement
- Rough-in for Plumbing in Basement Level
- Endless Lap Pool in Basement - Conveys with Home
- 25' x 30' Paver Patio
- Gas Line to Grill on Patio - Grill Conveys with Home
- Irrigation System
- Security System
- Humidifier
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2016
- Square Feet - 3,092
- Lot Size - .316 Acre
- Parcel #053-000220-00
- Taxes - \$13,361.11 /yr. - Includes the Heritage Preserve Community Development Assessment of \$907.03 per year
- HOA Fees - \$85/Year. Covers common area only.
- Hilliard Schools - www.hilliardschools.org
- Property Disclosures Available on MLS

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



Room Dimensions

Great Room	17'10" x 17'11"
Office/Den	11'7" x 13'
Primary Suite	15'3" x 25'3"
Bedroom	11'5" x 13'9"
Bedroom	12' x 11'7"
Bedroom	11' x 11'7"
Lower Level Family Room	14'11" x 25'2"

KW CAPITAL PARTNERS

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