

# The Columbus Team Presents:



## 173 Delane Rd. Groveport, OH 43125

Welcome to this spacious ranch-style home located in the heart of historic downtown Groveport. Featuring hardwood floors throughout, three fireplaces, an open concept living room, dining space & kitchen, four-season room, primary suite, finished lower level recreation room & new privacy fenced yard. Minutes away from restaurants, shopping, Groveport Recreation & Aquatics Center, historic Heritage Park & Groveport Nature Center. Conveniently located near Walnut Woods Metro Park & Three Creeks Metro Park offering outdoor recreation including biking/walking trails, kayaking/canoeing, and more! Easy access to Downtown Columbus & major travel roads.

LET'S CHAT!



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**HCFT**

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# 173 Delane Rd. Groveport, OH 43125

## Features

- One-Story Ranch Style Home with Wood Siding Exterior
- Two-Car Attached Garage
- Three Bedrooms
- Two Full Baths
- Hardwood Floors Throughout
- Open Concept Living Room, Dining Space & Kitchen
- Three Fireplaces - Gas Log Fireplace in Dining Space & Lower Level Recreation Room. Decorative Fireplace in Four Season Room.
- Four Season Room
- Primary Suite
- Finished Lower Level Recreation Room
- Interior Painted - 2022
- New Privacy Fenced Yard - 2021
- Concrete Patio
- Storage Shed
- Sump Pump - 2022
- Hot Water Heater - 2020
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 1962
- Square Feet - 2,056 (Includes finished lower level)
- Lot Size - 128' x 117'
- Parcel# 185-000734-00
- 2021 Taxes - \$4,280/year
- Groveport Madison Schools - [www.gocruisers.org](http://www.gocruisers.org)
- Disclosures Available in MLS
- Home Service Plan of Ohio Home Warranty in Place



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

**KW** CAPITAL PARTNERS

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