

# The Columbus Team Presents:



## 4446 Braithway St. Hilliard, OH 43026

Welcome to this spacious, light-filled home located in Weston Trail. Featuring new carpet throughout, formal living room & dining room, open concept kitchen & family room, first-floor laundry, primary suite, finished lower level with a full bath, privacy fenced yard & new concrete patio. Conveniently located near numerous Hilliard amenities including shopping, restaurants & entertainment. Minutes away from historic downtown Hilliard, Hilliard Community Center & Swimming Pool, Roger Reynolds Municipal Park, Spindler Sports Complex & Homestead Metro Park. Easy access to biking/walking trails & major travel roads!

LET'S CHAT!



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THE COLUMBUS TEAM



# 4446 Braithway St. Hilliard, OH 43026

## Features

- Two-Story Home with Vinyl & Stone Exterior
- Located in Weston Trail on a cul-de-sac
- Two-Car Attached Garage
- Four Bedrooms
- Three Full Baths & One Half Bath
- Formal Living Room & Dining Room
- Stainless Steel Appliances & Granite Countertops
- Open Concept Kitchen & Family Room
- Kitchen appliances -2020
- Gas Log Fireplace
- First-Floor Laundry
- Primary Suite
- Finished Lower Level with Full Bath
- Hardwood Floors in Foyer
- New Carpet Throughout Home - June 2022
- Freshly painted interior - May 2022
- New Concrete Patio
- Fenced Yard with Swing Set
- Sump Pump - 2016
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2007
- Square Feet - 3,310 (Includes 700 SqFt in finished lower level.)
- HOA - \$220 per year
- Parcel# 050-010297-00
- 2021 Taxes - \$9,286/year
- Hilliard Schools - [www.hilliard.K12.oh.us](http://www.hilliard.K12.oh.us)
- Proximity to many amenities including downtown Hilliard, the YMCA, Homestead Metro Park, Hilliard Community Center & Swimming Pool, Public Library
- Easy access to the Weston Trail walking paths, approx 300 yards from the property
- Disclosures Available in MLS



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

# KW CAPITAL PARTNERS

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