

# WELCOME



136 W. BRIGHTON RD.

Columbus, OH 43202

Welcome to this unique two-story home located in the heart of Clintonville. Featuring three bedrooms, three full baths & one half bath, three fireplaces, formal living room & dining room, breakfast room, primary suite, lower level recreation room with fireplace & full bath, whole house generator as well as (2) screened porches. Minutes away from numerous Clintonville amenities including restaurants, shopping, coffee shops, Farmer's Market, Whetstone Park of Roses & Olentangy Bike Trail. Easy access to COTA bus-line, OSU, major travel roads as well as downtown Columbus!



PRESENTED BY

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## FEATURES

- Two-Story Home with Wood Shake Exterior
- One-Car Detached Garage
- Three Bedrooms
- Three Full Baths & One Half Bath
- Three Fireplaces - (2) Wood Burning w/ Stainless Steel Linings & One Decorative w/ Electric Logs
- Leaded Glass Windows
- Kitchen with Vaulted Ceiling & Skylights
- Breakfast Room
- First Floor Den/Office
- Primary Suite
- Lower Level Recreation Room with Fireplace & Full Bath
- Attic with Pull Down Stairs
- Two Screened Porches
- Deck
- Fenced Yard
- Roof - 2014
- GenX Whole House Generator -2021
- Forced Air Gas Furnace
- Electric Heat Pump
- Central Air Conditioning
- Square Footage - 1,751
- Lot Size - 40' x 145'
- Year Built - 1915
- Parcel # - 010-033866-00
- 2021 Taxes - \$4,823/year.
- Columbus Schools - [www.ccssoh.us](http://www.ccssoh.us)
- Disclosures Available in MLS



**kw** CAPITAL PARTNERS  
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