

# WELCOME



## 270 SHELDON AVE.

Columbus, OH 43207

**Charming Two-Story Home in Merion Village: Your Dream Home Awaits!**

Step into this delightful home that boasts hardwood floors, a formal living room with a decorative fireplace, a formal dining room, an updated kitchen, and a vaulted ceiling in the primary bedroom. Enjoy the convenience of an updated bath and fenced yard. Located just minutes away from the popular German Village/Merion Village amenities, including coffee shops, restaurants, Schiller Park & Scioto Audubon Metro Park. The COTA bus-line, The Scioto Mile, Nationwide Children's Hospital, major travel roads, and downtown Columbus are easily accessible from this location!



PRESENTED BY

Erin Ogden Oxender

614-598-3121

Erin @TheColumbusTeam.com



THE  
COLUMBUS  
TEAM

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## FEATURES

- Two-Story Home with Wood Siding Exterior
- Located in Merion Village
- One-Car Detached Garage -
  - *new owner will need to install a garage door to park inside.*
  - Currently used as storage space.*
- Two Bedrooms
- One Full Bath & One Half Bath
- Hardwood Floors
- Formal Living Room
- Formal Dining Room
- Updated Kitchen - 2017
- Updated Baths - 2017
- Vaulted Ceiling in Primary Bedroom
- Patio
- Fenced Yard
- Roof - 2017
- Glass Block Windows in Basement - 2017
- Hot Water Heater - 2017
- Forced Air Gas Furnace -2017
- Central Air Conditioning - 2017
- Year Built - 1926
- Square Feet - 984
- Lot Size - 33' x 125'
- Parcel #010-021871-00
- Taxes - \$3,408/yr.
- Columbus Schools - [www.cshoh.us/](http://www.cshoh.us/)
- Property Disclosures Available on MLS

