

# WELCOME



70 E. DUNEDIN RD.

Columbus, OH 43214

Classic charm abounds in this beautiful Cape Cod style home located in the heart of Clintonville. Featuring hardwood floors throughout, 9.5' tall ceilings, 10" woodwork, formal living room, large formal dining room, entry level bedroom or den/office, entry level full bath, deck & fenced backyard. You'll be just minutes away from an array of Clintonville amenities, including restaurants, shopping, coffee shops, the Farmer's Market, Whetstone Recreation Center & Olentangy Bike Trail. Convenient access to the COTA bus-line, OSU, major travel roads, and downtown Columbus, this home is a must-see!



PRESENTED BY

Courtney Weber

412-310-2342

Courtney@TheColumbusTeam.com





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## FEATURES

- Cape Cod Style Home
- One-Car Detached Garage
- Three Bedrooms
- Two Full Baths
- Hardwood Floors Throughout
- 9.5' Ceilings
- 10" Woodwork
- Formal Living Room
- Fireplace with Gas Stove Insert
- Large Formal Dining Room
- Granite Countertops in Kitchen - 2019
- Entry Level Bedroom or Den/Office
- Entry Level Full Bath
- Upper Level Bedroom with Large Closet Space with Potential
- Deck
- Fenced Yard
- Glass Block Windows in Basement
- Hot Water Heater - 2019
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 1913
- Square Footage - 1,448
- Lot Size - 50' x 150'
- Parcel # - 010-058683-00
- 2023 Taxes - \$5,003/year
- Columbus Schools - [www.ccsbh.us/](http://www.ccsbh.us/)
- Disclosure Available on MLS



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

**kw** CAPITAL PARTNERS  
KELLERWILLIAMS. 100 E. Wilson Bridge Rd. Worthington, OH 43085

**THE COLUMBUS TEAM**

[THECOLUMBUSTEAM.COM](http://THECOLUMBUSTEAM.COM)

614-888-6100

[Homes@TheColumbusTeam.com](mailto:Homes@TheColumbusTeam.com)