

# The Columbus Team

# WELCOME!



## 2976 Blacksmith Court



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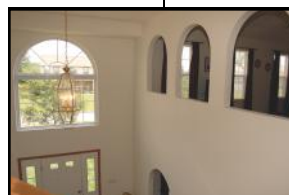
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# We Know Columbus!

## DETAILS



- 2 Story Brick and Vinyl Exterior (exterior painted '08)
- Two Car Attached Garage w/Openers
- Three Bedrooms plus Loft/Bonus Room
- Two Full Baths plus Half Bath
- Gas Log Fireplace
- Forced Air Gas Furnace
- Central Air
- Sump Pump
- Rough-in for 2nd kitchen and full bath in basement
- Gas hook-up for grill behind the home (currently not in use)
- Maple Trees planted - '10
- Exterior of home painted - '08
- Year Built - 2002
- Square Ft.—3,208
- Taxes—\$4,437.56/yr.
- Parcel # 41331005023000
- Lot size 134 x 150
- Cheshire Cove HOA \$180/yr (covers common landscaped area)
- Olentangy Schools
- ABC Home Safe and Gas Line Warranty
- Disclosures are available on the MLS



**2976 Blacksmith Court.**

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

## ROOM DESCRIPTION



**2976 Blacksmith Court**

### Schools

[www.olentangy.k12.oh.us](http://www.olentangy.k12.oh.us)

**High School**  
**Olentangy High School**  
675 Lewis Center Rd.  
Lewis Center, OH 43035  
740-657-4100

**Middle School**  
**Olentangy Shanahan Middle School**  
814 shanahan Rd.  
Lewis Center, 43035

**Olentangy Berkshire MS '11-'12**

**Elementary School**  
**Cheshire Elementary School**  
2681 Gregory Rd.  
Delaware, OH 43015

**Parochial High Schools**  
**St. Francis DeSales High School**  
**St. Charles Preparatory High School**

### Entrance Foyer

Ceramic tile floor and coat closet

### Living Room

15'7" x 19'5"

Neutral carpet, natural woodwork, crown molding and curtains on windows

### Dining Room

12'4" x 15'6"

Neutral carpet, natural woodwork, chandelier and mini blinds and curtains on window

### Kitchen with Eating Area

Vinyl floor, laminate countertop, stainless steel sink, oak cabinets, island with sink with garbage disposal, Frigidaire side-by-side refrigerator with dispenser, GE electric stove, GE dishwasher, two pantries, desk unit, mini blinds, curtain and vertical blinds on sliding glass door

### First Floor Utility Room

Vinyl floor, washer/dryer hook up and clothes chute

### Family Room

14'4" x 19'3"

Neutral carpet, natural woodwork, crown molding, ceiling fan with light, gas log fireplace with niche, mini blinds and curtains on window

### Den

15'6" x 15'9"

Neutral carpet, natural woodwork, built in bookcase, can lights, mini blinds and sheers on windows (access to garage)

### Master Bedroom

12'2" x 10'9"

Neutral carpet, natural woodwork, vaulted ceiling, ceiling fan with light, mini blinds and curtains on windows

### Master Bath

Vinyl floor, carpet, two vanities, medicine cabinet, shower, whirlpool tub and two walk in closets

### Bedroom

12'3" x 12'4"

Neutral carpet, natural woodwork, closet, mini-blinds and curtains on window

### Bedroom

10'8" x 15'6"

Neutral carpet, natural woodwork, closet, mini blinds and sheers on window

### Loft/Bonus Room

13'4" x 19'5"

Neutral carpet, natural woodwork, vaulted ceiling, ceiling fan with light, double closet and mini blinds and curtains on windows

### Full Bath

Vinyl floor, vanity, tub/shower, commode and medicine cabinet

### Hall

Two linen closets and attic access

### Basement

Large unfinished basement with sump pump and plumbed for full bath