Welcome!

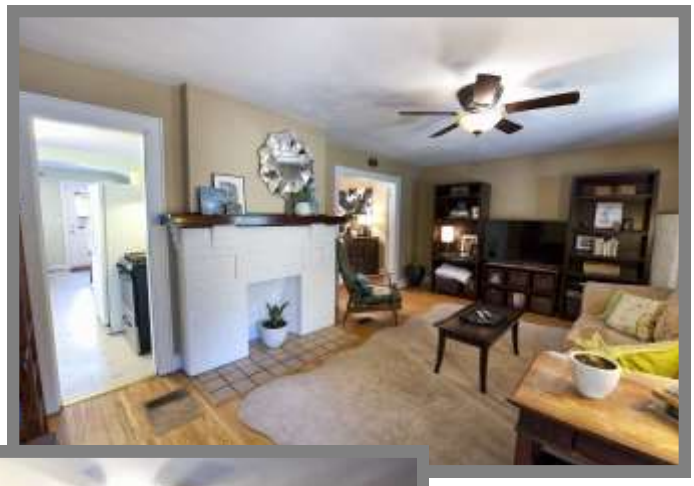
326 Southwood Ave.

kw CAPITAL PARTNERS
KELLERWILLIAMS.

100 E. Wilson Bridge Rd.
Worthington, OH 43085
614-888-6100

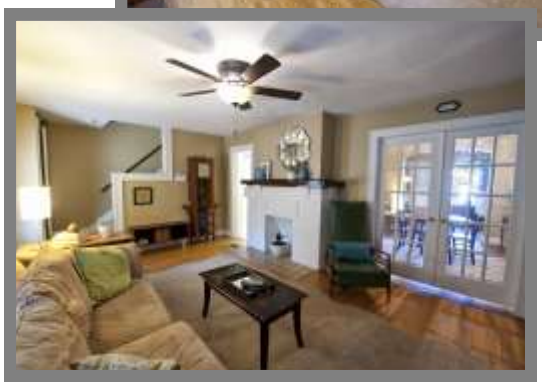
your REAL ESTATE THECOLUMBUSTEAM

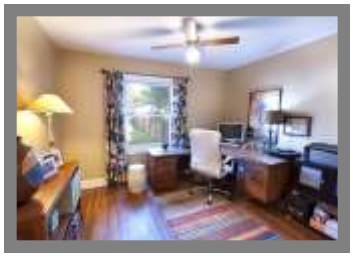
326 Southwood Ave.



DETAILS

- Two Story Home with Vinyl Exterior
- Two Car Detached Garage with Paved & Brick Driveway
- Three Bedrooms
- One Full Bath –updated 2008
- Hardwood Floors
- Formal Dining Room
- Eat-in Kitchen –updated 2009
- Den/Office
- Large Master Bedroom with Sitting Area & Access to Full Bath
- R-38+ insulation added to attic- 2013
- Replacement Windows
- Lower Level Recreation Room
- Covered Front Porch with swing
- Deck
- Privacy Fenced Yard with Lockable Gates
- Two Raised garden beds
- Roof - 2009
- Radon Mitigation installed - 2016
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 1928
- Square Feet - 1,680
- Taxes - $2,829/yr.
- Lot Size - 35’ x 156’
- Parcel #010-041310-00
- Columbus Schools - www.columbus.K12.oh.us/
- ABC Home Safe & Gas Line Warranty





Located in Merion Village with close proximity to restaurants, shops, Schiller Park, Audubon Park, The Brewery District, Downtown Columbus and many German Village area amenities!

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

We know Columbus Real Estate!

ROOM DESCRIPTION

326 Southwood Ave.

Living Room **19’3” x 13’1”**
Hardwood floor, painted woodwork, decorative fireplace with painted brick surround & ceramic tile hearth, ceiling fan/light, French doors leading to dining room, coat closet at the bottom of the stairway (curtains on windows do not convey with the home)

Dining Room
Hardwood floor, painted woodwork, archway leading to den/office, overhead light fixture

Den/Office **8’11” x 11’4”**
Hardwood floor, painted woodwork, ceiling fan/light (curtains on windows do not convey with the home)

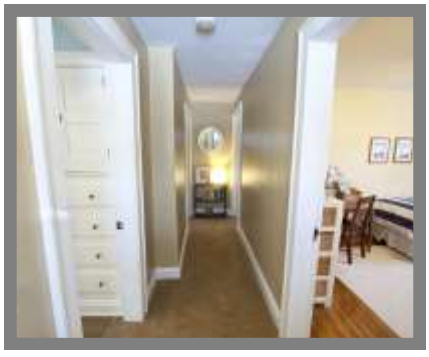
Kitchen
Vinyl floor, painted cabinets, laminate countertop, single stainless steel sink with disposal, Whirlpool gas range, GE side-by-side refrigerator, Bosch dishwasher

Kitchen Dining Area
Vinyl floor, ceiling fan/light, additional countertop & storage cabinets, door leading to deck & backyard

Upper Level

Master Bedroom **13’9” x 18’2”**
Hardwood floors, painted woodwork, sitting area, access to full bath, dressing area with vanity/sink & closet, ceiling fan/light, closet (curtains on windows do not convey with the home)

Full Bath with dressing room
Vinyl floor, pedestal sink, mirror/medicine cabinet, 2 light fixtures, overhead light, bathtub/shower, shower curtain, built-in linen storage cabinet with drawers, commode, separate dressing room with 2nd vanity/sink, decorative mirror above sink, light fixture above sink, closet, access to master bedroom, Roman Shade on window



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www.**TheColumbusTeam**.com
www.facebook.com/**TheColumbusTeam**
www.twitter.com/**TheColumbusTeam**

homes@**TheColumbusTeam**.com

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ROOM DESCRIPTION

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Bedroom **10’ x 12’9”**
Hardwood floor, painted woodwork, walk-in closet with attic access

Bedroom **9’ x 12’10”**
Hardwood floor under carpet, painted woodwork, closet, roman shade on window

Lower Level

Recreation Room
Carpet on floor, exposed joist ceiling, 2 doors leading to storage rooms under the porch

Laundry Area
Washer/Dryer hook-up, storage room

Mechanical Room
Vanity/sink, commode, mechanicals, storage

School Info
www.columbus.k12.oh.us/inschools.net

High School
Marion Franklin High School
Middle School
Buckeye Middle School
Elementary School
Southwood Elementary School

Private Schools
www.privateschoolreview.com

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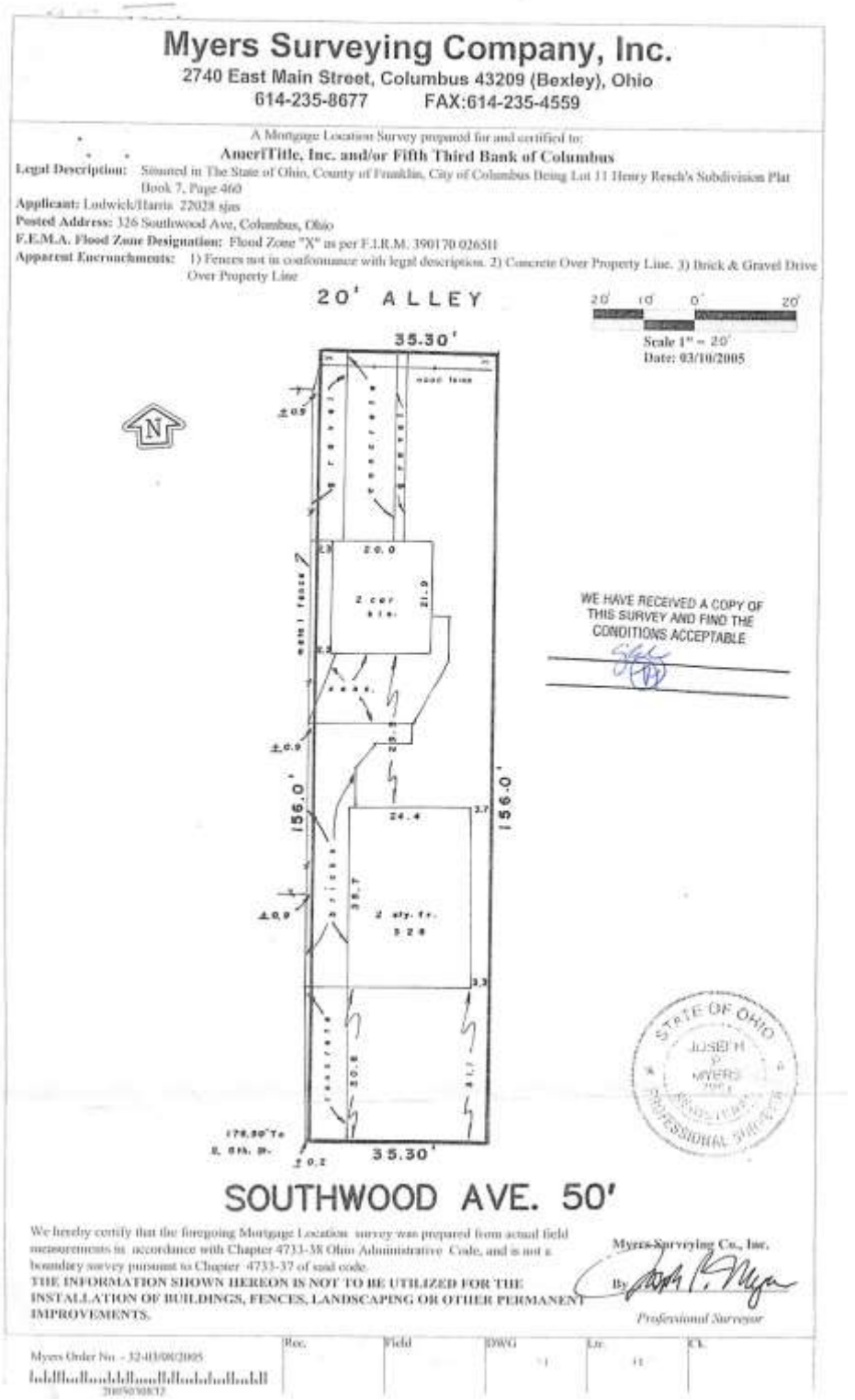
SURVEY

326 Southwood Ave.



Myers Surveying Company, Inc.
2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:
AmeriTitle, Inc. and/or Fifth Third Bank of Columbus

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 11 Henry Resch's Subdivision Plat Book 7, Page 460
Applicant: Ludwick/Harris 22028 sjm
Posted Address: 326 Southwood Ave, Columbus, Ohio
F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0265H
Apparent Encroachments: 1) Fences not in conformance with legal description. 2) Concrete Over Property Line. 3) Brick & Gravel Drive Over Property Line

20' ALLEY

Scale 1" = 20'
Date: 03/10/2005

35.30'

156.0'

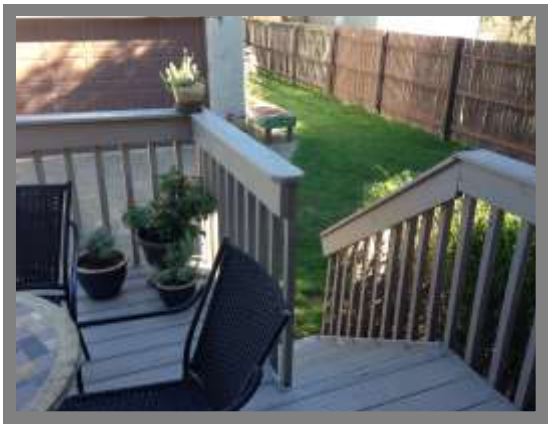
WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE

SOUTHWOOD AVE. 50'

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.
By
Professional Surveyor

Myers Order No. - 32-03/08/2005



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