

# Welcome!



## 701 Waterton Dr.

**kw** CAPITAL PARTNERS  
KELLERWILLIAMS.

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Worthington, OH 43085  
614-888-6100

*your*  
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# 701 Waterton Dr.



## DETAILS

- Two Story Home with Brick & Stucco Exterior
- Located in River Trace of Westerville
- Two Car Attached Garage + Extra Parking Pad on Driveway
- Four Bedrooms
- Two Full & One Half Bath
- Updated Owner's Suite
- First Floor Family Room
- Gas Log Fireplace
- Loft
- Kitchen Dining Area
- Hand Scraped Hickory Wood Floors - Living Room, Dining Room & First Floor Family Room
- Marble Floors - Kitchen, Half Bath, Screened Room, Foyer & Laundry Room
- Finished Lower Level Recreation Room + Bonus Room
- First Floor Laundry
- Kitchen Updated - 2011
- Updated Baths - 2016
- Exterior Painted - 2014
- Interior Painted - 2014
- Screened Porch with Marble Floors
- Fish Pond
- Sump Pump
- HWT - 2008
- Forced Air Gas Furnace
- Central Air -2008
- Roof -2001, 40 year roof installed with Certaineed brand shingles and 15# felt and ice guard under shingles
- Year Built - 1987
- Square Feet - 2,894 (Includes finished lower level)
- Taxes - \$7,392/yr.
- Parcel #080-009782-00
- Westerville Schools - [www.westerville.k12.oh.us](http://www.westerville.k12.oh.us)



Close proximity many great Westerville amenities including parks, bike trails, Westerville Community Center, Westerville Sports Complex as well as Historic Downtown Westerville!

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

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# ROOM DESCRIPTION

701 Waterton Dr.

## Foyer

Marble floor, natural woodwork, natural crown molding, brick fascia wall, overhead light, coat closet

## Living Room 13'3" x 17'1"

Hand scraped hickory wood floor (2017), natural woodwork, natural crown molding, triple window with built-in window seat, curtains & valance on window

## Dining Room 11' x 13'3"

Hand scraped hickory wood floor (2017), natural woodwork, natural crown molding, tray ceiling with natural crown molding, chair rail, valance on window (decorative light fixture does not convey with the property but will be replaced with a suitable light fixture)

## Kitchen (Updated 2011)

Marble floor, oak cabinets, natural crown molding, granite countertop, travertine & marble backsplash, under counter lighting, composite undermount sink, Moen oil rubbed bronze fixtures, Kitchen Aid flat cooktop range, built-in Kitchen Aid microwave above range, Kitchen Aid side-by-side refrigerator with dispenser, Kitchen Aid dishwasher, peninsula with extended counter open to kitchen dining area, (3) pendant lights above peninsula, door leading to lower level

## Kitchen Dining Area

Marble floor, natural woodwork, natural crown molding, bay window overlooking backyard, decorative



light



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### **Sunken Family Room      13'11" x 22'3"**

Hand scraped hickory floor (2015), natural woodwork, vaulted ceiling with loft above, (2) skylights, gas log fireplace with brick surround & raised hearth, natural wood mantle, natural wood bookshelves with storage framing fireplace, French doors leading to screened porch, stairs leading to loft, track lighting

### **Screened Porch      11' x 16'**

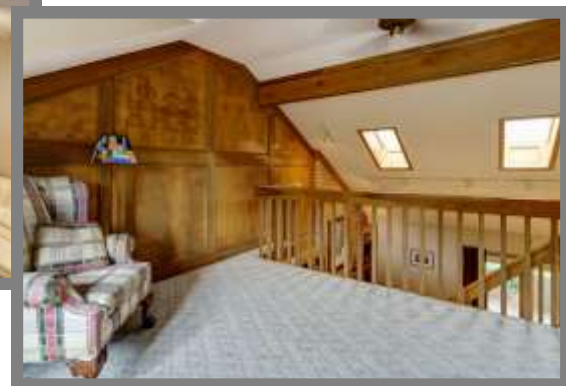
Marble floor, (2) ceiling fans, overhead light, door leading to backyard

### **Laundry**

Marble floor, washer/dryer hook-up, upper cabinets, overhead light, door leading to garage

### **Half Bath (Updated 2011)**

Marble floor, natural wood vanity with granite countertop & undermount porcelain sink, Moen oil rubbed bronze fixtures, decorative mirror, recessed light fixture above vanity, Toto toilet



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# ROOM DESCRIPTION

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## Upper Level

### **Master Bedroom 14' x 16'2"**

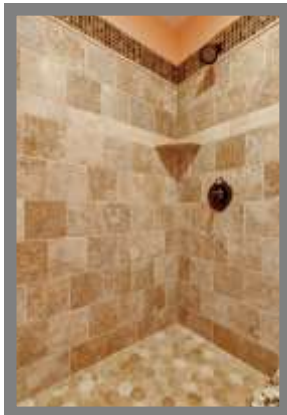
Carpet floor, natural woodwork, (2) closets with sliding door, valance on window, access to loft

### **Master Bath (Updated 2016)**

Travertine tile floor, travertine tiled walls, natural wood vanity with double undermount porcelain sinks, Moen oil rubbed bronze fixtures, granite countertop, custom mirror, (2) light fixtures, stand alone hand hammered copper slipper bathtub with window above, chandelier light fixture above bathtub, mini blind & valance on window, stand alone shower with travertine tile, (frameless glass door to be installed), Toto toilet

### **Loft 14' x 15'7"**

Carpet floor, natural woodwork, dormer with built-in desk, custom wood paneled wall, overlooks lower level family room, stairs leading to lower level family room, ceiling fan/light, valance on window



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## ROOM DESCRIPTION

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### **Bedroom 10'7" x 13'11"**

Carpet floor, natural woodwork, closet with sliding door

### **Full Bath (Updated 2016)**

Travertine floor, natural wood vanity with Corian countertop & porcelain undermount sink, Moen oil rubbed bronze fixtures, decorative mirror, decorative light fixture above vanity, bathtub with Corian shower surround, shower curtain, linen closet, Toto toilet

### **Bedroom 9'3" x 11'11"**

Carpet floor, natural woodwork, closet with sliding door

### **Bedroom 11'3" x 15'9"**

Carpet floor, natural woodwork, closet with sliding door

### **Hall**

Carpet floor, linen closet, laundry chute, overhead lights



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# ROOM DESCRIPTION

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## Lower Level

### **Recreation Room 12'6" x 16'4"**

Carpet floor, natural woodwork, natural crown molding, wired for surround sound, sound proof insulation, recessed lighting

### **Bonus Room 8'9" x 12'5"**

Carpet floor, natural woodwork, storage closet under stairway, recessed lighting

### **Storage/Mechanical Room**

Mechanicals, storage, crawl space storage, work



storage area



out/

### **School Info**

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

#### **High School**

Westerville South High School

#### **Middle School**

Blendon Middle School

#### **Elementary School**

Annehurst Elementary School

### **Private Schools**

[www.privateschoolreview.com](http://www.privateschoolreview.com)



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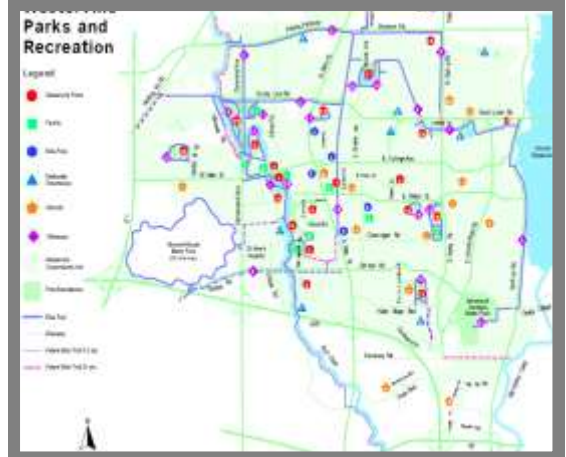
# WESTERVILLE AMMENITIES

701 Waterton Dr.



### Welcome home to Westerville!

This bustling city features some of the best bike trails, parks & services in Central Ohio! With proximity to the Alum Creek Bike path, enjoy over 40 miles of excellent trails to ride. The Westerville Community Center, pool and fitness programs are world class. From the charm of the Uptown shops to the mall at Polaris, so many amenities, restaurants and services are conveniently located from your front door!



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