

Additional Features

- Located in Northwest Historic District
- Year Built is 1867
- 2 Car Detached Garage and Shed Storage
- Slate roof
- Updated Marvin Windows throughout the home
- 5 Bedrooms
- 3 Bathrooms
- 2,383 sq. ft.
- Eat-in kitchen with Corian Counters
- Boiler Heat (2011)
- Central Air (2010)
- Tankless Hot water heater (2010)
- The fireplace and wood burning stove are decorative
- Paver patio with built-in fireplace in fenced yard

Marketed by:



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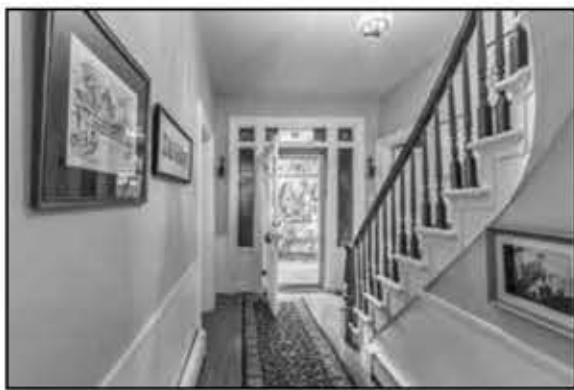
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19 WOODLAND AVENUE

Delaware, Ohio 43015

MAIN LEVEL



Foyer
White wood entry door with window and two red sidelights with transom, hardwood floor, white wood trim, white wainscoting and chair rail, chandelier, closet.



1st Floor Bedroom/Bonus Room 14'9" x 11'5"
Carpet, white wood trim, painted walls, two windows with shutters, stained glass window, closet with built-in shelving, white cabinetry & shelving, access to Full Bath.

Living Room 14'4" x 13'6"
Hardwood floor, white wood trim, painted walls, window with shutters, wall of windows, decorative fireplace with marble hearth & surround, white wood mantel.



Family Room 15' x 13'6"
Hardwood floor, white wood trim, painted walls, brick accent wall, window with shutters, ceiling fan with lighting, wood burning stove.



Dining Room 19'8" x 10'10"
Hardwood floor, white wood trim, painted walls, window with shutters, recessed lighting, door with window and two sidelights to back patio.

Full Bath (not pictured)
Ceramic tile floor, tiled wainscoting, painted walls, recessed lighting, ceiling light fixture, porcelain pedestal sink, walk-in shower, exhaust vent.



Eat-in Kitchen 13'9" x 13'5"
Hardwood floor, white wood trim, white cabinetry & shelving, white brick accent wall, tiled backsplash, two windows with shutters, pendant lighting, pantry, laminate countertops, stainless steel double sink with disposal, white door with window to side porch. Appliances include: Samsung stainless steel dishwasher (2017), KitchenAid stainless steel microwave, Samsung stainless steel gas range (2016) and oven, KitchenAid stainless steel refrigerator.

Laundry Room (not pictured)
Ceramic tile floor, natural cabinetry, white shelving, painted walls, window with shades, recessed lighting, laminate countertops, utility sink, washer & dryer hookup, French door to backyard.



Owner's Bedroom 12'10" x 11'6"
Hardwood floor, white wood trim, painted walls, two windows with blinds, two closets.



Owner's Bath
Tile floor, painted wood trim, painted walls, tiled wainscoting, ceiling light fixture, recessed lighting, porcelain pedestal sink, tub/shower combo, exhaust vent.

UPPER LEVEL



Bedroom #2 13'11" x 11'6"
Hardwood floor, white wood trim, painted walls, white shelving, two windows with blinds, closet, decorative fireplace with white wood mantel.

Bedroom #4 14'1" x 13'10"
Hardwood floor, white wood trim, painted walls, angled ceiling, window with blinds, closet.



Full Bath (not pictured)
Tile floor, tile wainscoting, painted walls, recessed lighting, ceiling light fixture, white cabinetry, Corian countertops, porcelain sink, exhaust vent, framed wall mirror, walk-in shower.



Bedroom #3 14'11" x 9'7"
Hardwood floor, white wood trim, painted walls, wood accent wall, window with blinds, storage closet.

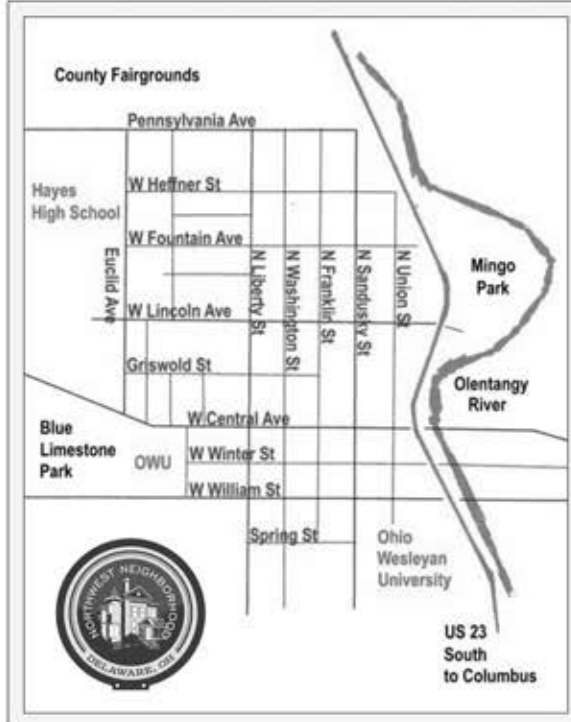


NATIONAL REGISTER

Delaware's Historic Northwest District, home to city founders and entrepreneurs in the 1800s, boasts more than 500 homes and carriage houses listed on the National Register of Historic Places. From the earliest Federal style (c. 1826) to the modern Craftsman (c. 1915) and the French Eclectic (c. 1930), the area includes:

Gothic Revival	Italianate	Second Empire
Romanesque	Prairie	Queen Anne
Colonial Revival	Shingle	Folk Victorian
Mission	Tudor	Stick Style

Enjoy the benefits of historical homeownership without architectural regulations. Victorian mansions are within blocks of the robust Downtown Historic District, where another 79 buildings are listed on the National Register. Notable individuals who called the Northwest Neighborhood home were Rutherford B. Hayes, 19th U.S. president, and Vincente Minnelli, film director of the musical *Meet Me in St. Louis*.



LOCATION, LOCATION, LOCATION

Popular destinations within a short commute or a pleasant half-mile, scenic walk from the center of Delaware's Historic Northwest District:

- 29 miles** Port Columbus International Airport
- 15 miles** Muirfield Village Memorial Golf Tourney
- 14 miles** Polaris Fashion Place Mall
- 13 miles** Columbus Zoo, Aquarium & Water Park
- 9 miles** Simon Tanger Outlet Mall
- 6 miles** Delaware Municipal Airport
- 5 miles** Delaware State Park, Senior Center
- 4 miles** Perkins Observatory, Delaware Golf, YMCA, Stratford Ecological Center
- 1 mile** Hidden Valley Golf Course
- 6 blocks** Ohio Wesleyan University (OWU)
- 4 blocks** Mingo Park & Rec, Lincoln Sports Field
- 4 blocks** Downtown Business District, County Courthouse, Hayes High School
- 2 blocks** Delaware City Schools neighborhood elementary

P.O. BOX 991, DELAWARE, OH 43015

HISTORIC

NORTHWEST DISTRICT



DELAWARE, OHIO

A strong sense of community, quality architecture, captivating surroundings and a walkable, sustainable lifestyle define the Historic Northwest District. Great schools, restaurants, unique shopping, arts and parks, are just steps from your front door. Come home, enjoy a quiet place where you know your neighbors and take pleasure in all that Central Ohio has to offer.

Genuine Community

A SIMPLER LIFESTYLE

Relax into an inviting neighborhood complete with magnificent yet affordable homes, excellent schools, plenty of green space, abundant recreation, a healthy local economy, cultural arts and entertainment, quality workplaces, accessible healthcare and welcoming people who are passionate about their community.

A NURTURING NEIGHBORHOOD

Old growth trees and beautiful, flowering gardens lift spirits and beckon to the outdoors. Plenty to do, all less than a mile away:

- 20+ restaurants and outdoor cafes
- Gourmet ice cream parlors
- Three-screen, historic movie theater
- Microbreweries and brewer's supply house
- Wine shop and pre-prohibition style bar
- Floral shops, books, music and home stores
- Coffee shops, bakeries, specialty food stores
- Delaware County Library, main branch
- Chamber of Commerce and County Tourism
- Art Galleries, The Arts Castle (lessons)
- Quaint boutiques and antique shops
- Salons and spas
- Yoga and dance studios, skate park, courts and fields (tennis, basketball, soccer, lacrosse, etc.)
- Event venues, Merrick Hall, Andrews House and more within 3-5 miles

Regular scheduled events and happenings:

- Twice weekly, seasonal farmers' markets
- First Fridays on Main Street Delaware
- Central Ohio Symphony at OWU
- OWU Cultural Arts, Entertainment, Symposiums and NCAA Division III Collegiate Sports
- Delaware County Fair and Little Brown Jug Grand Circuit Harness Racing
- Art festivals, music jams, historical tours

- Street parties, parades, home and garden tours, ghost walks, vintage auto shows
- Delaware City Schools sports, theater and arts events

HISTORICAL OPPORTUNITY

Our city founders got it right. More than 200 years ago this downtown neighborhood achieved what contemporary urban designers are striving to create today with New Urbanism.

Home values in Delaware's Historic Northwest District compare favorably to other historic areas in Central Ohio. Remodeled, rehab and investment opportunities are available at a fraction of the cost of similar neighborhoods in Columbus ... all within blocks of a safe, vibrant downtown ... and without expensive, restrictive architectural regulations.

For more information:
delawareanna.org, delawareohio.net,
visitdelohio.com, nextdoor.com,
mainstreetdelaware.com



INSPIRES PLACEMAKING

- ~ *Inviting places where people come together*
- ~ *Intimate connections with place and community*
- ~ *Safe, walkable area encourages social fellowship*
- ~ *Meaningful and memorable experiences*
- ~ *A destination for well-being*
- ~ *Sincere passion for community, environment and each other*



2000 SQUARE FOOT SINGLE-FAMILY VINTAGE HOMES

*GENERIC CALCULATIONS AS OF APRIL 2016
 BASED ON SQUARE FOOT AVERAGES PER AREA,
 NOT ACTUALS FOR A SPECIFIC PROPERTY
 AND ITS UPGRADES

HISTORIC NORTHWEST DISTRICT	\$97.28 PER SQFT	\$194,560
OLDE WORTHINGTON	\$170.06 PER SQFT	\$340,120
GERMAN VILLAGE	\$220.36 PER SQFT	\$440,720