

Welcome!



3167 Morningside Dr.



100 E. Wilson Bridge Rd. Worthington, OH 43085

614-888-6100

We know Columbus Real Estate!



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FEATURES

- Two Story Home with covered front porch and views to the Walhalla Ravine
- Vinyl Exterior
- Two+ Car Attached, Side-Load Garage with drywall and insulation - 2010
- Three Bedrooms
- Two Full Updated Baths
- Refinished Hardwood Floors -2008
- Natural Woodwork
- Eat-in Kitchen—New sink, granite counters and backsplash updated in 2016
- First Floor Laundry Room
- First Floor Full Bath Vanity -2014
- Custom Gas Log Fireplace -2010
- Replacement windows
- Updated Blinds -2011
- Forced Air Gas Furnace –motor replaced 2014
- Central Air Conditioning
- Waterproofed Basement & transferable warranty -2014
- Sump pump
- Glass block windows in basement
- Hot Water Tank -2013
- Roof - 2008
- Side Yard Patio -2010
- Fencing -2010
- Year Built - 1925
- Square Feet - 1,768
- Lot Size - 44' x 100'
- Taxes - \$6,177/yr.
- Parcel #010-067376-00
- Columbus Schools - www.ccsch.us/
- ABC Home Safe & Gas Line Warranty



Beautiful Ravine views! Enjoy a glimpse of deer, fox, owls and birds year round. Close proximity to many Clintonville amenities including, coffee shops, restaurants, OSU, COTA bus-line, Farmer's Market, Whetstone Park of Roses & Olentangy Bike Trail! Easy access to downtown and major travel roads.

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

ROOM DESCRIPTION

3167 Morningside Dr.

Living Room 25'7" x 12'9"

Refinished wood floors, natural woodwork, crown molding, custom gas log fireplace with wood mantel and flanked by built-in wood shelf, tile hearth, replacement windows with views to the ravine, updated blinds, overhead light, staircase and natural wood bannister (mirror over mantel does not remain with property)

Dining Room 14'6" x 12'6"

Refinished wood floors, natural woodwork, crown molding, replacement windows, updated blinds, original wood swing door to kitchen, stained glass piano window, chandelier

Eat-in Kitchen (Granite counters, sink & subway tile backsplash- 2016) 16' x 13'2"

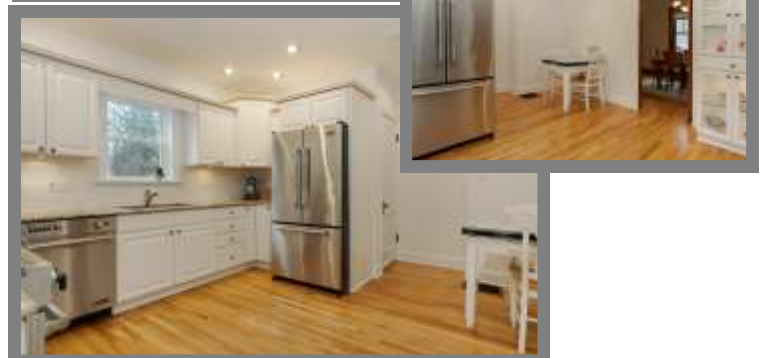
Refinished wood floors, white cabinetry with soffits, granite counters, subway tile backsplash, large stainless steel undermount sink with disposal, built-in china cabinet with interior lighting, Jenn-Air Stainless Steel dual power gas stove w/convection oven and warming drawer, Jenn-Air Stainless Steel French Door style refrigerator and freezer, Jenn-Air Stainless Steel dishwasher, Jenn-Air Stainless Steel built-in microwave, access to basement and access to 1st floor utility room

Utility Room with Laundry

Vinyl floor, pantry storage, double coat closet, utility closet, washer/dryer hook-ups, utility sink, view of stained glass window from dining room, window with plantation blind, two sun-tunnels, recessed lighting, access to attached garage, access to 1st floor full bathroom

First Floor Full Bathroom

Vinly floor, solid surface sink and counter (new 2014), mirror with medicine cabinet, vanity lighting, walk-in shower with solid surface surround, glass block wall and glass door, sun-tunnel



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ROOM DESCRIPTION

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Bedroom **13' x 12'5"**

Carpet over wood floor, white woodwork, ceiling fan with light, recessed lighting, blinds on updated windows, extra large closet

Bedroom **12'1" x 12'**

Wood floor, ceiling fan with light, blinds on updated windows, extra large closet

Bedroom **11'2" x 14'8"**

Carpet over wood floor, white woodwork, ceiling fan with light, extra large closet

Hall

Refinished wood floors, coat closet, built-in linen-storage, pull-down staircase to attic storage

Full Bathroom

Ceramic tile floor, vanity with granite counter and undermount sink, mirror with medicine cabinet, bathtub with shower and solid surface surround, glass shower door, recessed lighting, window



School Info

www.ccsch.us

High School

Whetstone High School

Middle School

Dominion Middle School

Elementary School

Clinton Heights Elementary School

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SURVEY

3167 Morningside Dr.

Beautiful home for all seasons, surrounded by nature and wildlife, yet minutes to excellent amenities!



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