

# Welcome!



**1587-B Arlington Ave.**

SUE LUSK-GLEICH &



**THE  
COLUMBUS  
TEAM**

**kw** CAPITAL PARTNERS  
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

**614-888-6100**

**We know Columbus Real Estate!**

1587-B Arlington Ave.



## FEATURES

- Two Story Condominium with Stucco & Wood Exterior
- Located on the Ravine at Cotswald Condominiums
- One Car Detached Garage
- Three Bedrooms
- Two Full Baths
- Loft
- Bonus Room/ 3rd Bedroom
- Stainless Steel Appliances
- Granite Countertops
- Master Suite
- Balcony off Master Bedroom
- Deck
- Common Area
- Washer & Dryer - 2014 (Convey with Home)
- Hot Water Heater - 2017
- Forced Air Gas Furnace - 2010
- Central Air Conditioning - 2010
- Year Built - 1973
- Square Feet - 1,527
- Taxes - \$3,796/yr.
- Parcel #143-00272-00
- HOA Fees - \$188/month
- Grandview Heights Schools - [www.ghcsd.org/](http://www.ghcsd.org/)
- Home Warranty
- Disclosures available on MLS



**Located in Marble Cliff within walking distance to restaurants, shops, parks & entertainment in the Marble Cliff, Grandview Heights & Arlington area. Easy access to downtown & major travel roads!**

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

**TheColumbusTeam.com**  
**Facebook.com/TheColumbusTeam**  
**Homes@TheColumbusteam.com**

**614-888-6100**

## ROOM DESCRIPTION

1587-B Arlington Ave.

### **Living Room**            **15'6" x 16'11"**

Hardwood floor, painted woodwork, vaulted ceiling, open staircase leading to upper level, (2) sliding glass doors leading to deck, rolling shades on sliding doors, coat closet, open to dining room & kitchen

### **Dining Room**            **8'4" x 10'11"**

Hardwood floor, painted woodwork, crown molding, decorative light fixture, breakfast bar with seating, open to kitchen & living room

### **Kitchen**

Hardwood floor, white cabinets, granite countertop, GE stainless steel flat cooktop range, GE stainless steel built-in microwave, GE stainless steel refrigerator, GE stainless steel dishwasher, overhead lighting, recessed lighting, pantry closet in hallway, open to dining room & living room

### **Laundry Closet**

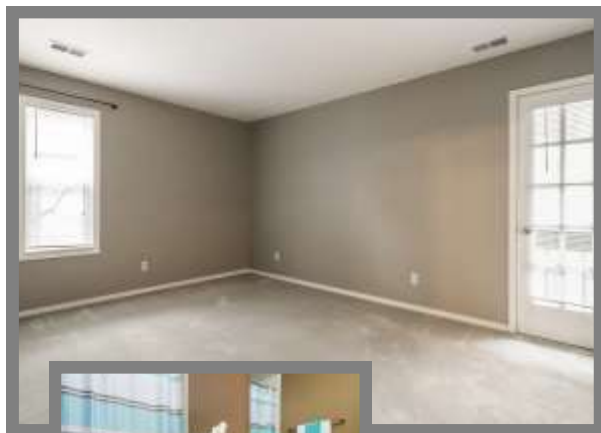
Washer & Dryer convey with home, shelving above washer & dryer

### **Master Bedroom**        **11'3" x 14'5"**

Carpet floor (2015), painted woodwork, walk-in closet, mini blind on window, door leading to balcony

### **Master Bath**

Tile floor, vanity with sink, mirror, light fixture above vanity, bathtub with tile surround, shower curtain, commode



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

**We know Columbus Real Estate!**

# ROOM DESCRIPTION

1587-B Arlington Ave.

## **Bedroom # 2            11' x 11'**

Carpet floor, painted woodwork, double closet, mini blind on window

## **Full Bath**

Tile floor, vanity with sink, mirror, light fixture above vanity, bathtub with tile surround, shower curtain, commode, closet with mechanicals

## **Upper Level**

## **Loft                    9'4" x 17'**

Carpet floor, painted woodwork, decorative light fixture

## **Bedroom 3/ Bonus Room            13'4" x 15'9"**

Carpet floor, painted woodwork, sloped ceiling, recessed lighting, accordion shade on window, wall storage



## **School Info**

[www.ghcsd.org/](http://www.ghcsd.org/)

### **High School**

Grandview Heights High School

### **Middle School**

Larson Middle School

### **Intermediate School**

Thomas Edison Intermediate School

### **Elementary School**

Stevenson Elementary School

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

**TheColumbusTeam.com**  
**Facebook.com/TheColumbusTeam**  
**Homes@TheColumbusteam.com**

**614-888-6100**