

Welcome!



464 Canyon Dr. N.



kw CAPITAL PARTNERS
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

614-888-6100

We know Columbus Real Estate!

464 Canyon Dr. N.



DETAILS

- Cape Cod Style Home with Stone & Vinyl Exterior
- Located on a Corner Lot on the Edge of Overbrook Ravine
- Oversized Two Car Detached Garage with Attic Storage
- Three Bedrooms
- Two Full Baths
- Hardwood Floors Throughout
- Gas Log Fireplace
- Gourmet Kitchen with Custom Cabinetry - Renovated (2008)
- Stainless Steel Appliances
- Renovated Baths - 2008
- First Floor Bedroom with Full Bath
- Four Season Room
- Lower Level Bonus Room/Recreation Room with Walk-out
- 8' x 10' Bomb Shelter Circa 1961 - Access from lower level
- Secluded Screened Porch Attached to Garage
- Blue Stone Patio - 2014
- Firepit Area
- Professionally Insulated
- Nest Programable/Learning Thermostat
- Home & Garage Roof - 2013
- Forced Air Gas Furnace - 2004
- Central Air Conditioning - 2004
- Year Built - 1952
- Square Feet - 1,600 (Includes four season room & lower level bonus/recreation room)
- Lot Size - 54' x 196' (.31 acre)
- Taxes - \$6,203/yr.
- Parcel #010-0844358-00
- Columbus Schools - www.ccschools.org
- ABC Home Safe & Gas Line Warranty



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 major travel roads.

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

TheColumbusTeam.com
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ROOM DESCRIPTION

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Living Room **12' x 23'3"**

Hardwood floor, natural woodwork, crown molding, gas log fireplace, marble surround & hearth, painted wood mantle, built-in bookshelves, plantation blinds on some windows

Four Season Room **8' x 16'**

Carpet floor, knotty pine walls, exposed stone wall, ceiling fan, rolling bamboo shades on windows

Dining Area

Hardwood floor, light fixture, overhead light fixture, windows overlooking backyard, door leading to backyard

Gourmet Kitchen

Hardwood floor, white custom cabinets, soapstone countertops, glass & subway tile backsplash, stainless steel double undermount sink with disposal, decorative pendant light above sink, GE Café Series stainless steel gas range with grill, Broan Elite stainless steel range hood, GE Café Series stainless steel French door refrigerator with dispenser, Jenn Air stainless steel dishwasher, recessed lighting



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ROOM DESCRIPTION

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Bedroom **9' x 2" 13'**

Parquet wood floor, painted woodwork, crown molding, painted knotty pine walls, walk-in closet, decorative light fixture, plantation blinds on windows

Full Bath

Tile floor, pedestal sink, mirror, hanging light fixture, walk-in shower with marble tile surround & glass door, commode

Upper Level

Master Bedroom **12'8" x 16'7"**

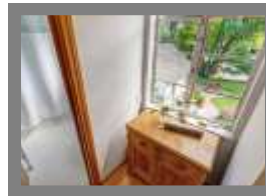
Hardwood floor, natural woodwork, dormer, walk-in closet, storage in walls, ceiling fan/light

Bedroom **12' x 18'2"**

Hardwood floor, natural woodwork, dormer, closet, ceiling fan/light, access to 8' x 16' insulated storage area

Full Bath

Polygon tile floor, retro porcelain sink with chrome stand, tilting decorative mirror, vintage light fixture, bathtub with vintage tile surround, shower curtain, built-in wall shelf, commode



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Lower Level

Laundry/Storage Area

Electric & gas washer/dryer hook-up, utility sink, work room with workbench & storage, mechanicals, access to bomb shelter

Bonus/Recreation Room 6'7" x 12'8"

Luxury vinyl floor, glass block windows, closet, ceiling fan/light, door leading to outdoors

Bomb Shelter (circa 1961) 9' x 13'

Stairs leading to shelter from laundry/storage area, gravel floor on top of concrete, relics from shelter stored in glass display cabinet in workroom

School Info

www.ccsch.us/

High School

Whetstone High School

Middle School

Dominion Middle School

Elementary School

Indian Springs Elementary School



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SURVEY

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