

# Welcome!



## 1902 Berwick Ct.



**kw** CAPITAL PARTNERS  
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

**614-888-6100**

**We know Columbus Real Estate!**



1902 Berwick Ct.



## FEATURES

- Two Story Home with Brick & Vinyl Exterior
- Located on a Cul De Sac in Kensington Place
- Two Car Attached Garage
- Three Bedrooms
- Two Full Baths & One Half Bath
- Master Suite
- Great Room with Vaulted Ceiling
- Gas Log Fireplace
- Kitchen Eating Area
- Stainless Steel Appliances
- Interior Painted - 2018
- Full Basement with Extra Course
- Sump Pump
- Forced Air Gas Furnace
- Central Air
- Whole House Humidifier
- Roof - 2012
- Year Built - 2001
- Square Feet - 1,718 (Floor plan includes and extra 2' on both sides of home)
- Lot Size - .2 acres
- Taxes - \$3,665/yr.
- Parcel #519-441-11-030-000
- HOA Fee - \$88 per year
- Delaware Schools - [www.dcs.K12.oh.us/](http://www.dcs.K12.oh.us/)
- ABC Home Warranty
- Disclosures Available on MLS

Located near numerous Delaware amenities including restaurants, shopping, entertainment & parks, including Kensington Place Park as well as Alum Creek State Park & Delaware State Park.

Easy access to major travel roads!

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

[TheColumbusTeam.com](http://TheColumbusTeam.com)  
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## ROOM DESCRIPTION

1902 Berwick Ct.

### **Great Room**                    **17'5" x 27'3"**

Carpet floor, natural woodwork, vaulted ceiling, ceiling fan/light, gas log fireplace with tile surround & hearth, natural wood mantle, natural wood plantation blinds on window, coat closet, open to kitchen dining area

### **Kitchen Dining**                **11'9" x 13'2"**

Vinyl floor, light fixture, door leading to backyard, open to great room & kitchen

### **Kitchen**

Vinyl floor, natural wood cabinets, laminate countertop, double stainless steel sink with disposal, Frigidaire stainless steel flat cooktop range, Frigidaire stainless steel built-in microwave above range, Frigidaire stainless steel refrigerator, Frigidaire stainless steel dishwasher, center island with seating & storage, pantry closet, open to kitchen dining & great room

### **Half Bath**

Vinyl floor, vanity with sink, mirror, light fixture above vanity, commode



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# ROOM DESCRIPTION

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## Upper Level

### **Master Bedroom**

**13'3" x 15'10"**

Carpet floor, natural woodwork, walk-in closet, ceiling fan/light, natural wood plantation blinds on windows

### **Master Bath**

Vinyl floor, vanity with sink, mirror, light fixture above vanity, bathtub with tile surround, commode

### **Full Bath**

Vinyl floor, vanity with sink, mirror, light fixture above vanity, bathtub with tile surround, commode

### **Bedroom #2**

**10'11" x 9'11"**

Carpet floor, natural woodwork, closet, ceiling fan/light, natural wood plantation blinds on windows

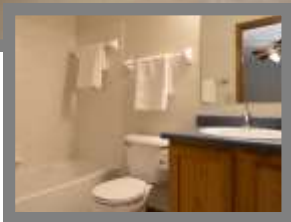
### **Bedroom #3**

**11' x 10'11"**

Carpet floor, natural woodwork, walk-in closet, ceiling fan/light, natural wood plantation blinds on windows

## Lower Level

Washer/Dryer hook-up, mechanicals, storage



## **School Info**

[www.dcs.K12.oh.us/](http://www.dcs.K12.oh.us/)

### **High School**

Delaware Hayes High School

### **Middle School**

Demsey Middle School

### **Elementary School**

Conger Elementary School



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