

Welcome!



339 E. Torrence Rd.



kw CAPITAL PARTNERS
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

614-888-6100

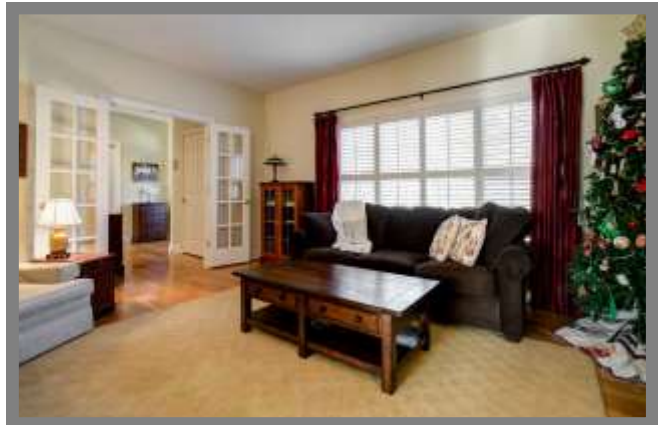
We know Columbus Real Estate!

339 E. Torrence Rd.



FEATURES

- Two Story Dutch Colonial Style New Build with Vinyl Exterior in Central Clintonville
- CS Eliot Built
- Two Car Attached Garage with extra storage space
- Four Bedrooms
- Two Full Baths & Two Half Baths
- Master Suite with bonus room
- First Floor Family Room
- Gas Log Fireplace
- Formal Living Room
- Formal Dining Room
- Butler's Pantry with Workspace Docking Station
- Hardwood Floors on Entry Level
- Maple Cabinets & Granite Countertops in Kitchen
- Screened Front Porch
- Security System
- Composite Deck with trellis
- Sump Pump
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2003
- Square Feet - 2,624
- Lot Size - 56' x 141'
- Taxes - \$9,230/yr.
- Parcel #010-260841-00
- Columbus Schools - www.ccsch.us/
- ABC Home Warranty
- Disclosures Available on MLS



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

3369 E. Torrence Rd.

Foyer

Hardwood floor, coat closet, french doors leading to formal living room and french doors leading to dining room, overhead light

Formal Living Room 13'3" x 16'

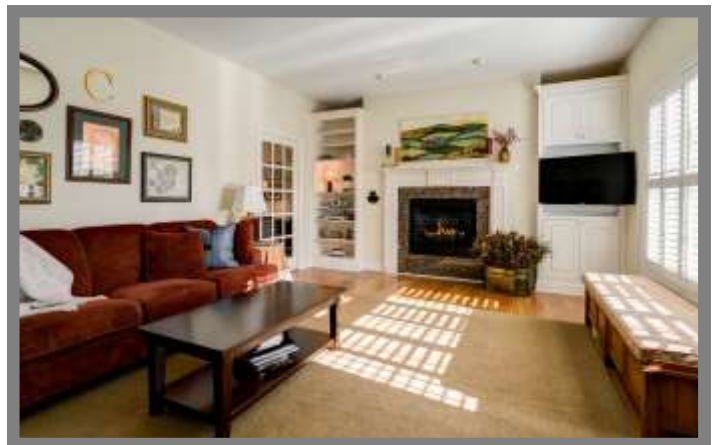
Hardwood floor, painted woodwork, pocket doors leading to family room, plantation blinds & curtains on windows

Family Room 13'7" x 18'8"

Hardwood floor, painted woodwork, gas log fireplace with granite surround, painted mantle, built-in bookshelves flanking fireplace, plantation shutters on windows, open to kitchen

Kitchen

Hardwood floors, cherry cabinets, granite countertop, travertine tile backsplash, double porcelain undermount sink, moveable island with granite countertop, Spectra electric range, built-in GE microwave above range, Frigidaire side-by-side refrigerator with dispenser, Bosch dishwasher, kitchen breakfast bar with seating, french doors leading to deck & backyard, open to family room



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ROOM DESCRIPTION

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Butler's Pantry

Hardwood floor, wall of storage cabinets, granite countertop, workspace docking station, access to dining room

Dining Room 13'8" x 9'6"

Hardwood floor, painted woodwork, overhead light fixture, stained glass window, plantation shutters on windows, access to butler's pantry

Half Bath

Hardwood floor, pedestal sink, decorative mirror, light fixture above sink, commode



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ROOM DESCRIPTION

339 E. Torrence Rd.

Upper Level

Master Bedroom **19'4" x 17'7"**

Carpet floor, painted woodwork, tray ceiling, ceiling fan/light, walk-in closet, recessed lighting, plantation shutters on windows

Master Bath

Tile floor, vanity with double sinks, decorative mirror, light fixtures above vanity, walk-in shower with tile surround and built-in bench, separate commode room, bonus closet

Bonus Room **9'10" x 8'7"**

Carpet floor, painted woodwork, recessed lighting, plantation blinds on windows (could be converted to large walk-in closet)

Bedroom #2 **10'6" x 15'6"**

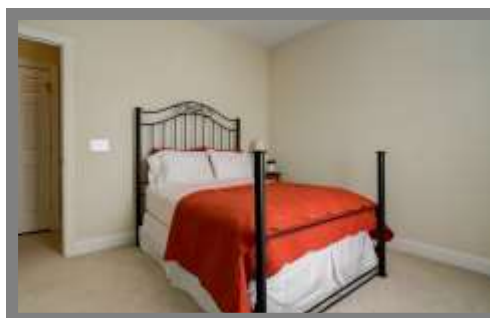
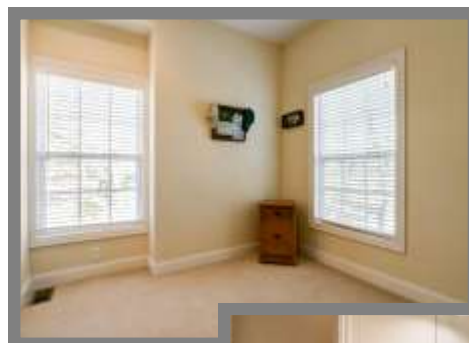
Carpet floor, painted woodwork, ceiling fan/light, closet, plantation blinds on windows

Bedroom #3 **10'9" x 11'3"**

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

Full Bath

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



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ROOM DESCRIPTION

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Bedroom #4 11'10" x 11'2"

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

Lower Level

Large Laundry Room

Hardwood floor, washer/dryer hook-up, storage cabinets, double washtub, egress window, overhead lighting

Half Bath

Tile floor, vanity with single sink, decorative mirror, light fixture above vanity, commode

Storage Room Wall of shelving. Extra storage space under the staircase.



School Info

www.ccsch.us

High School

Whetstone High School

Middle School

Dominion Middle School

Elementary School

Clinton Elementary School



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