

Welcome!



300 Canyon Dr.



kw CAPITAL PARTNERS
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

614-888-6100

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Summer views of both decks

300 Canyon Dr.



DETAILS

- Cape Cod Style Home with Aluminum Siding Exterior
- Located on a Wooded Lot
- Two Car Detached Garage Converted into an Outdoor Living Space
- Two Bedrooms
- Two Full Baths + Bonus Half Bath in Lower Level
- Hardwood Floors
- Replacement windows
- Wood Burning Fireplace
- Stainless Steel Appliances
- Kitchen Dining Area
- Entry Level Bedroom & Full Bath
- Finished Lower Level Recreation Room with Gas Log Fireplace
- Glass Block windows in lower level
- Deck Off Back of Home - 2010
- Deck Overlooking Koi Pond Behind the Garage
- Pebble Driveway - 2012
- Chimney Repaired & Repointed - 2016
- Gutters & Downspouts Replaced - 2017
- Waterproofed Basement Walls in Storage Area - 2018
- Sump Pump - 2018
- Hot Water Tank - 2018
- Forced Air Gas Furnace - 2009
- Central Air Conditioning - 2007
- Year Built - 1949
- Square Feet - 1,795 (Includes finished lower level)
- Lot Size - 60' x 219'
- Taxes - \$5,064/yr.
- Parcel #010-084324-00
- Columbus Schools - www.ccsch.us/
- Choice Home 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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Foyer

Hardwood floor, painted woodwork, crown molding, coat closet, decorative overhead light

Living Room 11'4" x 15'6"

Hardwood floor, painted woodwork, crown molding, wood burning fireplace with painted brick surround, painted wood mantle, curtains on windows, open to dining room & kitchen dining area

Dining Room 10'9" x 12'

Hardwood floor, painted woodwork, crown molding, closet, overhead light, door leading to deck & backyard

Kitchen

Hardwood floor, painted cabinets, laminate countertop, open shelving, single stainless steel sink with disposal, GE stainless steel 5-burner gas range, Frigidaire stainless steel side-by-side refrigerator with dispenser, Kitchen Aid stainless steel dishwasher, pendant lighting, pantry closet, open to Dining Area

Dining Area 7'11" x 10'4"

Hardwood floor, painted woodwork, crown molding, natural beadboard ceiling, built-in bench seating with storage



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ROOM DESCRIPTION

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Master Bedroom 11'6" x 11'2"

Carpet floor, painted woodwork, crown molding, ceiling fan/light, closet, roman shades & curtains on windows

Full Bath

Tile floor, painted beadboard walls, sink with open vanity, mirror/medicine cabinet, light fixture, walk-in shower with bench seating, shower curtain, commode, roman shade on window

Upper Level

Bedroom #2 10'10" x 31'2"

Carpet floor, painted wood paneled walls, overhead lighting, roman shades on windows

Full Bath

Tile floor, porcelain wall sink, mirror/medicine cabinet, bathtub with tile surround, built-in drawers, (3) storage closets



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ROOM DESCRIPTION

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Lower Level

Recreation Room 11'1" x 30'2"

Carpet floor, painted knotty pine walls, built-in bookshelves lining walls, gas log fireplace (2013), recessed lighting, glass block windows

Laundry Area

Washer/Dryer hook-up, single sink, folding counter, refrigerator (conveys with home), mechanicals, storage, glass block windows

Storage Area

Sump pump & water proofing (2018), wall sink, mirror, commode, work bench, additional storage

School Info

www.ccsok.us/

High School

Whetstone High School

Middle School

Dominion Middle School

Elementary School

Indian Springs Elementary School

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EXTERIOR PHOTOS

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