



# 161 LAKE BLUFF DRIVE



SUE LUSK-GLEICH &  
**THE COLUMBUS TEAM**

**KW** CAPITAL PARTNERS  
KELLER WILLIAMS.

**MARKETED BY:**  
Sue Lusk-Gleich  
614.888.6100

Homes@thecolumbusteam.com

All information is believed to be accurate but is not warranted by Seller. Room measurements are approximate.  
Copyright © 2019 Columbus Creative Design, LLC. (614) 725-5772 www.theccdtteam.com



*Columbus, Ohio 43235*



**WELCOME HOME**

## MEASUREMENTS

- ▶ Living Room 14'10" x 17'3"
- ▶ Office 11'4" x 14'
- ▶ Dining Room 13'5" x 13'7"
- ▶ Great Room 22'4" x 17'4"
- ▶ Dinette 13'8" x 15'5"
- ▶ Florida Room 14' x 20'

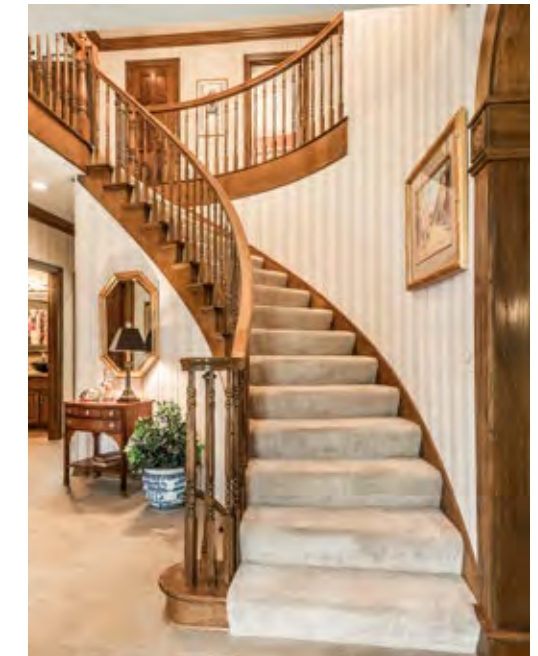
### UPPER LEVEL

- ▶ Master Bedroom 21'2" x 13'11"
- ▶ Master Sitting Room 11'7" x 16'8"

- ▶ Loft 15'9" x 18'7"
- ▶ Bedroom #1 (front) 12'6" x 11'10"
- ▶ Bedroom #2 (front) 12'8" x 12'7"
- ▶ Bedroom #3 (office) 11'2" x 13'7"

### LOWER LEVEL

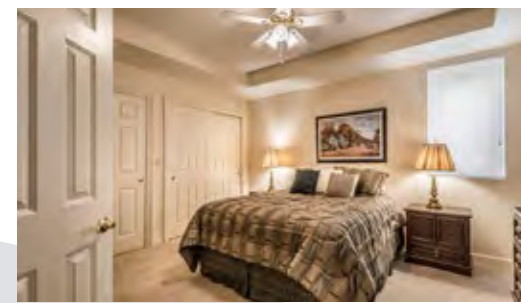
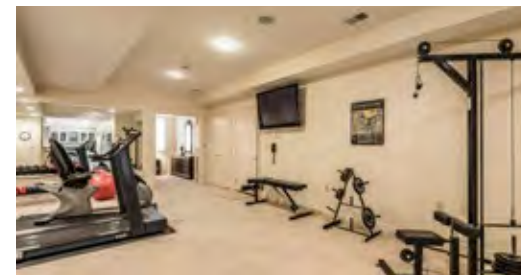
- ▶ Recreation Room 16'10" x 27'11"
- ▶ Exercise Area 15' x 24'
- ▶ Bedroom #4 14' x 12'





UPPER LEVEL

## LOWER LEVEL



## ADDITIONAL FEATURES

- ▶ Two Story, Tony Capoccia Custom Built Home with Finished Lower Level Walkout
- ▶ Overlooks Wooded Ravine & Stream
- ▶ Brick, Stucco & Stone Exterior
- ▶ Three Car Garage - Additional 1.5 Car Garage Located in Lower Level Walkout
- ▶ Five Bedrooms
- ▶ Four Full Baths & One Half Bath
- ▶ Open Floor Plan
- ▶ Custom Woodwork with Solid Mahogany Doors
- ▶ Bridal Staircase
- ▶ Three Gas Log Fireplaces
- ▶ Formal Living Room & Dining Room
- ▶ Office/Study with Built-in Bookshelves
- ▶ Gourmet Kitchen- Granite Counters, Upgraded Appliances, Center Island, Thermador, Induction Cooktop Range, Built-in Grill, (2) Double Ovens, Double Pantry, Built-in Desk & Dining Area
- ▶ Family Room with Vaulted Ceiling, Wet Bar & Floor-to-Ceiling Stone Gas Log Fireplace
- ▶ Four Season Florida Room with Skylights & Spectacular Views of Ravine
- ▶ First Floor Laundry Room, Washer and Dryer remain
- ▶ Master Suite with His & Her Walk-in Closets and Large Sitting Room
- ▶ Large Master Bath - Includes 2-person Jacuzzi Bathtub, Large Vanity Area and Separate Room with Vanity, Walk-in Shower & Commode
- ▶ Loft overlooking Family Room with Built-in Bookshelves
- ▶ Mother-in-Law/Guest Suite with Private Entrance & 1.5 Car Garage in Lower Level Walkout - Includes Family/Media Room, Gas Log Fireplace, Kitchen/Bar, Exercise Area, Bedroom with Cedar Closet, Full Bath & Storage Area
- ▶ Wood Deck & Patio Overlooking Ravine
- ▶ Roof - 2009
- ▶ (2) Furnaces - 2014
- ▶ (2) Air Conditioners - 2014
- ▶ (2) Humidifiers - 2014
- ▶ Hot Water Tank - 2016
- ▶ Dual Sump Pumps
- ▶ Sprinkler System
- ▶ Central Vacuum System
- ▶ Surround Sound System in Family Room, Living Room, Florida Room & Lower Level Family Room
- ▶ Year Built - 1988
- ▶ Square Feet - 5,900 (Includes finished lower level)
- ▶ Lot Size - .48 Acres
- ▶ Parcel #610-205393-00
- ▶ Taxes \$10,757.52
- ▶ HOA Fee - \$600/year - Includes snow removal, maintenance of entrance
- ▶ ABC Home Safe & Gas Line Warranty
- ▶ Worthington Schools – [www.worthington.k12.oh.us/](http://www.worthington.k12.oh.us/)
- ▶ Close proximity to Historic Old Worthington as well as Polaris Parkway amenities including shopping, restaurants, entertainment, High Banks Metro Park & Polaris Fashion Place
- ▶ Easy access to major travel roads, +OSU & Downtown Columbus