

3701

**OLENTANGY
BOULEVARD**



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All information is believed to be accurate but is not warranted by Seller. Room measurements are approximate.
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Columbus, Ohio 43214



WELCOME HOME

Located Adjacent to Northmoor Park overlooking the Olentangy River with mature trees, magnolias & access to the Olentangy Bike Trail. Within walking distance to restaurants, coffee shops, Farmer's Market & Whetstone Park of Roses. Easy access to downtown Columbus, OSU & major travel roads!



MEASUREMENTS

- | | | | |
|--------------------|---------------|--------------|-----------|
| ▶ Living Room | 13' x 25' | ▶ Bedroom #2 | 10' x 11' |
| ▶ Library | 9'6" x 15'6" | ▶ Bedroom #3 | 11' x 14' |
| ▶ Office | 7' x 9'6" | ▶ Bedroom #4 | 8' x 11' |
| ▶ Dining Room | 13' x 16' | | |
| ▶ Four Season Room | 11'7" x 16'9" | | |

SECOND LEVEL

- ▶ Master Bedroom 13' x 23'
- ▶ Master Closet 9' x 12'

THIRD LEVEL

- ▶ Third Floor Bedroom #5 13' x 14'3"
- ▶ Third Floor Bonus Room 13' x 13'

ADDITIONAL FEATURES

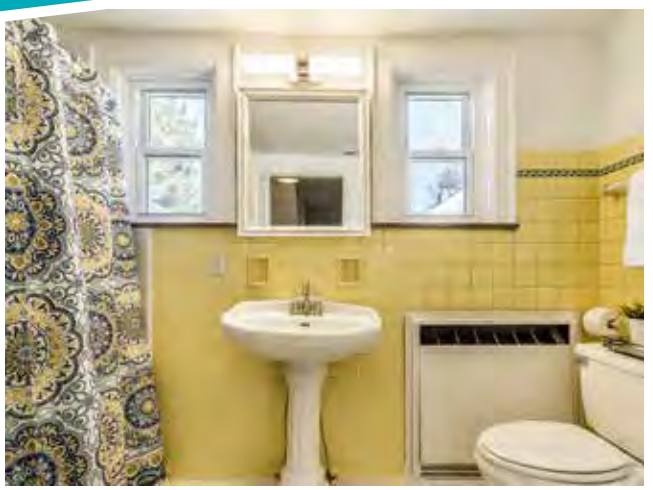
- ▶ Three Story Center Hall Dutch Colonial Home with Stone, Wood & Vinyl Exterior
- ▶ Historic Home Built by Judge Paul Herbert with Original Blueprints & Specifications
- ▶ Located in Northmoor Overlooking the Olentangy Riverfront with river access to fish, canoe, kayak and paddle board
- ▶ Attached Two Car Garage with Workshop/Potting Shed
- ▶ Five Bedrooms (Includes 3rd Floor)
- ▶ Two Full Baths & One Half Bath
- ▶ Hardwood Floors Throughout
- ▶ Two Fireplaces – Woodburning & Decorative
- ▶ Freshly Painted Interior - 2018
- ▶ Restored Interior Wood Trim
- ▶ Exterior Trim Painted - 2018
- ▶ Updated Kitchen & Baths – 2018
- ▶ Custom Made Kitchen Cabinets, Granite Counters & Eating Space
- ▶ First Floor Laundry Room
- ▶ Four Season Room – Heated Floors & Updated Leaded Glass Windows
- ▶ Library/Den with Built-in Bookshelves
- ▶ Office
- ▶ Master Suite with Large 9' x 12' Walk-in Custom Closet
- ▶ Built-in Storage in Master Bedroom, Master Bath, Full Bath & Laundry Room
- ▶ Finished 3rd Floor with Bedroom, Walk-in Closet & Bonus Room
- ▶ Security System
- ▶ Double Insulation
- ▶ Roof - 2001
- ▶ Whole House Generator – 2015
- ▶ Full Unfinished Basement with Poured Walls & Access to Driveway
- ▶ 4' x 6' Wine Cellar in Basement
- ▶ Hot Water Tank - 2014
- ▶ Boiler Radiator Heat
- ▶ Central Air Installed - 2019
- ▶ Radon Mitigation System
- ▶ French Drain & Sump Pump
- ▶ Updated Electric Outside & Inside
- ▶ Vacant lot next door is city lot, can never be built on
- ▶ Square Feet - 3,700 Sq. Ft.
- ▶ Lot Size - 100' x 150' (Double Lot)
- ▶ Built - 1925
- ▶ Parcel # 010-058991
- ▶ Columbus Schools – www.ccsosoh.us/
- ▶ Taxes -\$10,688/yr.
- ▶ Choice Home Warranty

THIRD LEVEL



EXTERIOR VIEWS





UPPER LEVEL

