

# Welcome!



## 21 E. Beaumont Rd.

SUE LUSK-GLEICH &



THE  
COLUMBUS  
TEAM

**kw** CAPITAL PARTNERS  
KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085

**614-888-6100**

**We know Columbus Real Estate!**

21 E. Beaumont Rd.



## DETAILS

- Cape Cod Style Home with Vinyl Exterior
- One Car Detached Garage
- Three Bedrooms
- One Full Bath
- Hardwood Floors
- Decorative Fireplace
- Kitchen Breakfast Nook
- Replacement Windows
- Fenced Area Between House & Garage
- Deck
- Radon Mitigation System - 2019
- Roof - 2008
- Hot Water Tank - 2010
- Forced Air Gas Furnace - 2019
- Central Air Conditioning
- Year Built - 1937
- Square Feet - 905
- Lot Size - 48' x 192'
- Taxes - \$3,702/yr.
- Parcel #010-087935-00
- Columbus Schools - [www.ccsokh.us/](http://www.ccsokh.us/)
- ABC Premier Home Warranty



*Close proximity to many Clintonville amenities including shopping, 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**  
**Facebook.com/TheColumbusTeam**  
**Homes@TheColumbusteam.com**

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## ROOM DESCRIPTION

21 E. Beaumont Rd.

### **Living Room**      **11'6" x 16'**

Hardwood floor, natural woodwork, decorative fireplace with natural wood mantle, tile hearth, ceiling fan, coat closet

### **Kitchen**

Vinyl floor, oak lower cabinets, painted upper cabinets, laminate countertop, double stainless steel sink, Frigidaire gas range, Whirlpool refrigerator, overhead light

### **Breakfast Nook**      **5'7" x 7'7"**

Vinyl floor, painted woodwork, ceiling fan/light, plantation blind on window

### **Bedroom#1**      **9'8" x 10'2"**

Hardwood floor, natural woodwork, closet, overhead light

### **Bedroom #2**      **10'7" x 10'2"**

Hardwood floor, natural woodwork, closet, overhead light, mini blinds on windows



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# ROOM DESCRIPTION

21 E. Beaumont Rd.

## **Full Bath**

Vinyl floor, pedestal sink, mirror/medicine cabinet, light fixtures, linen storage cabinet, bathtub with shower surround, shower curtain, commode

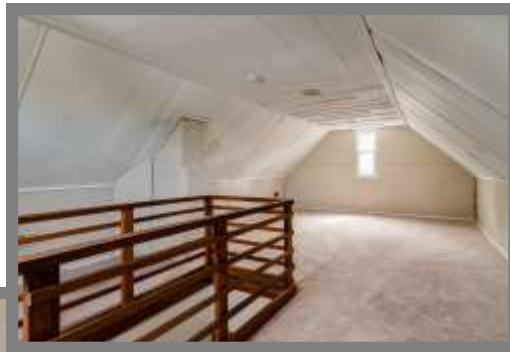
## **Upper Level**

### **Bedroom #3            14' x 26'3**

Carpet floor, painted woodwork, sloped ceiling

## **Lower Level**

Washer/dryer hook-up, mechanicals, (2) storage rooms, storage area



## **School Info**

[www.ccsbh.us/](http://www.ccsbh.us/)

### **High School**

Whetstone High School

### **Middle School**

Dominion Middle School

### **Elementary School**

Indian Springs Elementary School

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