

Welcome!



3744 Timberland Dr.

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!



3744 Timberland Dr.

FEATURES

- Two Story Home with Vinyl Exterior
- Located in Ravine at Strawberry Farms
- 2018 Winner of the Neighborhood Pride Beautiful Home Award of Strawberry Farms
- Two Car Attached Garage
- Three Bedrooms
- Two Full Baths & One Half Bath
- Master Suite
- Finished Lower Level Recreation Room
- Stainless Steel Appliances
- Wood Burning Fireplace
- Driveway - 2010 (Re-sealed 2017)
- Paver Patio
- Deck
- Fenced Backyard
- Storage Shed
- Roof, Siding & Windows - 2010
- Radon Mitigation System
- Sump Pump
- Water Softener
- Heat Pump
- Plumbed for Gas Furnace - 2007
- Central Air - 2007
- Year Built - 1986
- Square Feet - 1,545 (Includes finished lower level recreation room)
- Lot Size - 60' x 120'
- Taxes - \$3,444/yr.
- Parcel #600-203689-00
- Columbus Taxes - Westerville Schools
- Westerville Schools - www.westerville.K12.oh.us/
- Choice Ultimate Home Warranty



Conveniently located close to shopping, restaurants & entertainment in the 161/Dublin-Granville Rd. area. Minutes from Easton Town Center & Blendon Woods Metro Park as well as walking distance to Strawberry Farms Park & bike paths. 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

614-888-6100

ROOM DESCRIPTION

3744 Timberland Dr.

Foyer

Laminate floor, painted woodwork, coat closet, overhead light

Half Bath

Laminate floor, vanity with sink, mirror, light fixture, commode

Kitchen

Laminate floor, natural wood cabinets, granite tile countertop, tile backsplash, double stainless steel sink with disposal, Whirlpool stainless steel 5-burner range, Whirlpool stainless steel built-in microwave above range, Whirlpool stainless steel side-by-side refrigerator with dispenser, Whirlpool stainless steel dishwasher, center island with storage, track lighting, recessed lighting, open to dining area, plantation blinds & valances on windows

Living Room 12'6" x 19'2"

Laminate floor, painted woodwork, crown molding, woodburning fireplace with painted brick hearth & surround, natural wood mantle, recessed lighting, sliding glass door leading to deck & backyard, curtains on sliding glass door

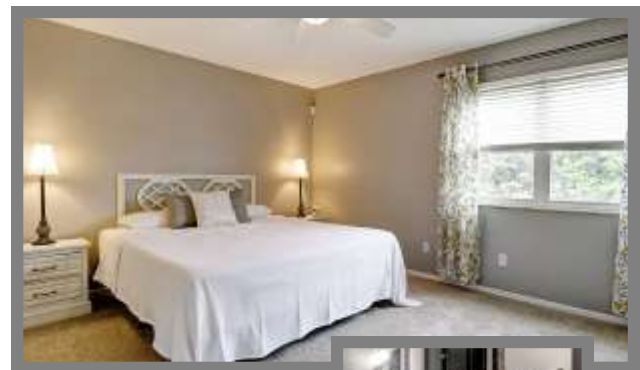
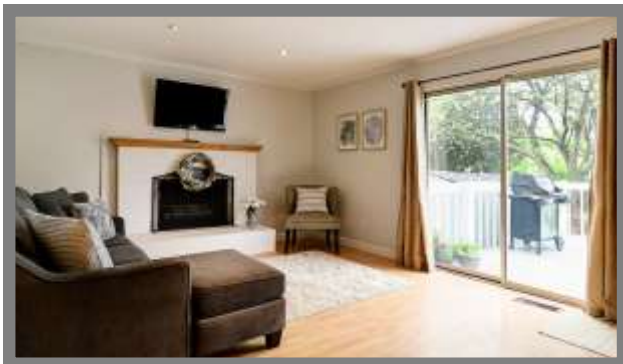
Upper Level

Master Bedroom 13'2" x 14'

Carpet floor, painted woodwork, ceiling fan/light, double closet, curtains on windows

Master Bath

Tile floor, vanity with sink, mirror/medicine cabinet, light fixture, wall storage cabinet, walk-in shower with tile surround & sliding glass door, commode



The information in this brochure is deemed reliable, but not guaranteed.

We know Columbus Real Estate!

ROOM DESCRIPTION

3744 Timberland Dr.

Bedroom #2 10'7" x 11'8"

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

Bedroom #3 9'9" x 10'4"

Carpet floor, painted woodwork, ceiling fan/light, closet, plantation blinds & curtains on window

Full Bath

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

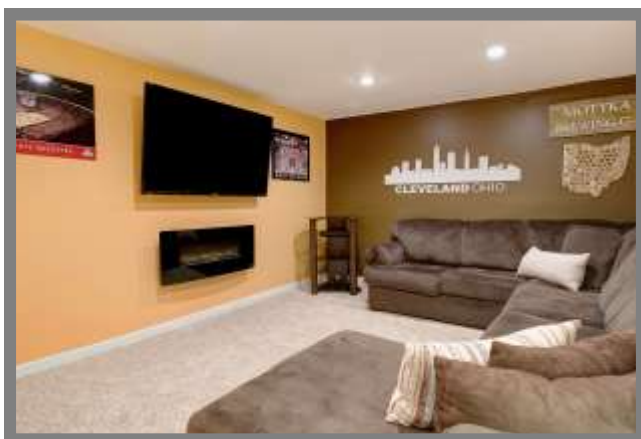
Lower Level

Recreation Room 11'5" x 18'9"

Carpet floor, painted woodwork, recessed lighting

Laundry/Mechanicals

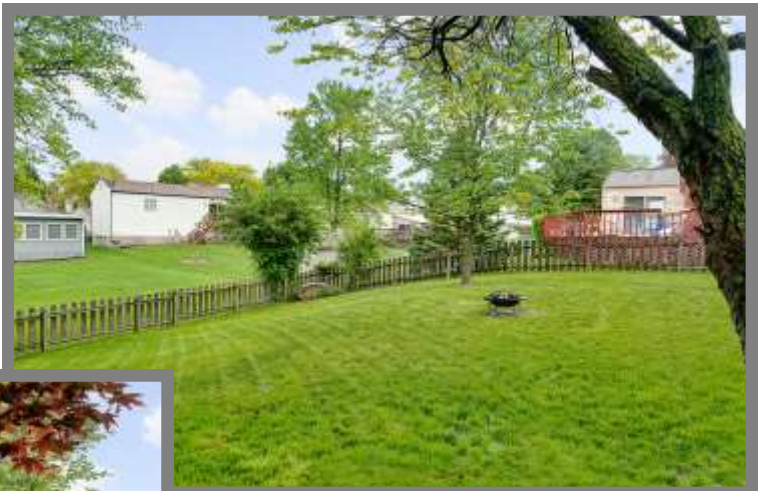
Washer/Dryer hook-up, utility sink, sump pump, radon mitigation system, water softener, mechanicals



The information in this brochure is deemed reliable, but not guaranteed.

EXTERIOR PHOTOS

3744 Timberland Dr.



The information in this brochure is deemed reliable, but not guaranteed.

We know Columbus Real Estate!



Office of the Mayor
Columbus, Ohio

CERTIFICATE of RECOGNITION

Presented to:

Julie Anne Bartel & Ryan Motyka

Recipients of the

"Neighborhood Pride Beautiful Home Award"

Strawberry Farms

June 5, 2018

On behalf of the citizens of the City of Columbus, we are pleased to recognize the home of Julie Anne Bartel & Ryan Motyka, recipients of the Strawberry Farms "Neighborhood Pride Beautiful Home Award". Selected by your neighbors during Neighborhood Pride Week, this award is evidence of your dedication to your community and a display of Neighborhood Pride. I join with the residents of Strawberry Farms and our Opportunity City in wishing you congratulations.




Andrew J. Ganther
Mayor



School Info

www.westerville.K12.oh.us/

High School

Westerville North High School

Middle School

Heritage Middle School

Elementary School

Hawthorne Elementary School

The information in this brochure is deemed reliable, but not guaranteed.

TheColumbusTeam.com
Facebook.com/TheColumbusTeam
Homes@TheColumbusteam.com

614-888-6100