

# The Columbus Team Presents:



## 4404 Marilyn Dr. Lewis Center, OH 43035

This pristine, well-cared for home is located in Piatt Meadows, nestled in the Olentangy School District. Featuring a formal living room & dining room, large family room with gas log fireplace, loft, first floor laundry, three bedrooms including an owner's suite & finished lower level recreation room. Minutes away from Alum Creek State Park & easy access to Polaris Parkway & Lewis Center amenities including shopping, restaurants & entertainment!



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# 4044 Marilyn Dr. Lewis Center, OH 43035

## Features

- Two Story Home with Vinyl Exterior
- Located in Piatt Meadows
- Two Car Attached Garage
- Three Bedrooms
- Two Full Baths & One Half Bath
- Formal Living Room & Dining Room
- Kitchen Dining Area
- Stainless Steel Appliances
- First Floor Family Room with Gas Log Fireplace
- Hardwood Floors in Foyer & Kitchen
- First Floor Laundry
- Loft
- Owner's Suite
- Finished Lower Level Recreation Room - New Carpet & Freshly Painted in 2020
- Washer & Dryer Convey with Home
- Deck
- Concrete Driveway - 2009
- Roof - 2009
- Sump Pump - 2008
- Water Softener Conveys with Home
- Hot Water Heater - 2018
- Forced Air Gas Furnace
- Central Air Conditioning - 2013
- Year Built - 1999
- Square Feet - 2,434 (Includes finished lower level recreation room)
- Parcel# 418-340-03-026-000
- Taxes - \$5,931/yr.
- HOA Fees - \$300/yr. (Includes common areas, entrance & ponds)
- Lot Size - .24 Acres
- Olentangy Schools - [www.olentangys.k12.oh.us](http://www.olentangys.k12.oh.us)
- Property Disclosures Available on MLS
- Home Service Plan of Ohio Warranty

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

## Room Dimensions

- Living Room 11' x 13'
- Dining Room 10' x 11'
- Family Room 16' x 20'
- Owner's Bedroom 12' x 15'
- Bedroom #2 10' x 11'
- Bedroom #3 10' x 11'
- Lower Level Rec Room 11.5' x 24'



**KW** CAPITAL PARTNERS

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