

# The Columbus Team Presents:



## 237 E. Arcadia Ave. Columbus, OH 43202

This charming two story home is located in the heart of south Clintonville. Featuring hardwood floors, formal living room & dining room, first floor family room, replacement windows & updated full bath. Minutes away from Old North & Clintonville amenities including restaurants, shopping, coffee shops, Farmer's Market, Glen Echo Park, Tuttle Park Recreation Center & Olentangy Bike Trail. Easy access to COTA bus-line, OSU, major travel roads as well as downtown Columbus!



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THECOLUMBUSTEAM



# 237 E. Arcadia Ave. Columbus, OH 43202

## Features

- Two Story Home with Wood Siding Exterior
- Two Bedrooms
- One Full Bath - Updated 2020
- Hardwood Floors
- Formal Living Room & Dining Room
- First Floor Family Room
- (2) Decorative Fireplaces
- Replacement Rosati Windows
- Custom Rosati Front Door
- Entry Level Interior Painted - 2020
- Exterior Painted - 2020
- Fenced Yard
- Storage Shed
- Washer & Dryer Convey with Home
- Hot Water Heater - 2020
- Forced Air Gas Furnace
- Central Air Conditioning - Updated 2020
- Year Built - 1925
- Square Feet - 1,312
- Parcel# 010-006064-00
- Taxes - \$3,148/yr.
- Lot Size - 36' x 62'
- Columbus Schools - [www.ccsloh.us/](http://www.ccsloh.us/)
- Property Disclosures Available on MLS

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

## Room Dimensions

Living Room	12' x 20'
First Floor Family Room	9'7" x 15'7"
Bedroom #1	11'11" x 19'8"
Bedroom #2	10'11" x 12'1"



# KW CAPITAL PARTNERS

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