The Columbus Team Presents:

896 Mendes Ct. Columbus, OH 43235

Natural sunlight abounds in this beautiful and well cared for property located in the Reserve at Linworth. Featuring three bedrooms, three full baths, great room with a gas log fireplace & dining space, sunroom, first floor owner's suite, first floor laundry, lower level recreation room, lower level bedroom with full bath, large storage/work room & deck overlooking a stream. Conveniently located near Bethel Road amenities including shopping, restaurants & entertainment. Easy access to the Olentangy Bike Trail, OSU, downtown Columbus & major travel roads!

LET'S CHAT!

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THECOLUMBUSTEAM

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Features

- One Story Home with Stucco & Stone Exterior
- Located in the Reserve at Linworth Overlooking a Stream
- Lower Level Walk-out
- Two Car Attached Garage
- Three Bedrooms
- Three Full Baths
- Great Room with Gas Log Fireplace & Dining Space
- Sunroom
- Granite Counters in Kitchen
- Dining/Sitting Area off of Kitchen
- First Floor Owner's Suite
- First Floor Laundry
- Hardwood Floors in Entry, Kitchen & Entry Level Bedroom
- Carpet on Entry Level - 2020
- Lower Level Recreation Room with Access to Deck
- Lower Level Bedroom & Full Bath
- Large Storage Area/Workshop
- Deck
- Sump Pump
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2004
- Square Feet - 2,518 (Includes lower level recreation room & bedroom)
- Parcel# 475-269902-00
- Taxes - $6,141/yr.
- HOA Fee - $125/Month. Includes: Lawn care, landscape, entrance maintenance, exterior window cleaning spring/fall & snow removal
- Columbus Schools - **www.ccsoh.us/**
- Property Disclosures Available on MLS

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

Room Dimensions

Great Room	17'1 x 21'
Sunroom	12'1 " x 11'3"
Owner's Bedroom	12'11" x 15'11"
Entry Level Bedroom	12' x 12'1"
Lower Level Rec Room	18' x 21'
Lower Level Bedroom	12'10" x 13'6"

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