

# The Columbus Team Presents:



## 4494 Raccoon Dr. Columbus, OH 43230

Location! Location Location! This adorable ranch style home is located in family friendly Creek Ridge. Columbus Taxes - Westerville Schools. Featuring a great room & kitchen with vaulted ceilings, kitchen dining space, three bedrooms, two full baths, first floor owner's suite & patio. Minutes away from Easton Town Center, restaurants, entertainment & Blendon Woods Metro Park. Easy access to bike/wailing trail & major travel roads!

LET'S CHAT!

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THECOLUMBUSTEAM



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## Features

- One Story Ranch with Vinyl Exterior
- Located in Creek Ridge
- Two Car Attached Garage
- Insulated Garage Door - 2015
- Three Bedrooms
- Two Full Baths
- Vaulted Ceilings in Great Room & Kitchen
- Owner's Suite
- Granite Counters in Kitchen
- Kitchen Dining Space
- Updated Baths
- Replacement Windows
- Interior Painted - 2019
- Carpet in Bedrooms - 2020
- Laminate Flooring in Great Room & Kitchen - 2018
- Concrete Patio - 2017
- Driveway Re-Blacktopped - 2020
- Roof - 2012
- Storage Shed
- Washer & Dryer Convey with Home
- Sump Pump
- Forced Air Gas Furnace - 2005
- Central Air Conditioning - 2010
- Warranty on Steel Beams - (10 years remaining)
- Year Built - 1989
- Square Feet - 1,192
- Columbus Taxes - Westerville Schools
- Parcel# 600-213629-00
- Taxes - \$2,960/yr.
- Westerville Schools - [www.westerville.K12.oh.us](http://www.westerville.K12.oh.us)
- Property Disclosures Available on MLS



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

## Room Dimensions

- **Great Room** 16'7" x 18'2"
- **Owner's Bedroom** 12'11" x 13'7"
- **Bedroom** 9' x 9'11"
- **Bedroom** 11'11" x 9'1"

# KW CAPITAL PARTNERS

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