

The Columbus Team Presents:



51 E. Weber Rd. Columbus, OH 43202

Beautiful classic home, circa 1923, located in South Clintonville, offers majestic views to the Walhalla Ravine. Enjoy meticulous renovations throughout with notable design elements honoring the original architecture of the property & excellent maintenance over time. Features include hardwood floors, wood burning stove, professional kitchen renovation & open loft with skylights. Premium replacement windows, updated 50-year roof & copper rounded gutters, updated mechanicals including on demand hot water heater & 200 AMP electric will exceed expectations. Minutes away from Clintonville amenities including restaurants, shopping, coffee shops, Farmer's Market, Whetstone Park of Roses & Olentangy Bike Trail. Easy access to bus-line, OSU, major travel roads as well as Downtown Columbus.

LET'S CHAT!



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Features

- Two Story Home with Vinyl Exterior
- Two Bedrooms (Original floor plan offered 3 Bedrooms. Renovations opened floor plan to now feature a loft with vaulted ceiling.)
- One Full Bath
- Hardwood Floors Throughout
- Natural Woodwork Throughout
- Stained Glass Window in Dining Room
- Renovated Kitchen with by Dave Fox - 2016. Premium Appliances Stay with Home.
- Open Loft with Skylights - Potential Office
- Wood Burning Stove
- Replacement Windows
- Stackable Washer & Dryer Stay with Home
- Slate-Look Composite Roof with (2) Solar Fans - 2008. (Offering a 50 yr. rating)
- 6" Copper Rounded Gutters
- Paver Patio
- Glass Block Windows in Basement
- Tankless Hot Water Tank - 2015
- 200 AMP Electric Service - 2017
- Forced Air Gas Furnace - 2011
- Central Air Conditioning - 2011
- Year Built - 1923
- Square Feet - 1,144
- Parcel# 010-063731-00
- Taxes - \$3,576/yr.
- Lot Size - 38' x 58'
- Columbus City Schools - www.ccschools.us/
- Property Disclosures Available on MLS
- Home Service Plan of Ohio in place

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

Room Dimensions

Living Room	12'2" x 18'
Dining Room	11'7" x 12'7"
Loft	10'10" x 18'7"
Bedroom	10' x 12'2"
Bedroom	10'8" x 11'7"



KW CAPITAL PARTNERS

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