

The Columbus Team Presents:



255 Sunset Cove Columbus, OH 43202

Serenity in the city! This spacious condo is located in the heart of Clintonville at The Cove at Olentangy Pointe with beautiful riverfront views & greenspace. Featuring an eat-in kitchen with granite counters & stainless steel appliances, updated flooring throughout, two en suite bedrooms with walk-in closets, second floor laundry, patio, one car detached garage + one parking space, fitness center & community swimming pool. Direct access to the Olentangy Bike/Walking Trail. Minutes away from Clintonville & Old North amenities including restaurants, shopping, coffee shops, Farmer's Market, Whetstone Park of Roses & Tuttle Park Community Center. Easy access to COTA bus-line, OSU, major travel roads as well as Downtown Columbus!



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Features

- Two Story Condo with Brick & Vinyl Exterior
- Located at The Cove at Olentangy Pointe
- Riverfront Views & Access To Olentangy Bike/Walking Trail
- One Car Detached Garage + One Parking Space
- Two Bedrooms
- Two Full Baths & One Half Bath
- Granite Counters & Stainless Steel Appliances
- Eat -in Kitchen
- En Suite Baths & Walk-in Closets in Both Bedrooms
- Second Floor Laundry
- Interior Painted - 2019 & 2020
- Carpet on Upper Level - 2020
- Pergo Flooring on Entry Level - 2020
- Ecobee Smart Thermostat - 2020
- Patio
- Community Swimming Pool & Fitness Center
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 1999
- Square Feet - 1,245
- Parcel# 010-277071-00
- Taxes - \$3,905/year
- HOA Fees - \$272/month. Includes common areas, exterior building maintenance, insurance, lawn care, sewer, snow removal, trash & water.
- Columbus City Schools - www.ccsch.us/
- Property Disclosures Available on MLS

Room Dimensions

Living Room	12'10" x 18'1"
Bedroom #1	12'7" x 12'2"
Bedroom #2	11'4" x 12'11"

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



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