

The Columbus Team Presents:



56 Acton Rd. Columbus, OH 43214

Modern meets traditional! This gorgeous, meticulously updated home is located steps away from the Whetstone Park of Roses in the heart of Clintonville. Featuring an open concept entry level, four bedrooms, two updated full baths & half bath, first floor laundry, versatile finished third floor walk-up that could serve as a fourth bedroom, family room or office and paver deck with bar & privacy screen. Minutes away from Clintonville amenities including restaurants, shopping, coffee shops, Farmer's Market, Olentangy Bike Trail. Easy access to COTA bus-line, OSU, major travel roads as well as Downtown Columbus!



Sue Lusk-Gleich
614-419-3100
Sue@Thecolumbusteam.com



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Features

- 2 1/2 Story Home with Vinyl Exterior
- Two Car Detached Garage - New Garage Door 2019
- Four Bedrooms
- Two Full Baths & One Half Bath
- Open Concept Floor Plan on Entry Level
- Refinished Hardwood Floors - 2016
- Wood Burning Fireplace
- Stainless Steel Appliances - Smart Fridge 2020
- Replacement Windows
- Updated Baths
- Lower Level Full Bath Added - 2016
- First Floor Laundry Room - Washer/Dryer Convey with Home
- Finished Third Floor Walk-up with Mitsubishi Mini Split Heating/AC - 2015
- Paver Deck with Bar Seating & Privacy Screen & low voltage lighting - 2017
- Privacy fenced & landscaped yard - 2019
- New Main Water Line - 2018
- Sump Pump - 2016
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 1925
- Square Feet - 2,100 (Includes 3rd Floor Walk-up)
- Parcel# 010-0072333-00
- 2020 Taxes - \$7,200/yr.
- Lot Size - 50' x 130'
- Columbus City Schools - www.ccsok.us/
- Home Service Plan of Ohio Home Warranty in place

Room Dimensions

Living Room	13'5" x 25'3"
Dining Room	12'5" x 14'5"
Bedroom	10'3" x 12'5"
Bedroom	12'5" x 13'5"
Bedroom	12'5" x 10'11"
Upper Level	15'3" x 28'5"



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

KW CAPITAL PARTNERS

KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085



THECOLUMBUSTEAM.COM

614-888-6100

Homes@TheColumbusTeam.com

