

The Columbus Team Presents:



904 Mendes Ct. Columbus, OH 43235

Natural sunlight abounds in this beautiful & well-cared-for home located in the Reserve at Linworth. Custom built by Cugini & Capoccia, this one owner home features three bedrooms, three full baths, a 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/workroom & 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!



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THECOLUMBUSTEAM

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Features

- One-Story Home with Stucco & Stone Exterior
- Custom built by Cugini & Capoccia and offered by the original owner
- Located in the Reserve at Linworth Overlooking a Stream
- Lower Level Walk-out
- Two-Car Attached Garage
- Three Bedrooms
- Three Full Baths
- Open Concept Floor Plan
- Formal Dining Room
- Hardwood Floors in Foyer & Kitchen
- Granite Countertops in Kitchen
- Great Room with Gas Log Fireplace & Dining Space
- Sunroom/Office
- First Floor Owner's Suite
- First Floor Laundry
- Lower Level Recreation Room with Access to Patio
- Lower Level Bedroom & Full Bath
- Large Lower Level Storage Area
- Sump Pump
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2005
- Square Feet - 2,857 (Includes lower level recreation room, bedroom & full bath)
- Parcel# 475-269900-00
- Taxes - \$7,189/yr.
- HOA Fee - \$125/Month. Includes: Common area, irrigation, lawn care, snow removal & exterior window cleaning spring/fall
- Columbus 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

Dining Room	14'2" x 14'3"
Great Room	19' 5" x 21'3"
Sunroom	11'2" x 12'7"
Owner's Suite	12'7" x 16'7"
Entry Level Bedroom	12' x 12'1"
Lower Level Rec Room	20'6" x 26'
Lower Level Bedroom	12'6" x 13'5"



KW CAPITAL PARTNERS

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