

# The Columbus Team Presents:



## 289 Girard Rd. Columbus, OH 43214

Larger than it looks! Welcome to this spacious ranch style home in the Clintonville/Beechwood area, built in 2006 with handicap accessible components. Featuring vaulted ceilings throughout entry level, great room with gas log fireplace & hardwood floors, three bedrooms, three full baths (one handicap accessible), kitchen dining space, granite counters & breakfast bar with seating, lower level recreation room + bonus room & full bath. Both the garage and a deck are equipped with a wheelchair ramp. Minutes away from Clintonville & Worthington amenities including restaurants, shopping, coffee shops, Historic Downtown Worthington, Farmer's Markets, Whetstone Park of Roses & Olentangy Bike Trail. Easy access to COTA bus-line, OSU, major travel roads as well as downtown Columbus!



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## Features

- One-Story Ranch Home with Vinyl & Brick Exterior
- Two- Car Attached Garage - Equipped with Ramp
- Three Bedrooms
- Three Full Baths (One handicap accessible full bath)
- Great Room with Gas Log Fireplace
- Vaulted Ceilings Throughout Entry Level
- Hardwood Floors in Great Room & Hall
- Granite Counters & Breakfast Bar with Seating in Kitchen
- Kitchen Dining Space
- Owner's Suite with Jacuzzi Tub & (2) Walk-in Closets with Elfa Shelving
- Finished Lower Level Recreation Room, Bonus Room & Full Bath
- Carpet on Entry Level - 2019
- Carpet in Lower Level - 2020
- Deck equipped with Ramp - Painted 2020
- Back-up Generator
- (2) Sump Pumps - (1) with battery back-up. Both sump pumps are connected to the backup generator - 2019 & 2020
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2006
- Square Feet - 2,230 Includes lower level recreation room & bonus room.
- Lot Size - 40' x 120'
- Parcel # - 010-110280-00
- Taxes - \$4,082/yr.
- Home Service Plan of Ohio Home Warranty
- Columbus Schools - [www.ccschools.org](http://www.ccschools.org)
- Property Disclosures Available on MLS

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

## Room Dimensions

Great Room	18'7" x 19'
Owner's Suite	14' x 14'
Bedroom	9'11" x 12'3"
Bedroom	9'11" x 12'3"
Lower Level Recreation Room	13'5" x 22'
Lower Level Bonus Room	13'7" x 18'



**KW** CAPITAL PARTNERS  
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