

# The Columbus Team Presents:



## 5526 Olympic Way Westerville, OH 43082

Welcome to this beautiful home located in Highland Lakes. Featuring a formal living room & dining room, open concept kitchen & family room, gas log fireplace, three-season room, first-floor laundry room, owner's suite, finished lower level recreation room + bonus room, 2-tiered deck & stone patio. Conveniently located near Westerville/Polaris Parkway amenities including shopping, restaurants & entertainment. Minutes away from Polaris Fashion Place, Alum Creek State Park, Hoover Reservoir & Historic Downtown Westerville!

LET'S CHAT!



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**HC**

THE COLUMBUS TEAM



# 5526 Olympic Way Westerville, OH 43082

## Features

- Two-Story Home with Brick & Stucco Exterior
- Located in Highland Lakes
- Two-Car Attached Garage - Garage Door (2017)
- Four Bedrooms
- Two Full Baths & One Half Bath
- Formal Living Room & Dining Room
- Open Concept Kitchen & Family Room
- Gas Log Fireplace
- Granite Counters
- Kitchen Cabinet Refacing - 2017
- Three Season Room - 2016
- First Floor Laundry Room
- Owner's Suite
- Finished Lower Level Including Recreation Room + Bonus Room
- New Carpet - Upper Level (2017), Entry Level (2019)
- Replacement Windows - 2008
- 2-Tiered Deck
- Stone Patio
- Roof - 2009
- Electric Vehicle Charger - 2020
- Hot Water Heater - 2009
- Sump Pump - 2014
- Whole House Humidifier - 2020
- Forced Air Gas Furnace - 2018
- Central Air Conditioning - 2018
- Year Built - 1996
- Square Feet - 3,360 (Includes finished lower level recreation room + bonus room.)
- Parcel# 16-317-230-04-076-000
- Taxes - \$8,106/year
- HOA Fees - \$250/yr. Includes maintenance of common areas
- Olentangy Schools - [www.olentangy.K12.oh.us/](http://www.olentangy.K12.oh.us/)
- Disclosures Available in MLS



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

# KW CAPITAL PARTNERS

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