

# The Columbus Team Presents:



## 74 W. Weisheimer Rd. Columbus, OH 43214

Modern meets classic! Welcome to this charming, meticulously updated Cape Cod style home located in the heart of Beechwold/Clintonville. Featuring an open concept living room, dining space & kitchen, refinished hardwood floors throughout, two wood-burning fireplaces, updated kitchen with quartz countertops, stainless steel appliances & built-in window seat, upper-level primary suite, finished lower level recreation room & paver patio overlooking a gorgeous backyard. Minutes away from Beechwold/Clintonville amenities including restaurants, shopping, coffee shops, Farmer's Market, 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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THE COLUMBUS TEAM

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## Features

- Cape Cod Style Home with Stone Exterior
- One-Car Detached Garage
- Three Bedrooms
- Two Full Baths
- Open Concept Living Room, Dining Space & Kitchen
- Refinished Hardwood Floors Throughout
- Two Wood Burning Fireplaces
- Updated Kitchen with Quartz Countertops, Stainless Steel Appliances & Built-in Window Seat with custom cushions
- Upper-Level Primary Suite
- Finished Lower Level Recreation Room with Wood Burning Fireplace + Bonus Room with Potential to Finish
- Recessed lighting added to 1st floor
- Professionally landscaped property including custom planters, garden beds & newly planted trees
- New brick walking path and back steps
- Paver patio
- French drain added on the west side of the home
- Glass block windows
- Sprinkler System
- Radon Mitigation System
- Forced Air Gas Furnace
- Central Air Conditioning
- Cedar Shake added to dormers
- Professional restoration & tuckpointing to the stone exterior with copper cap added to bay window
- Copper Gutters & Flashing
- Lawn Mower & Snow Blower to remain
- Year Built - 1941
- Square Feet - 2,000 (Includes finished lower level recreation room)
- Parcel #010-086300-00
- Taxes - \$6,651/yr.
- Lot Size - 50' x 155'
- Columbus Schools - [www.cshoh.us/](http://www.cshoh.us/)
- Property Disclosures Available on MLS



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

## KW CAPITAL PARTNERS

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