

# The Columbus Team Presents:



## 46 Ironclad Dr. Columbus, OH 43213

Welcome to this beautiful, spacious condominium located in Ironwood Condominiums. Featuring an open concept living room, dining room & kitchen with vaulted ceilings, two-sided gas log fireplace, breakfast room, sunroom, den/bedroom, breakfast room, first-floor primary suite, first-floor laundry, upper-level guest suite & private patio. Conveniently located near Reynoldsburg amenities including shopping, restaurants & entertainment. Easy access to major travel roads!

LET'S CHAT!



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THE COLUMBUS TEAM

# 46 Ironclad Dr. Columbus, OH 43213

## Features

- Two-Story Condominium with Stone & Stucco Exterior
- Located in Ironwood Condominiums
- Two-Car Attached Garage
- Three Bedrooms
- Three Full Baths
- Open Concept Living Room, Dining Room & Kitchen
- Vaulted Ceilings
- Two-Sided Gas Log Fireplace
- Breakfast Room
- Sunroom
- Den/Bedroom
- First-Floor Primary Suite
- Upper-Level Guest Suite
- First-Floor Laundry
- Updated Kitchen with White Cabinets, Granite Counters & Stainless Steel Appliances
- Bamboo Flooring Throughout Main Living Area
- Replacement Windows - 2020
- Roof - 2020
- Private Patio
- Community Clubhouse, Swimming Pool & Fitness Facility
- Forced Air Gas Furnace - 2016
- Central Air Conditioning - 2016
- Year Built - 2001
- Square Feet - 2,060 (Includes breakfast room that is not included on the Franklin County Auditor site)
- Parcel# 010-258659-00
- Taxes - \$3,607/year
- HOA Fees - \$358/month. Includes: Exterior building maintenance, insurance, irrigation, lawn care, recreation, sewer, snow removal, trash & water.
- Columbus Schools - [www.ccssoh.us](http://www.ccssoh.us)
- Disclosures Available in MLS

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



## Room Dimensions

Living Room	13'10" x 19'3"
Dining Room	11'5" x 8'11"
Breakfast Room	8'6" x 14'
Sunroom	10'6" x 12'3"
Bedroom/Den	11'10" x 12'9"
Primary Suite	12'3" x 18'
Upper-Level Guest Suite	13' x 18'2"

**KW** CAPITAL PARTNERS

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