

# WELCOME



## 2734 YORK RD. Upper Arlington, OH 43221

Fabulous location! Welcome to this beautifully maintained two-story home located in a Upper Arlington. Featuring a formal living room with fireplace, large updated kitchen, kitchen dining space, first-floor den, primary suite & private backyard. Minutes away from Upper Arlington amenities including shopping, restaurants, parks & entertainment. Enjoy convenient access to the Upper Arlington Library, Northam Park, Tremont Center, Kingsdale Shopping Center, OSU, Downtown Columbus, and major travel roads.  
This lovely home is a must see!



PRESENTED BY

Mary Allen  
614-419-3239

Mary@TheColumbusTeam.com



# 2734 YORK RD.

Upper Arlington, OH 43221

## FEATURES

- Two-Story Home with Vinyl Exterior
- One-Car Detached Garage
- Three Bedrooms
- Two Full Baths & One Half Bath
- Formal Living Room with Decorative Fireplace
- Updated Kitchen with Large Center Island, Granite Countertops & Stainless Steel Appliances
- Kitchen Dining Space
- First-Floor Den
- Primary Suite with Walk-in Closet
- Lower Level Recreation Room
- Crawl Space Encapsulated - 2024
- Carpet on Upper Level - 2021
- Rosati Replacement Windows Throughout
- Updated Exterior Doors - 2022
- Updated Electrical Panel
- Brick Paver Patio
- Sump Pump
- 50-Gallon Hot Water Heater - 2020
- Forced Air Gas Furnace
- Central Air Conditioning
- New Garage Door opener - 2019
- New Chimney Liner - 2018
- Year Built - 1936
- Square Footage - 1,807
- Lot Size - 60' x 104'
- Parcel # 070-001210-00
- 2023 Taxes - \$11,290/year
- Upper Arlington Schools  
<https://www.uaschools.org/>
- Disclosure Available on MLS



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

**kw** CAPITAL PARTNERS  
KELLERWILLIAMS. 100 E. Wilson Bridge Rd. Worthington, OH 43085

**THE COLUMBUS TEAM**

THECOLUMBUSTEAM.COM  
614-888-6100

Homes@TheColumbusTeam.com