



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 2404 Clarkston Lane, Columbus, OH 43232  
**Unit/Suite #:**

**List Price:** \$99,000  
**Original List Price:** \$112,000  
**Showing Start Date:** 11/09/2019  
**Days On Market:** 24  
**Possession:** Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	3	1	0	0	0	1	1	0	0	0	0
Down 1	0	0	1	0	0	0	0	0	0	0	0
Down 2	0	0	0	0	0	0	0	0	0	0	0
Totals	3	1	1								

**Location**

**Subdiv/Cmplx/Comm:** School District: COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None  
**Directions:** E. Livingston to Courtright Rd. Right on to Clarkston Rd. and right on to Clarkston Lane.

**Characteristics**

**SqFt Documented:** 836  
**SqFt ATFLS:** 836  
**Parcel #:** 010-149955  
**County:** Franklin

**Doc SqFt Src:** Realist  
**ATFLS Source:** Realist  
**Tax District:** 010  
**Comm Dev Chrg:** No

**Acreage:** 0.21  
**Lot Size (Front):**  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** Closing

**Lot Size (Side):**  
**Year Built:** 1971  
**Built Prior to 1978:** Yes  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 950 **Tax Year:** 2019

**Addl Acc Conditions:** None Known  
**Complex/Sub Amenities:**  
**Tenant Occupied:** No

**HOA/COA Y/N:** No  
**HOA/COA Fee:** Per:  
**HOA /COA Cntct Name/Phone:** /  
**HOA/COA Fee Includes:**  
**HOA/COA Transfer Fee:** Reserve Contribution:

**Features**

**Air Conditioning:**  
**Heating:**  
**Bsmt:** Yes **Desc:** Full  
**Foundation:** Other  
**Exterior:** Vinyl Siding  
**Rooms:** 1st Flr Owner Suite,LL Laundry,Eat Space/Kit,Family Rm/Non Bsmt  
**Parking:** 2 Off Street,On Street  
**Garage/EnclosdSpaces:** 0  
**Interior Amenities:**

**Accessibility Features Y/N:** No

**Alternate Uses:**  
**Fireplace:**  
**Lot Characteristics:**  
**Exterior Amenities:**

**Warranty:**  
**New Financing:**  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:**  
**Tax:**

**Property Description:** Beautiful remodeled home with huge yard! Everything is brand new. New carpet, new hardwood floors, new kitchen (look into it from the family room through cut out!), nice sized rooms, one full bath on the first floor with new fixtures, 1 half bath in the basement. The basement has 2 rooms - perfect for entertaining! Washer and dryer hookup there too! This is a perfect home for anyone looking to be close to shopping and restaurants. Why build when this is completed already? Don't miss your opportunity to own your own home. This could be it.

**Dir Neg w/Sell Perm:** No

**December 01, 2019**

**Prepared by:** Andrew A Balalovski

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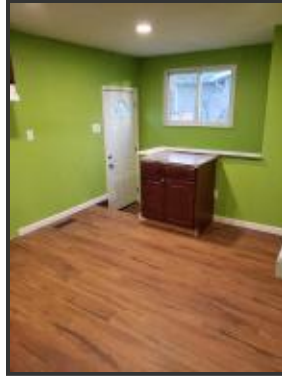
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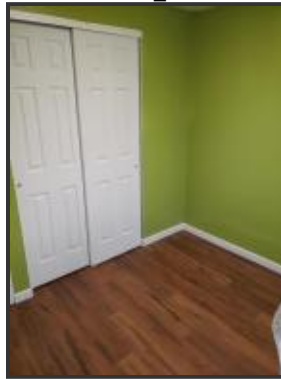
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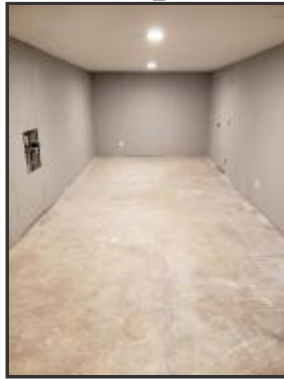
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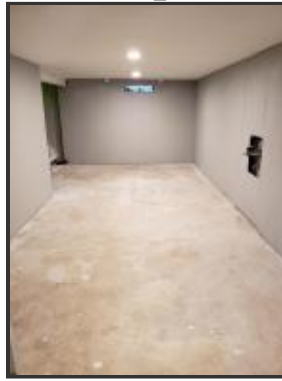
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