Customer 1-Page Full	Residential-Single Family Freestanding									MLS# : 222017054					
		Status: Acti Style: Cape Address: 305 Mcnaug Unit/Suite #	Oi Da	List Price: \$390,000 Original List Price: \$395,000 Days On Market: 630 Possession: Closing											
			BR	FB	ΗВ	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec		
		Up 2	1		0	0	0	0	0		0	0	0		
	and and the second	Up1	0	0	0	0	0	0	0	0	0	0	0		
		Entry Lvl	1	1	0	1	0	1	1	0	0	1	0		
In the second	Contraction of the second	Down 1	0	0	0	0	0	0	0	0	0	0	0		
A STATE OF THE STA	A TO AND THE AREA	Down 2	0	0	0	0	0	0	0	0	0	0	0		
and the second sec	2-	Totals	2	1	0										
Subdiv/Cmplx/Comm: Scho Directions: Showing Considerations: Characteristics SqFt Documented: 1,430 SqFt ATFLS: 1,430	Doc SqFt Src: Realist	Acreage	3				Lot	orp Lim: Size (Si r Built: 2	<b>de):</b> 68		Iow	nship: No	one		
Parcel #: 550-262379 County: Franklin	Tax District: 550 Comm Dev Chrg: No	Mult Pare Assessm	Lot Size (Front): 192 Mult Parcels/Sch Dis: Assessment: Possession: Closing					Built Prior to 1978: Yes Tax Abatement: No Abatement End Date: Taxes (Yrly): 2,913 Tax Year: 2021							
Addl Acc Conditions: None Known Cmplex/Sub Amenities: Tenant Occupied: Yes		HOA/COA Y/N: No HOA/COA Fee: Per: /													
- /			DA/COA Fee Includes: DA/COA Transfer Fee:				Reserve Contribution:								
Features Air Conditioning:	Δεσ	ssibility Fostur	as V/	<b>N•</b> N	0			Warra	ntv						
Heating:		Accessibility Features Y/N: No					New Financing:								
Bsmt: Yes Desc: Crawl; Full		Alternate Uses:				New Construction: No									
Foundation: Block Exterior:		Fireplace: Lot Characteristics:					Approx Complete Date: Manufactured Housing Y/N: No								
Rooms:		Exterior Amenities:					Manufactured Housing 17N. No								
Parking: 2 Car Garage, Detached Garage		ter Source: Public Water Source					Leased Items:								
Garage/EnclosdSpaces: 2 Interior Amenities:		Sewer: Public Sewer						Tax:							

**Property Description:** Price dropped!!!! Great for development! Build a dream home, apartments, condos or keep cape cod home. Lot is very private and partially wooded. 3 +/- acres. Property is secluded and has wild life. The property is rented for \$650 / mo. and shown to qualified buyers. Agent is related to seller. The property backs up to Laurel Canyon and is minutes to everything: freeways, shopping, office, restaurants, etc.! Don't disturb tenants. Zoning is R-1 with Reynoldsburg schools and Columbus taxes. The lot is pretty flat. It is a nice future development piece, perfect for someone looking for an investment or a new home. Seller to participate in 1031 exchange.

## Dir Neg w/Sell Perm: No

## February 06, 2024

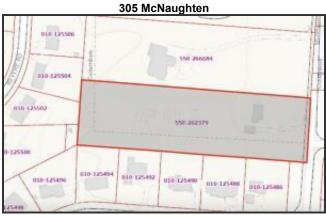
Prepared by: Andrew A Balalovski

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## Photos for MLS # 222017054 305 Mcnaughten Road, Columbus, OH 43213

## \$390,000





305 McNaughten3

