



Status: Active
Style: Cape Cod/1.5 Story
Address:
 305 Mcnaughten Road, Columbus, OH 43213
Unit/Suite #:

List Price: \$395,000
Original List Price: \$395,000
Days On Market: 1
Possession: Closing

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

Location

Subdiv/Cmplx/Comm: School District: REYNOLDSBURG CSD 2509 FRA CO. **Corp Lim:** Columbus **Township:** None

Directions:**Characteristics****SqFt Documented:** 1,430**SqFt ATFLS:** 1,430**Parcel #:** 550-262379**County:** Franklin**Doc SqFt Src:** Realist**ATFLS Source:** Realist**Tax District:** 550**Comm Dev Chrg:** No**Acreage:** 3**Lot Size (Front):** 192**Mult Parcels/Sch Dis:****Assessment:****Possession:** Closing**Lot Size (Side):** 682**Year Built:** 1950**Built Prior to 1978:** Yes**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** 2,913 **Tax Year:** 2021**Addl Acc Conditions:** None Known**Complex/Sub Amenities:****Tenant Occupied:** Yes**HOA/COA Y/N:** No**HOA/COA Fee:** Per:

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HOA/COA Fee Includes:**HOA/COA Transfer Fee:** Reserve Contribution:**Features****Air Conditioning:****Heating:****Bsmt:** Yes **Desc:** Crawl; Full**Foundation:** Block**Exterior:****Rooms:****Parking:** 2 Car Garage, Detached Garage**Garage/EnclosdSpaces:** 2**Interior Amenities:****Accessibility Features Y/N:** No**Alternate Uses:****Fireplace:****Lot Characteristics:****Exterior Amenities:****Water Source:** Public Water Source**Sewer:** Public Sewer**Warranty:****New Financing:****New Construction:** No**Approx Complete Date:****Manufactured Housing Y/N:** No**Manufactured Housing:****Leased Items:****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**May 18, 2022****Prepared by:** Andrew A Balalovski

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305 McNaughten 2



305 McNaughten



305 McNaughten3

