



Status: Active
Style: Split - 4 Level
Address:
 860 Critchfield Road, Columbus, OH 43213
Unit/Suite #:

List Price: \$242,900
Original List Price: \$249,000
Showing Start Date: 04/30/2020
Days On Market: 30
Possession: Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	4	2	0	0	0	0	0				
Up1	0	0	0	0	0	0	0				
Entry Lvl	0	0	1	1	1	1	1				
Down 1	0	0	0	0	0	0	0				
Down 2	0	0	0	0	0	0	0				
Totals	4	2	1								

Location

Subdiv/Cmplx/Comm: **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: From 270, pass Mt. Carmel and make a right on McNaughten, right on Effingham and right on Critchfield.

Characteristics

SqFt Documented: 2,581
SqFt ATFLS: 2,581
Parcel #: 010-139009
County: Franklin

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

Acreage: 0.46
 Lot Size (Front):
Mult Parcels/Sch Dis: No
Assessment:
Possession: Closing

Lot Size (Side):
Year Built: 1964
Built Prior to 1978: Yes
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,194 **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 Fee Includes:
HOA/COA Transfer Fee: Reserve Contribution:

Features

Air Conditioning:
Heating:
Bsmt: Yes **Desc:** Full
Foundation: Block
Exterior: Brick, Stucco
Rooms: Dining Room, Eat Space/Kit, Family Rm/Non Bsmt, Living Room
Parking: 2 Car Garage, Attached Garage
Garage/Enclosed Spaces: 2
Interior Amenities:

Accessibility Features Y/N: No
Alternate Uses:
Fireplace: One
Lot Characteristics:
Exterior Amenities: Fenced Yard, Patio

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

Property Description: Priced for quick sale! Large brick and stucco (over 2,500 Sqft.), 4 bd. 2.5 bath home with a basement is a 4 level split on .46 acres. Comes with appliances! The back yard is fenced. Brand new roof, AC, furnace, some gutters and landscaping. The rooms are big! It also has a office / nursery / reading room off the family (Could be bedroom?!). There is plenty closet space too. It has a nice front porch. Fire place, hardwood floors and large kitchen, 2 car garage. The basement is great for entertaining and has a bar in it. The neighborhood is quiet. It's easy to see and conveniently located between E. Broad St. and Main St. off McNaughten. Close to local amenities, freeway, etc. Agent is owner and will do 1031 exchange.

Dir Neg w/Sell Perm: Yes

July 08, 2020

Prepared by: Andrew A Balalovski

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1 860 Critchfield Int.



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860 Critchfield Ext



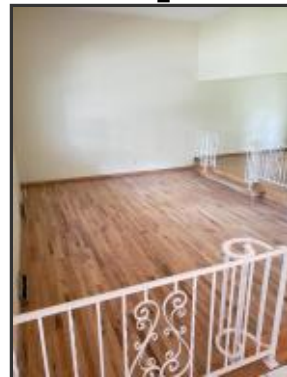
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