

**Status:** Active**Style:** 2 Story**Address:**

836 S TERRACE Avenue, Columbus, OH 43204

**Unit/Suite #:****List Price:** \$44,000**Original List Price:** \$44,000**Showing Start Date:** 11/02/2016**Days On Market:** 1**Possession:** Close/Funding**VT:**

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

### Location

**Subdiv/Cmplx/Comm:** WESTLAND EXT / Hilltop USA  
**School District:** COLUMBUS CSD 2503 FRA CO.  
**Corp Lim:** Columbus  
**Township:** None

**Directions:** Sullivant ave to south on Terrace. Home is on left between Mound and Eakin

### Characteristics

**SqFt Documented:** 1,047  
**SqFt ATFLS:** 1,047  
**Parcel #:** 010-078301  
**County:** Franklin  
**Acreage:** 0.14  
**ATFLS Source:** Realist  
**Tax District:** 010  
**Comm Dev Chrg:** No  
**Lot Size (Front):** 40  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** Close/Funding  
**HOA/COA Y/N:** No  
**HOA/COA Fee:** Per:  
**HOA /COA Cntct Name/Phone:** /  
**HOA/COA Fee Includes:**  
**HOA/COA Transfer Fee:** Reserve Contribution:  
**Lot Size (Side):** 160  
**Year Built:** 1927  
**Built Prior to 1978:** Yes  
**Taxes (Yrly):** 537 **Tax Year:** 2015

**Addl Acc Conditions:** Short Sale

**Cmplex/Sub Amenities:**

**Tenant Occupied:** No

### Features

**Air Conditioning:** Central  
**Heating:** Forced Air, Gas  
**Bsmt:** Yes **Desc:** Full  
**Foundation:** Block  
**Exterior:** Aluminum  
**Rooms:**  
**Parking:** 1 Car Garage, Detached Garage  
**Garage/EnclosdSpaces:** 1  
**Interior Amenities:**  
**Accessibility Features Y/N:** No  
**Alternate Uses:**  
**Interior Flooring:** Carpet; Vinyl  
**Fireplace:** Decorative  
**Lot Characteristics:**  
**Exterior Amenities:**  
**Warranty:**  
**Windows:**  
**New Financing:**  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:**  
**Tax:**

### Property Description

SHORT SALE - Bank has already appraised and looking for seller is ready to entertain ALL OFFERS. Cash offers must include proof of funds. Financed purchases will likely need to be conventional or 203k. Home is being sold AS-IS/WHERE-IS. Seller will not be removing contents. Home is functional at the time of listing with minimal maintenance issues. NUTSHELL - 2 story, 2 bedrooms, 1 bath, formal living room, formal dining room, fenced rear yard, 1 car garage, utilitarian basement. THERE IS NOT A TON OF WORK TO BE DONE. This home could be a personal residence or renter ready investment property in short order.

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

November 02, 2016

Prepared by: Chuck Patterson

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Chuck Patterson, on Wednesday, November 02, 2016 3:39 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

836 S TERRACE Avenue, Columbus, OH 43204

216039508

Active

44,000



Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Chuck Patterson, on Wednesday, November 02, 2016 3:39 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.