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# “NOSY NEIGHBOR LISTINGS”

COMMUNITY: **FRANKLINTON SOUTH**

**Customer Brief****Residential-Single Family Freestanding**

<b>Status:</b> Active	<b>List Price:</b> \$269,900	<b>Original LP:</b> \$269,900
<b>MLS#:</b> 221046687	286 Avondale Avenue	<b>Zip:</b> 43223
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Franklinton	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 1,352	<b>Tax Abatement:</b>
<b>Style:</b> 2 Story	<b>Acreage:</b> 0.09	<b>Abatement End</b> No
<b>Bedrooms:</b> 3	<b>Bsmt/Fnd:</b> Full	<b>Date:</b> 989
<b>Baths F.H:</b> 2.1	<b>Exterior:</b> Vinyl	<b>Taxes:</b>
<b>Lot</b>	<b>Year Built:</b> 1910	<b>SqFt ATFLS:</b> 1,352
<b>(Front):</b>	<b>Addl Acceptance</b> None	<b>ATFLS Source:</b> Realist
<b>Lot (Side):</b>	<b>Cond:</b> Known	<b>Parking:</b> On Street

**Directions:**

**Property Description:** TAX ABATEMENT IN PROCESS! Welcome to 286 Avondale Ave in a great pocket of rapidly developing Franklinton! With a convenient location close to local attractions & amenities, this fully renovated home is ready for its new owners. NEW-NEW-NEW with trend-right finishes throughout. The entry level has an entertainer's floorplan and includes spacious living & dining areas, ½ bath, laundry, & a chef's kitchen with stainless steel appliances & granite counters. Upstairs, you'll find 3 bedrooms w/ SOARING vaulted ceilings, including a primary suite w/ LUXE attached bath, along w/ a well-appointed full hall bathroom. Outside features include covered front porch, huge back deck, and fully fenced yard. A MUST SEE! See A2A.

**Sold Date:**                      **Sold Price:**                      **DOM:** 3

**Customer Brief****Residential-Single Family Freestanding**

<b>Status:</b> Active	<b>List Price:</b> \$219,900	<b>Original LP:</b> \$219,900
<b>MLS#:</b> 221039034	124 Dakota Avenue 28	<b>Zip:</b> 43222
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Franklinton	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b> 28
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 3,214	<b>Tax Abatement:</b>
<b>Style:</b> 3 Story	<b>Acreage:</b> 0.1	<b>Abatement End</b> No
<b>Bedrooms:</b> 10	<b>Bsmt/Fnd:</b> Full	<b>Date:</b> 454
<b>Baths F.H:</b> 3	<b>Exterior:</b> Brick	<b>Taxes:</b>
<b>Lot</b> 41	<b>Year Built:</b> 1880	<b>SqFt ATFLS:</b> 4,800
<b>(Front):</b>	<b>Addl Acceptance</b> None	<b>ATFLS Source:</b> Seller
<b>Lot (Side):</b> 106	<b>Cond:</b> Known	<b>Parking:</b> 2 Off Street

**Directions:** Between W State St and W Town St.

**Property Description:** One of a kind building on one of the premier blvds in Central Franklinton! With approx. 4800 sqft including 3rd floor (which has a great view of downtown) there are many possibilities! Property has been a duplex / triplex and is currently gutted. Could be a nice condominium project or convert to a single family mansion. Unique large sized brick exterior has a very historic look. Seller put on a new roof, new gutters, downspouts, exterior tuck-pointing, and new glass block windows a few years ago. Being sold "As-Is". Cash or rehab financing offers only. Please take your inspector and/or contractor to showing for informational purposes prior to submitting an offer as seller prefers offers with no contingencies. Listing agent is related to seller.

**Sold Date:**                      **Sold Price:**                      **DOM:** 50

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**Customer Brief****Residential-Single Family Freestanding**

<b>Status:</b> Active	<b>List Price:</b> \$259,000	<b>Original LP:</b> \$289,000
<b>MLS#:</b> 221032382	185 S Cypress Avenue	<b>Zip:</b> 43223
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Franklinton	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503 FRA CO.	<b>SqFt TR:</b> 1,104	<b>Tax Abatement:</b> No
<b>Style:</b> 2 Story	<b>Acreage:</b> 0.1	<b>Abatement End Date:</b> 664
<b>Bedrooms:</b> 2	<b>Bsmt/Fnd:</b> Full	<b>Taxes:</b>
<b>Baths F.H:</b> 2	<b>Exterior:</b> Vinyl Siding	<b>SqFt ATFLS:</b> 1,104
<b>Lot (Front):</b> 33	<b>Year Built:</b> 1900	<b>ATFLS Source:</b> Realist
<b>Lot (Side):</b> 129	<b>Addl Acceptance Cond:</b> None Known	<b>Parking:</b> 1 Car Garage; Detached Garage; 1 Off Street

**Directions:** W Broad to south on Cypress

**Property Description:** Incredible remodeled home in the quickly developing Franklinton area! Hardwood floors, new siding, new roof, new kitchen, new baths, new mechanicals! Beautiful home with a nice sized yard in the heart of all that is happening in Franklinton. Take a look at the virtual tour and schedule quickly your personal tour of this fine home..

<b>Sold Date:</b>	<b>Sold Price:</b>	<b>DOM:</b> 110
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**Customer Brief****Residential-Single Family Freestanding**

<b>Status:</b> Active	<b>List Price:</b> \$325,000	<b>Original LP:</b> \$334,900
<b>MLS#:</b> 221027738	65 Avondale Avenue	<b>Zip:</b> 43222
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Franklinton	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503 FRA CO.	<b>SqFt TR:</b> 1,692	<b>Tax Abatement:</b> No
<b>Style:</b> 2 Story	<b>Acreage:</b> 0.09	<b>Abatement End Date:</b> 1,918
<b>Bedrooms:</b> 3	<b>Bsmt/Fnd:</b> Full	<b>Taxes:</b>
<b>Baths F.H:</b> 2	<b>Exterior:</b> Vinyl Siding	<b>SqFt ATFLS:</b> 1,692
<b>Lot (Front):</b> 31	<b>Year Built:</b> 1903	<b>ATFLS Source:</b> Realist
<b>Lot (Side):</b> 129	<b>Addl Acceptance Cond:</b> None Known	<b>Parking:</b> 2 Car Garage; Detached Garage; Opener

**Directions:**

**Property Description:** This is quintessential Franklinton living with this large 3/4 bed, 2 full bath home that has been recently refreshed. Step inside and you'll find the large living area and den that could be used as a 4th bedroom. The kitchen includes stainless steel appliances, a new backsplash, and newer cabinets. Upstairs, you'll find 3 large bedrooms with brand-new carpet; the primary bedroom includes a large walk-in closet with the 2nd floor laundry right outside of it. Down the hall are two other large bedrooms and the second full bath. Outside, you will love the brand new, fenced in yard and 2 car garage. All of this is near the restaurants and cultural centers of Franklinton. Don't miss your opportunity to live in one of the fastest growing neighborhoods in the city!

<b>Sold Date:</b>	<b>Sold Price:</b>	<b>DOM:</b> 138
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**Customer Brief****Residential-Single Family Freestanding**

<b>Status:</b> Active	<b>List Price:</b> \$347,000	<b>Original LP:</b> \$349,000
<b>MLS#:</b> 221038176	85 Dana Avenue	<b>Zip:</b> 43222
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Franklinton	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503 FRA CO.	<b>SqFt TR:</b> 1,348	<b>Tax Abatement:</b>
<b>Style:</b> 2 1/2 Story	<b>Acreeage:</b> 0.09	<b>Abatement End Date:</b> No
<b>Bedrooms:</b> 4	<b>Bsmt/Fnd:</b> Partial	<b>Taxes:</b> 1,628
<b>Baths F.H.:</b> 3.1	<b>Exterior:</b> Vinyl Siding	<b>SqFt ATFLS:</b> 2,088
<b>Lot (Front):</b>	<b>Year Built:</b> 1920	<b>ATFLS Source:</b> Owner
<b>Lot (Side):</b>	<b>Addl Acceptance Cond:</b> None Known	<b>Parking:</b> 2 Off Street; On Street

**Directions:** Sulivant to Dana and proceed north**Property Description:** Spacious & beautiful! This gorgeous 2 & 1/2 story home has been extensively updated! Features include new kitchen with white shaker cabinets, granite countertops, large island & new appliances, 3 & 1/2 new custom baths, updated flooring throughout, beautifully finished third floor adds square footage to the documented sf, fresh paint, 2 master suites, new windows & siding and much more!!**Sold Date:**                      **Sold Price:**                      **DOM:** 71**Customer Brief****Residential-Single Family Freestanding**

<b>Status:</b> Active	<b>List Price:</b> \$449,900	<b>Original LP:</b> \$449,900
<b>MLS#:</b> 221012118	293 S Cypress Avenue	<b>Zip:</b> 43223
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Franklinton	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503 FRA CO.	<b>SqFt TR:</b> 1,819	<b>Tax Abatement:</b>
<b>Style:</b> 2 Story	<b>Acreeage:</b> 0.09	<b>Abatement End Date:</b> No
<b>Bedrooms:</b> 3	<b>Bsmt/Fnd:</b> Full	<b>Taxes:</b> 551
<b>Baths F.H.:</b> 2.1	<b>Exterior:</b>	<b>SqFt ATFLS:</b> 1,819
<b>Lot (Front):</b>	<b>Year Built:</b> 2021	<b>ATFLS Source:</b> Builder
<b>Lot (Side):</b>	<b>Addl Acceptance Cond:</b> None Known	<b>Parking:</b> 2 Car Garage; Detached Garage

**Directions:** Between W Rich St and Sullivant Ave.**Property Description:** Welcome to 293 S Cypress Ave in the rapidly developing Franklinton area near Downtown Columbus. This new modern design is highlighted by striking roof lines and seventeen windows which allow natural light to pour into the well-appointed interior. This specific elevation includes a full covered front porch. The floor plan is designed to accommodate most urban lot dimensions and offers 1,819 square feet of living space, a full unfinished basement with egress windows and rough ins for a full bath and wet bar, and a detached two-car garage. The home offers a large great room, open kitchen with an 8' island, large dining space, walk in kitchen pantry, a total of three bedrooms, two and a half bathrooms and a second floor laundry room. Property improvements will be abated 100% for 15 years!**Sold Date:**                      **Sold Price:**                      **DOM:** 231**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:14 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

## Customer Brief

## Residential-Single Family Freestanding



<b>Status:</b> Active	<b>List Price:</b> \$250,000	<b>Original LP:</b> \$250,000
<b>MLS#:</b> 221040157	48 Hawkes Avenue	<b>Zip:</b> 43222
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> SINCLAIR	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 1,512	<b>Tax Abatement:</b>
<b>Style:</b> 2 Story	<b>Acreage:</b> 0.05	<b>Abatement End</b> No
<b>Bedrooms:</b> 4	<b>Bsmt/Fnd:</b> Full	<b>Date:</b> 1,229
<b>Baths F.H:</b> 2	<b>Exterior:</b> Vinyl	<b>Taxes:</b>
<b>Lot</b>	<b>Year Built:</b> 1920	<b>SqFt ATFLS:</b> 1,512
<b>(Front):</b>	<b>Addl Acceptance</b> None	<b>ATFLS Source:</b> Realist
<b>Lot (Side):</b>	<b>Cond:</b> Known	<b>Parking:</b> On Street

**Directions:** GOOGLE.COM

**Property Description:** Beautiful 4 bedroom 2 bathroom three story home located in Franklinton and close to Downtown, the Arts district and Scioto Mile. This newly renovated home has new flooring, updated fixtures, a unique layout, clean white trim, stainless steel appliances, Butcher block countertops, and a spacious backyard that you will definitely enjoy. Also did I mention there's an additional dwelling on the property! Check it out!

**Sold Date:**                      **Sold Price:**                      **DOM:** 58

## Customer Brief

## Residential-Single Family Freestanding



<b>Status:</b> Active	<b>List Price:</b> \$189,900	<b>Original LP:</b> \$214,900
<b>MLS#:</b> 221034254	960 Sullivant Avenue	<b>Zip:</b> 43223
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> West Park	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 1,928	<b>Tax Abatement:</b>
<b>Style:</b> 2 Story	<b>Acreage:</b> 0.12	<b>Abatement End</b> No
<b>Bedrooms:</b> 3	<b>Bsmt/Fnd:</b> Partial	<b>Date:</b> 1,140
<b>Baths F.H:</b> 2	<b>Exterior:</b> Vinyl	<b>Taxes:</b>
<b>Lot</b>	<b>Year Built:</b> 1902	<b>SqFt ATFLS:</b> 1,928
<b>(Front):</b>	<b>Addl Acceptance</b> None	<b>ATFLS Source:</b> Realist
<b>Lot (Side):</b>	<b>Cond:</b> Known	<b>Parking:</b> On Street

**Directions:**

**Property Description:** Welcome to 960 Sullivant Ave in rapidly developing Franklinton! With a convenient location close to local attractions & amenities, this updated property is ready for its new owners. The first floor features large living, dining, and flex areas, a full bathroom, and a spacious kitchen. Upstairs, you'll find three nicely sized bedrooms w/ ample closet space, a second full bathroom, and laundry hookups. Outside features include a large, fenced yard, and front & side porches. A member of the selling entity is a licensed real estate salesperson in the State of Ohio. See A2A.

**Sold Date:**                      **Sold Price:**                      **DOM:** 98

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**Customer Brief**

**Residential-Single Family Freestanding**



**Status:** Active  
**MLS#:** 221042783  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD  
 2503 FRA CO.  
**Style:** 2 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot**  
**(Front):**  
**Lot (Side):**

**List Price:** \$108,000  
 192 W Park Avenue  
**Township:** None  
**Tax Dist:** 010  
**SqFt TR:** 1,174  
**Acreage:** 0.1  
**Bsmt/Fnd:** Full  
**Exterior:**  
**Year Built:** 1900  
**Addl Acceptance** None  
**Cond:** Known

**Original LP:** \$109,000  
**Zip:** 43223  
**County:** Franklin  
**Unit/Suite #:**  
**Tax Abatement:**  
**Abatement End** No  
**Date:** 599  
**Taxes:**  
**SqFt ATFLS:** 1,174  
**ATFLS Source:** Realist  
**Parking:** 2 Off Street; On Street

**Directions:** from downtown, head west on broad street. South on West park. House is between town and rich.

**Property Description:** Two-story home on the boulevard. Long-term tenants on Month-to-month. Property would be a great rental, rehab, or your new residence! Mechanicals have been updated.

**Sold Date:**                      **Sold Price:**                      **DOM:** 36

**Customer Brief**

**Residential-Condo Shared Wall**



**Status:** Active  
**MLS#:** 221036179  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD  
 2503 FRA CO.  
**Style:** 2 1/2 Story  
**Bedrooms:** 3  
**Baths F.H:** 2  
**Lot** CND  
**(Front):**  
**Lot (Side):** CND

**List Price:** \$224,900  
 774 Sullivant Avenue  
**Township:** None  
**Tax Dist:** 010  
**SqFt TR:** 1,960  
**Acreage:** 0.02  
**Bsmt/Fnd:** Full  
**Exterior:** Vinyl Siding  
**Year Built:** 1910  
**Addl** None  
**Acceptance** Known  
**Cond:**

**Original LP:** \$239,000  
**Zip:** 43222  
**County:** Franklin  
**Unit/Suite #:**  
**Tax**  
**Abatement:** No  
**Abatement** 1,593  
**End Date:**  
**Taxes:**  
**SqFt ATFLS:** 1,960  
**ATFLS Source:** Realist  
**Parking:** 1 Car Garage; Detached Garage

**Directions:** Turn West onto Sullivant Ave.

**Property Description:** This condo is close in proximity to downtown Columbus. Entering through the front door, you'll be greeted by updated modern interiors. Full bath on the first floor with an LED lighted mirror and tiled walk-in shower. With modern lighting, cabinetry and stainless steel appliances, the kitchen has a large island for prep space. Each bedroom upstairs has ample closet space. Upstairs is home to the master suite - cool loft area and superior natural light. The master bathroom has an oversized walk-in shower half enclosed by glass and half open. The shower tile is also home to the modern bathtub of your dreams - perfect for relaxing at the end of the day. The back door off the kitchen leads to a porch perfect for a couple chairs to enjoy your morning coffee.

**Sold Date:**                      **Sold Price:**                      **DOM:** 85

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