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“NOSY NEIGHBOR LISTINGS”

COMMUNITY: **WESTGATE AREA**

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$179,900	Original LP: \$179,900
MLS#: 221046258	465 S Huron Avenue	Zip: 43204
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: Westgate	Tax Dist: 010	Unit/Suite #:
School: COLUMBUS CSD 2503 FRA CO.	SqFt TR: 942	Tax Abatement: No
Style: 1 Story	Acres: 0.12	Abatement: 2,386
Bedrooms: 3	Bsmt/Fnd: Full	End Date:
Baths F.H.: 1	Exterior: Aluminum Siding	Taxes:
Lot (Front): 41	Year Built: 1929	SqFt ATFLS: 942
Lot (Side): 130	Addl: None	ATFLS: Realist
	Acceptance: Known	Source:
	Cond:	Parking: 1 Car Garage; Detached Garage; 2 Off Street

Directions:

Property Description: This completely remodeled Westgate ranch offers incredible value in this desirable neighborhood. Nice curb appeal with front Patio area, gated driveway to Garage & privacy fenced yard, & charming front screened Porch. This beautifully updated residence features 2 Bedrooms on the main level, with a 3rd BR in the Lower Level. Remodeled Full Bath with tiled floor & tub/shower. Spacious Living Room accented by a decorative fireplace with shelving, ceiling fan, wood laminate flooring & wide doorway to the large Dining Room. The Kitchen features an abundant array of cabinets, tile backsplash & luxury vinyl plank flooring. Staircase to the Basement with door to the driveway area & yard. The Lower Level offers wonderful multi-purpose space for Family/Rec Room, BR 3, storage, laundry.

Sold Date:	Sold Price:	DOM: 7
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Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$189,899	Original LP: \$189,900
MLS#: 221044088	330 Guernsey Avenue	Zip: 43204
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: BROADVIEW EXT/ Westgate Area	Tax Dist: 010	Unit/Suite #:
School: COLUMBUS CSD 2503 FRA CO.	SqFt TR: 1,128	Tax Abatement: No
Style: 2 Story	Acres: 0.11	Abatement: 2,546
Bedrooms: 3	Bsmt/Fnd: Full	End Date:
Baths F.H.: 1.1	Exterior: Brick; Vinyl Siding	Taxes:
Lot (Front): 40	Year Built: 1946	SqFt ATFLS: 1,128
Lot (Side): 115	Addl: None	ATFLS: Realist
	Acceptance: Known	Source:
	Cond:	Parking: 1 Car Garage; Detached Garage

Directions:

Property Description: WESTGATE area! Matching stainless kitchen appliances and washer and dryer remain with home. The Westgate area is such a desirable community. A lovely, centrally located park with pond, community center, and 2 shelter houses, neighbors waving as they ride their bikes and walk their dogs, lots of trees, community events, well kept lawns and gorgeous flowers. THIS is what HOME should feel like!

Sold Date:	Sold Price:	DOM: 28
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Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$205,000	Original LP: \$235,000
MLS#: 221032472	355 Demorest Road	Zip: 43204
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: Westgate	Tax Dist: 010	Unit/Suite #:
School: COLUMBUS CSD	SqFt TR: 1,036	Tax
2503 FRA CO.	Acreage: 0.13	Abatement: No
Style: Cape Cod/1.5 Story	Bsmt/Fnd: Full	Abatement 2,123
Bedrooms: 3	Exterior: Vinyl Siding	End Date:
Baths F.H: 1	Year Built: 1949	Taxes:
Lot 51	Addl None	SqFt ATFLS: 1,100
(Front):	Acceptance Known	ATFLS Source: owner
Lot (Side): 115	Cond:	Parking: 2 Car Garage; Detached Garage

Directions: GPS

Property Description: Beautifully remodeled cape cod now available in Historical Westgate! 355 Demorest features original and refinished hard wood floors and new carpet in bedrooms! Kitchen remodeled to modern standards - butcher's block counter tops, shiplap backsplash, stainless steal appliances and tons of food storage. Full deep basement perfect for additional living space. New roof on both house and 2 car garage. 2 car garage accessible from ally, so as to not take away from the fully fenced back yard. Private upstairs bedroom with larger closet. Right next to Westgate Park for those who enjoy a morning jog, let the dog run, or take the kids to the play ground. Hurry wont last long!

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Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$219,900	Original LP: \$219,900
MLS#: 221046716	77 Letchworth Avenue	Zip: 43204
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: WESTGATE	Tax Dist: 010	Unit/Suite #:
School: COLUMBUS	SqFt TR: 1,144	Tax
CSD 2503	Acreage: 0.13	Abatement: No
FRA CO.	Bsmt/Fnd: Full	Abatement 2,644
Style: 1 Story	Exterior: Brick; Stucco	End Date:
Bedrooms: 2	Year Built: 1954	Taxes:
Baths F.H: 1	Addl None	SqFt 1,144
Lot	Acceptance Known	ATFLS:
(Front):	Cond:	ATFLS Realist
Lot (Side):	Parking:	1 Car Garage; Detached Garage; Opener; 2 Off Street; On Street

Directions: south off Broad Street , south on Demorest that turns into Letchworth Ave.

Property Description: Wrap it up for the holidays! Move in condition & HGTV inspired 2 bedroom charmer in popular Westgate w/in walking distance to Westgate Park, restaurants & more! Nestled on a quiet street- you will fall in love w/ abundance of updates including modern sun-splashed open concept floor plan , refinished hardwood floors, new flooring, new white decorator kitchen w/ granite countertops & white subway tile backsplash, SS appliances & lg pantry. Great room w/ fireplace opens to dining area. Spacious bedrooms w/ remodeled bath inc double vanity sink. Newer roof, New windows, New HVAC 2018, New H2O 2021, New Sump 2020& more.Relax on your brand new entertainment size deck overlooking your well landscaped, privacy fenced yard. Energy efficient, Green Spot home . Huge ready to finish lower level.

Sold Date:	Sold Price:	DOM: 2
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Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$269,900	Original LP: \$274,900
MLS#: 221044605	204 S Westmoor Avenue	Zip: 43204
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: Westgate	Tax Dist: 010	Unit/Suite #:
School: COLUMBUS CSD	SqFt TR: 1,426	Tax Abatement: No
2503 FRA CO.	Acreage: 0.11	Abatement End Date: 2,784
Style: 2 Story	Bsmt/Fnd: Full	Taxes:
Bedrooms: 3	Exterior: Vinyl Siding	SqFt ATFLS: 1,426
Baths F.H: 2	Year Built: 1925	ATFLS Source: Realist
Lot (Front): 40	Addl Acceptance Cond: None Known	Parking: 1 Car Garage; Detached Garage; Opener

Directions: GPS

Property Description: Beautiful Treelined Street in Westgate! Upon entry you will notice the luxury plank flooring that expands the entirety of this home. Dry stack stone fireplace is the main focal point of the living room. Large doorways transition you from space to space, allowing for full functionality of the individual rooms while maintaining your ability to interact within the spaces as a whole. Functional kitchen with stone countertops, plenty of cabinetry and additional pantry space. Three nicely sized rooms with large closets and a vaulted owners suit with walk-in closet encompass the top floor. Fresh paint throughout. French doors welcome you to the fenced in back yard with extensive deck, perfect for entertaining. Expansive front porch is this Sellers favorite place to enjoy their evenings.

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Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$284,900	Original LP: \$284,900
MLS#: 221046094	149 Binns Boulevard	Zip: 43204
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: Westgate	Tax Dist: 010	Unit/Suite #:
School: COLUMBUS CSD 2503 FRA CO.	SqFt TR: 1,314	Tax Abatement: No
Style: Cape Cod/1.5 Story	Acreage: 0.11	Abatement End Date: 2,760
Bedrooms: 4	Bsmt/Fnd: Full	Taxes:
Baths F.H: 1	Exterior: Aluminum Siding; Stone	SqFt ATFLS: 1,314
Lot (Front): 40	Year Built: 1948	ATFLS Source: Realist
Lot (Side): 121	Addl Acceptance Cond: None Known	Parking: 2 Car Garage; Detached Garage; Opener

Directions: GPS

Property Description: Steps from Binns Circle, a beautiful oak grove in the heart of the neighborhood, in which this outstanding Westgate home is located. Every space in this home has been carefully designed for ease of living and entertaining. Solid surface flooring installed throughout the entirety of the first floor. Dedicated dining room openly connects to both the main living room and the kitchen, featuring all new cabinetry, counters, and Stainless Appliances. Vaulted ceiling and walk-in closets will be found on the second floor, while two additional bedrooms are on the first. Screened back porch features a hot-tub and is a perfect place to unwind. Fenced in yard and masterful landscaping installed throughout. Additional living space in the well designed basement. See A2A Remarks for upgrades

Sold Date:	Sold Price:	DOM: 5
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Customer Brief**Residential-Single Family Freestanding**

Status: Active
MLS#: 221041809
Corp: Columbus
Subdiv/Comp: Westgate

List Price: \$294,900
 57 Binns Boulevard
Township: None
Tax Dist: 010

Original LP: \$299,900
Zip: 43204
County: Franklin
Unit/Suite #:

School: COLUMBUS CSD
 2503 FRA CO.
Style: 2 Story
Bedrooms: 3
Baths F.H.: 1.1
Lot (Front):
Lot (Side):

SqFt TR: 1,504
Acreage: 0.1
Bsmt/Fnd: Full
Exterior: Brick; Vinyl Siding
Year Built: 1926
Addl Acceptance Cond: None Known

Tax Abatement: No
Abatement End Date: 2,873
Taxes:
SqFt ATFLS: 1,504
ATFLS Source: Realist
Parking: 2 Car Garage; Detached Garage

Directions:

Property Description: Welcome to 57 Binns Blvd. This Westgate beauty has been completely renovated! Updates include refinished wood floors through out, ceramic tile flooring in full bath, all new kitchen and bath cabinets, granite counter tops, stainless steel appliances, all new light and plumbing fixtures, ceramic tile backsplash in kitchen and full bath, new roof and siding and much more! Home offers 3 beds, 1.5 baths large kitchen and dinning room, full basement and 2 car detached garage. Hurry, this one wont last long! Owner holds active Ohio real estate license.

Sold Date: **Sold Price:** **DOM:** 40

Customer Brief**Residential-Single Family Freestanding**

Status: Active
MLS#: 221036521
Corp: Columbus
Subdiv/Comp:

List Price: \$298,400
 74 S Brinker Avenue
Township: None
Tax Dist: 010

Original LP: \$299,900
Zip: 43204
County: Franklin
Unit/Suite #:

School: COLUMBUS CSD
 2503 FRA CO.
Style: 2 Story
Bedrooms: 3
Baths F.H.: 1.1
Lot (Front):
Lot (Side):

SqFt TR: 1,870
Acreage: 0.12
Bsmt/Fnd: Partial
Exterior: Brick; Vinyl Siding
Year Built: 1917
Addl Acceptance Cond: None Known

Tax Abatement: No
Abatement End Date: 3,733
Taxes:
SqFt ATFLS: 2,070
ATFLS Source: Owner
Parking: 2 Car Garage; Detached Garage; Heated; Opener

Directions: Take exit 7A onto US 40-East (Broad St.), turn right onto S. Algonquin Ave., turn left onto Olive St. and then turn left onto S. Brinker Ave. The destination is on your right.

Property Description: Welcome to this charming and meticulously maintained home. Upgrades galore including Newman roof in 2020 and Tankless water heater in 2020. Two newly renovated bathrooms. The 3 seasons room and 2.5 extended car garage are both heated. The 2.5 car extended garage is huge and the door is 10' with security. There is a pellet Stove in the basement and mini split in Owner's suite. This home is very comfortable. Boasts a huge addition on the back of the house with an oversized fireplace with another fireplace in the living room. Hardwood floors are found throughout the entire house. Everything is top of the line. Don't miss out!!!

Sold Date: **Sold Price:** **DOM:** 61

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