

Customer 1-Page Full	Residential-Single Family Freestanding	MLS# : 222017054
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Status: Active
Style: Cape Cod/1.5 Story
Address:
 305 Mcnaughten Road, Columbus, OH 43213
Unit/Suite #:

List Price: \$390,000
Original List Price: \$395,000
Days On Market: 630
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:

Showing Considerations:

Characteristics

SqFt Documented: 1,430	Doc SqFt Src: Realist	Acreage: 3	Lot Size (Side): 682
SqFt ATFLS: 1,430	ATFLS Source: Realist	Lot Size (Front): 192	Year Built: 1950
Parcel #: 550-262379	Tax District: 550	Mult Parcels/Sch Dis:	Built Prior to 1978: Yes
County: Franklin	Comm Dev Chrg: No	Assessment:	Tax Abatement: No
		Possession: Closing	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:	Accessibility Features Y/N: No	Warranty:
Heating:		New Financing:
Bsmt: Yes Desc: Crawl; Full	Alternate Uses:	New Construction: No
Foundation: Block	Fireplace:	Approx Complete Date:
Exterior:	Lot Characteristics:	Manufactured Housing Y/N: No
Rooms:	Exterior Amenities:	Manufactured Housing:
Parking: 2 Car Garage, Detached Garage	Water Source: Public Water Source	Leased Items:
Garage/EnclosdSpaces: 2	Sewer: Public Sewer	Tax:
Interior Amenities:		

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

February 06, 2024

Prepared by: Andrew A Balalovski

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Photos for MLS # 222017054 305 Mcnaughten Road, Columbus, OH 43213

\$390,000

305 McNaughten 2



305 McNaughten



305 McNaughten3

