



## 2050 MILDEN ROAD, UPPER ARLINGTON, OHIO 43221

**FOR SALE: \$325,000**



Directions from Lane Avenue, Turn onto Tremont Road, follow to Canterbury Road and then turn onto Redding Road. Milden Road is on your right just after Langham Road and before Ridgecliff Road.

### Property Features:

- Beautiful Upper Arlington Cape Cod Home
- 4 Bedrooms
- 2 Full Baths
- Beautiful Hardwood Flooring
- Open 1st Floor
- One Car Garage with extra parking
- Finished Lower Level
- Upper Arlington Schools
- Fenced Rear Yard

BEST CORPORATE REAL ESTATE  
RANDY BEST 614-559-3350 EXT. 12  
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2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
FAX: 614-559-3390



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

## Full Photo Tour

**2050 Milden Road, Columbus, OH 43221**

This listing is Active    Listed for \$325,000    MLS # 216019639

**Front**



**Front**



**Living Room**



**Living Room**



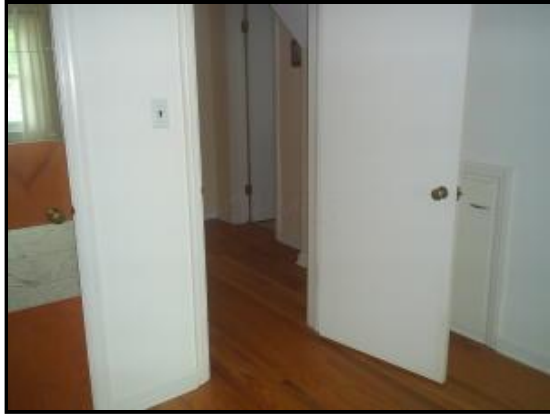
**Living Room**



**Stairway to 2nd Floor**



**Bedroom Upstairs**



**Bedroom Upstairs**



**Upstairs Hallway**



**Built in Drawers**



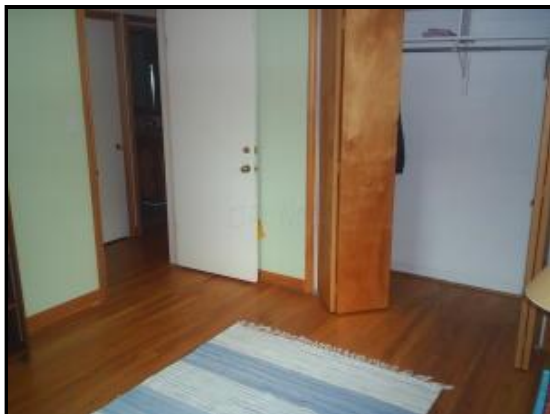
**Upstairs Bathroom**



**Master Closet**



**Bedroom Main Level**



**Upstairs Bedroom**





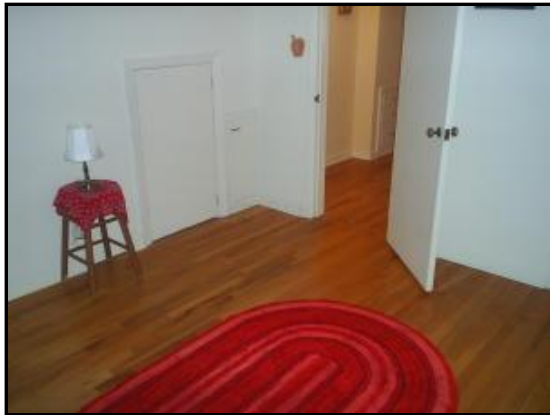
**Upstairs Bedroom**



**Upstairs Bath**



**Bedroom**



**Nice Flooring Throughout**



**Stairway**



**Upstairs Bedroom**



**More Storage**



**Storage Area**



**Master Bedroom**



**Master Bedroom**



**Bedroom**



**First Floor Bathroom**



**Bathroom**



**Tiled Bathroom**





**Kitchen**



**Entry to Garage**



**Custom Built Island**



**Eat in Kitchen/Desk**



**Built in Kitchen Shelving**



**Kitchen Cabinets**



**Eat In Kitchen**



**Washer and Dryer**



**Heater and Furnance**



**S3010050**



**Deck**



**Side Parking**



**Storage Building**



**Deck Benches**



**Built in Bench**



**Backyard view**





**Landscaping**



**Front View**





## Property Description

Beautiful 4 Bedroom Cape Cod Style home in highly desirable Upper Arlington neighborhood.. This home is wonderfully landscaped with lots of back yard space with lush trees and greenery with a finished lower level and a one car garage. The home has beautiful red oak hardwood flooring throughout.

### **Entryway**

Entryway has hardwood flooring and opens up to the formal living room and the hardwood floor stairway which leads to the upstairs and has decorative rod iron railing.

### **Formal Living Room**

Spacious living room which offers a large middle window overlooking the front yard with two sided wood windows, one on each side that will open and close.

### **Kitchen**

The addition that was added opens up the kitchen/eating area and family room with custom wood cabinets, recessed lighting and a large file counter and bar area. The open kitchen offers an excellent line of sight to the family room, dining area and the front entry way. The kitchen includes a stainless steel refrigerator, dishwasher, along with a gas range, microwave, and water filtration system which compliment this home. The family room offers cathedral ceiling with skylights windows in ceiling, sliding glass door to deck, and a window for a view to the backyard. Off the kitchen, down the hallway is the first floor full bathroom along with two bedrooms. The bathroom has custom tile surround with matching tile on floor along with a huge mirror and custom self closing cabinetry, and a decorative tiled top counter.

### **Bedrooms**

First floor guest room offers a large closet, hardwood floor, and a double window. Large master bedroom offers large closet with built in shelving and drawers, cathedral ceiling and skylight, along with recessed lighting and Norco wood windows. Two bedrooms are located upstairs with a full bath in between. One bedroom has built in drawers. Each bedroom offers a unique cubby space for lots of extra storage. Built in drawers, pedestal sink, tiled bath, and escape window accommodate the bathroom.



## Property Description

### **Lower Level**

Lower level rooms are finished with recessed lighting, windows, built in cabinets, separate washer and dryer area and storage space. The large laundry room includes the washer and dryer and also offers a sink and wash basin, and upgraded electrical system.

### **Backyard**

Large wooden deck with built in seating and beautiful lattice work with grapevine ivy. Rear yard is completely fenced in, with two gates for easy access. Large storage building holds lawn mowers and garden tools.

### **Garage Area**

The one car garage has a built in pull down staircase in the ceiling for additional storage. There are two man doors for easy access to either the rear or side yards.

This home has been well taken care of, and is in excellent move in condition.. Call us for a private showing.





2050 Milden Road, Upper Arlington, Ohio 43221



Phone (614) 559-3350   Fax: (614) 559-3390   2121 Riverside Drive   Upper Arlington, OH 43221   [BestCorporateRealEstate.com](http://BestCorporateRealEstate.com)

<b>Agent Full 1-Page</b>	<b>Residential-Single Family Freestanding</b>	<b>MLS# : 216019639</b>
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**Status:** Active  
**Style:** Cape Cod  
**Address:**  
 2050 Mildan Road, Columbus, OH 43221  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$325,000  
**Original List Price:** \$325,000  
**Showing Start Date:**  
 05/25/2016  
**Days On Market:** 2  
**Cumulative DOM:** 2  
**Possession:**

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

#### Location

**Subdiv/Cmplx/Comm:** School District: UPPER ARLINGTON CSD 2512 FRA CO. **Corp Lim:** Upper Arlington **Township:** None  
**Directions:** From Lane Avenue turn onto Tremont Road, turn slight left onto Redding Road, Turn slight right to stay on Redding and then turn right onto Mildan Road.

#### Characteristics

**SqFt Tax Record:** 1,734  
**SqFt ATFLS:** 1,734  
**Parcel #:** 070-005194  
**County:** Franklin  
**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:**  
**Tenant Occupied:** Yes

**Acreage:** 0.21  
**ATFLS Source:** Realist  
**Tax District:** 070  
**Comm Dev Chrg:** No

**Lot Size (Front):** 67  
**Mult Parcels/Sch Dis:** No  
**Assessment:**  
**Possession:**  
**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):** 140  
**Year Built:** 1954  
**Built Prior to 1978:** Yes  
**Taxes (Yrly):** 5,087 **Tax Year:** 2015

#### Features

**Air Conditioning:** Central  
**Heating:** Forced Air,Gas  
**Bsm't:** Yes **Desc:** Full  
**Foundation:** Block  
**Exterior:**  
**Rooms:**  
**Parking:** 1 Car Garage,Attached Garage,Opener  
**Garage/EnclosdSpaces:** 1  
**Interior Amenities:** Dishwasher; Refrigerator

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:**  
**Lot Characteristics:**  
**Exterior Amenities:** Deck

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

**Property Description:** Immaculate 4 Bedroom Cape Cod home in Upper Arlington. It offers 2 full baths with, full basement, great landscaping, custom kitchen, stainless refrigerator and dishwasher, built in shelving, skylights, updated bathrooms, one car garage with extra parking, vaulted ceilings, and red oak hardwood flooring throughout. This is a must see!! Call today.

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text)

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

**Contact Name:**

**Contact Phone:**

#### Listing Info

**Auction:** No **Auction Date:** No **Sub Agency:** No **SA Amount:** SA **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 **BB/TR Type:** VRC: Yes

**Sub Property Type:** Single Family Freestanding

**LD:** 06/02/2016

**XD:** 10/05/2016

**Showing Start Date:** 05/25/2016

**Listing Office:** 01970  
**Listing Member:** 311236  
**Agent Email:** rbest@bestcorporaterealestate.com  
**Showing Phone #:** 614-559-3350 Ext. 10

**Best Corporate Real Estate** 614-559-3350 **Ofc Fax:** 614-559-3390  
**Randy J Best** 614-397-8380 **Agent Other Phone:** 614-397-8380  
**Best Corporate Real Estate** **Pref Agt Fax:** 614-559-3390  
**Addl Contact Info:**

**June 03, 2016**

**Prepared by:** Randy J Best

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# Upper Arlington Information

Founded in 1977 to strengthen the economic vitality and enhance the quality of life in the City of Upper Arlington, the Upper Arlington Area Chamber of Commerce promotes the development, retention and expansion of local businesses by providing members with marketing and networking opportunities, benefit programs and community advocacy.

The Upper Arlington Area Chamber of Commerce is dedicated to serving and helping the community of Upper Arlington prosper. Whether you're in school, retired, or employed/unemployed, the UA Chamber is here to help. If you would like to be involved in any of the Chamber's initiatives, please contact the Chamber at 614-500-4238.

**Since 1977**, the Upper Arlington Area Chamber of Commerce has been a voluntary, member-supported organization of business, industrial and professional people who are dedicated to developing, promoting and maintaining a sound and healthy economic climate for the Upper Arlington area.

The Chamber is a non-profit organization comprised of nearly 500 area businesses who support our growing organization and who work together to enhance the Upper Arlington area business community. The Chamber promotes the development, retention and expansion of area businesses by providing its members with marketing opportunities, benefit programs and community advocacy.

Upper Arlington is a primarily residential community of approximately 9.6 square miles and 34,000 residents. Its location provides convenient access to downtown Columbus, The Ohio State University, Port Columbus and all major highways. National publications have ranked Upper Arlington as being one of the nation's most educated cities and among the best places to raise a family.

# UPPER ARLINGTON SCHOOLS

## DISTRICT MAP AND ATTENDANCE BOUNDARIES



**1. Burbank Early Childhood School**  
4770 Burbank Drive  
614-487-5155

**2. Greensview Elementary School**  
4301 Greensview Drive  
614-487-5050 x5500

**3. Windermere Elementary School**  
4101 Windermere Road  
614-487-5060 x7000

**4. Hastings Middle School<sup>2</sup>**  
1850 Hastings Lane  
614-487-5100 x4000

**5. Wickliffe Progressive School<sup>1</sup>**  
2405 Wickliffe Road  
614-487-5150 x6500

**6. Upper Arlington High School**  
1650 Ridgeview Road  
614-487-5200 x2000

**7. Tremont Elementary School**  
2900 Tremont Road  
614-487-5170 x6000

**8. Jones Middle School<sup>2</sup>**  
2100 Arlington Avenue  
614-487-5077 x3000

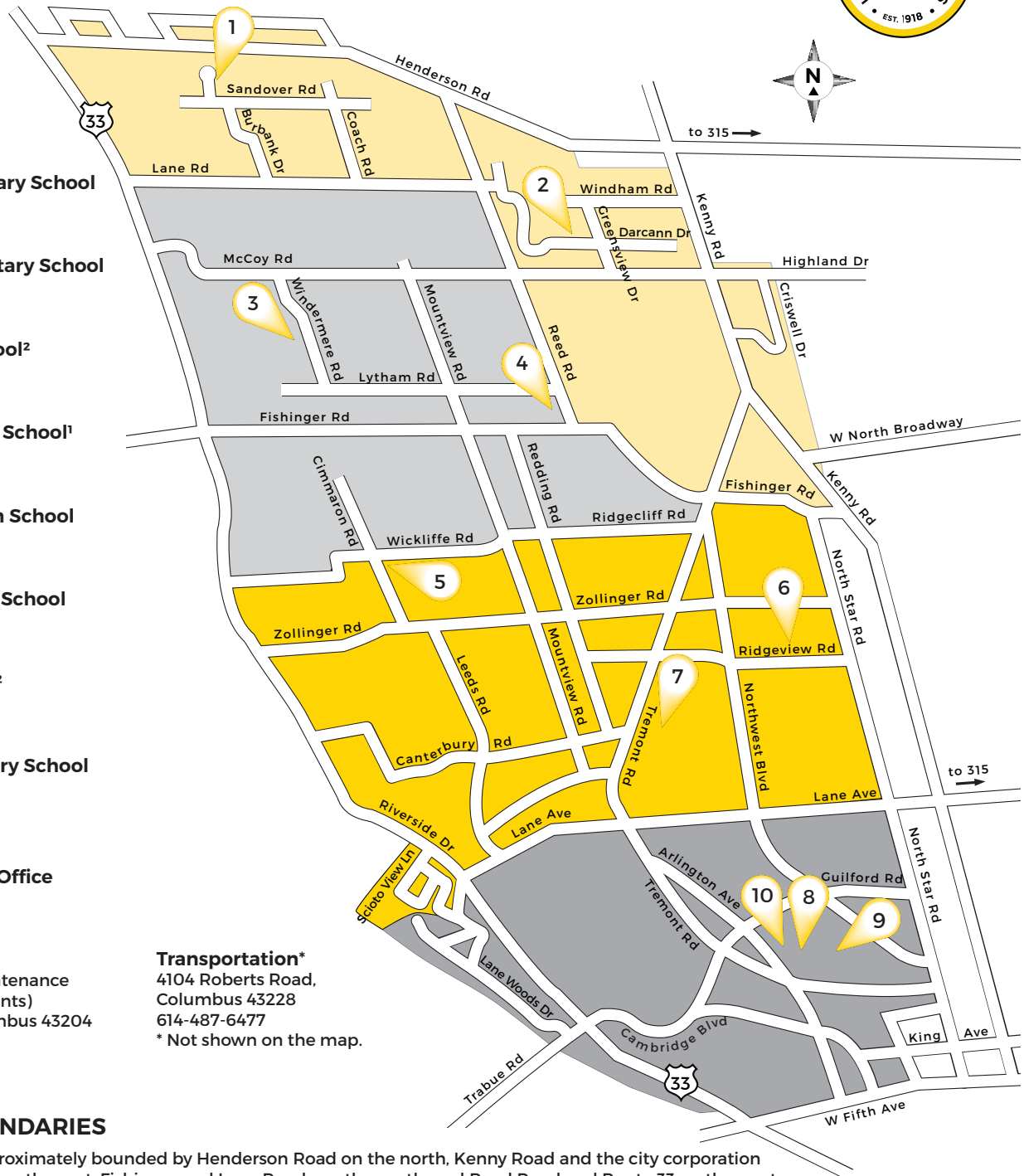
**9. Barrington Elementary School**  
1780 Barrington Road  
614-487-5180 x5000

### DISTRICT OFFICES

**10. Board of Education Office**  
1950 North Mallway Drive  
614-487-5000

**Graf Center\***  
(Teaching & Learning, Maintenance and Technology Departments)  
2020 Builders Place, Columbus 43204  
614-487-5220

**Transportation\***  
4104 Roberts Road,  
Columbus 43228  
614-487-6477  
\* Not shown on the map.



### ATTENDANCE BOUNDARIES

<b>GREENSVIEW</b>	is approximately bounded by Henderson Road on the north, Kenny Road and the city corporation limits on the east, Fishinger and Lane Roads on the south, and Reed Road and Route 33 on the west.
<b>WINDERMERE</b>	is approximately bounded by Lane Road on the north, Reed and Fishinger Roads on the east, Ridgecliff and Wickliffe Roads on the south, and Route 33 on the west.
<b>TREMONT</b>	is approximately bounded by Wickliffe, Ridgecliff and Fishinger roads on the north; North Star Road on the east; Lane Avenue on the south; and Route 33 on the west.
<b>BARRINGTON</b>	is approximately bounded by Lane Avenue on the north, North Star Road on the east, King and Fifth Avenues on the south, and Route 33 on the west.

#### Special Notes:

1. Wickliffe Progressive School: Those students who reside in the Greensview, Windermere and Tremont attendance areas may enroll at Wickliffe. Barrington Elementary offers both the Contemporary and the Informal instructional delivery systems. Wickliffe is bounded by the district's western, northern and eastern boundaries; the southern boundary is Lane Avenue.
2. Barrington and Tremont students attend Jones Middle School. Greensview, Wickliffe and Windermere students attend Hastings Middle School.
3. Please note that the map and attendance boundaries are approximate. To confirm your address is in the Upper Arlington school district or to inquire about your attendance area, please call 614-487-5000.



# About Tremont Elementary School

Tremont Elementary School was built in 1952 and serves approximately 580 students in kindergarten through grade five. Its attendance area is bordered by Lane Avenue on the south, North Star Road on the east, Riverside Drive on the west and Wickliffe, Ridgecliff and Fishinger Roads to the north.

## *Principal Brett Gambill*



Brett Gambill is enjoying his second year as principal at Tremont Elementary School this year. Gambill previously served as the principal of Hawthorne Elementary School in Westerville. Prior to becoming principal he served as an assistant principal, interim principal, instructional coach, and elementary teacher in that district. Gambill earned his bachelor's degree in elementary education from Miami University in Oxford, Ohio. He has a master's degree in educational administration from Ashland University.

\*\*Upcoming Kindergarten information night will be held on 2/9/16 at 6:30 PM in the auditorium. This will be for incoming Kindergarten parents for the 2016/2017 school year. \*\*

# About Wickliffe Progressive Elementary School

Wickliffe Progressive Elementary School was built in 1956 and serves approximately 520 students. Wickliffe provides the informal program, an educational delivery model based upon the ideals of progressive education, for students living north of Lane Avenue.

## Principal Chris Collaros

Principal Chris Collaros joined Upper Arlington Schools as the Wickliffe principal in August of 2008. Prior to coming to Wickliffe, Mr. Collaros was the principal at Evening Street Elementary in Worthington.

# About Jones Middle School



Jones Middle School is one of two middle schools in the Upper Arlington City School District, in Upper Arlington, Ohio. The school is located in the center of the Upper Arlington Historic District, at the end of the Mallway.

The site that is now Jones Middle School originally served as Camp Willis, a military training camp. This is noted by a plaque near the Arlington Avenue side of the site. The neo-classical school building was designed by Ohio Stadium architect Howard Dwight Smith and completed in 1924. It served as the first permanent school in Upper Arlington, serving grades 1-6; grades 7-12 were added to the building following its 1926 expansion. J.W. Jones was hired as the building principal and the first full-time superintendent of the district. The building was renamed Upper Arlington High School in 1939 with the opening of another Smith-designed school, Barrington Road Elementary School.

In the 1990's, two initial architectural studies proposed demolition of the Jones Middle School, but a third proposal was chosen - to rehabilitate the historic school. A committee of teachers and parents together with the architect and contractor guided the work with respect for the historic character of the school. As a result, historic features and details remain inside and out. The auditorium was preserved, with tile walls and wood seats retained and air conditioning added. Classroom doors fitted with new ADA-compliant hardware were reinstalled, as were the original lockers. Although asbestos contamination necessitated removal of the plaster walls, care was taken to reinstate archways in the halls. The cafeteria and library addition was built in a former courtyard and another creative location was found for the elevator - in "found" space, where an old chimney had been. The three-year project took place while school was in session, and was used as a learning experience for students who toured future classrooms in hard hats. A local bond issue provided funding for the project, which cost \$3 million less than the projected new construction costs.

Our beliefs are powerful.

At Hastings Middle School we believe in:

**Complex and Creative thinking:** Thinking and creating to develop a sense of wonder about the world and the learning process.

**Responsibility:** Being accountable for our choices, actions, and obligations.

**Citizenship:** Preparing to be competent citizens in the global world.

**Empathy:** Showing compassion and understanding of others.

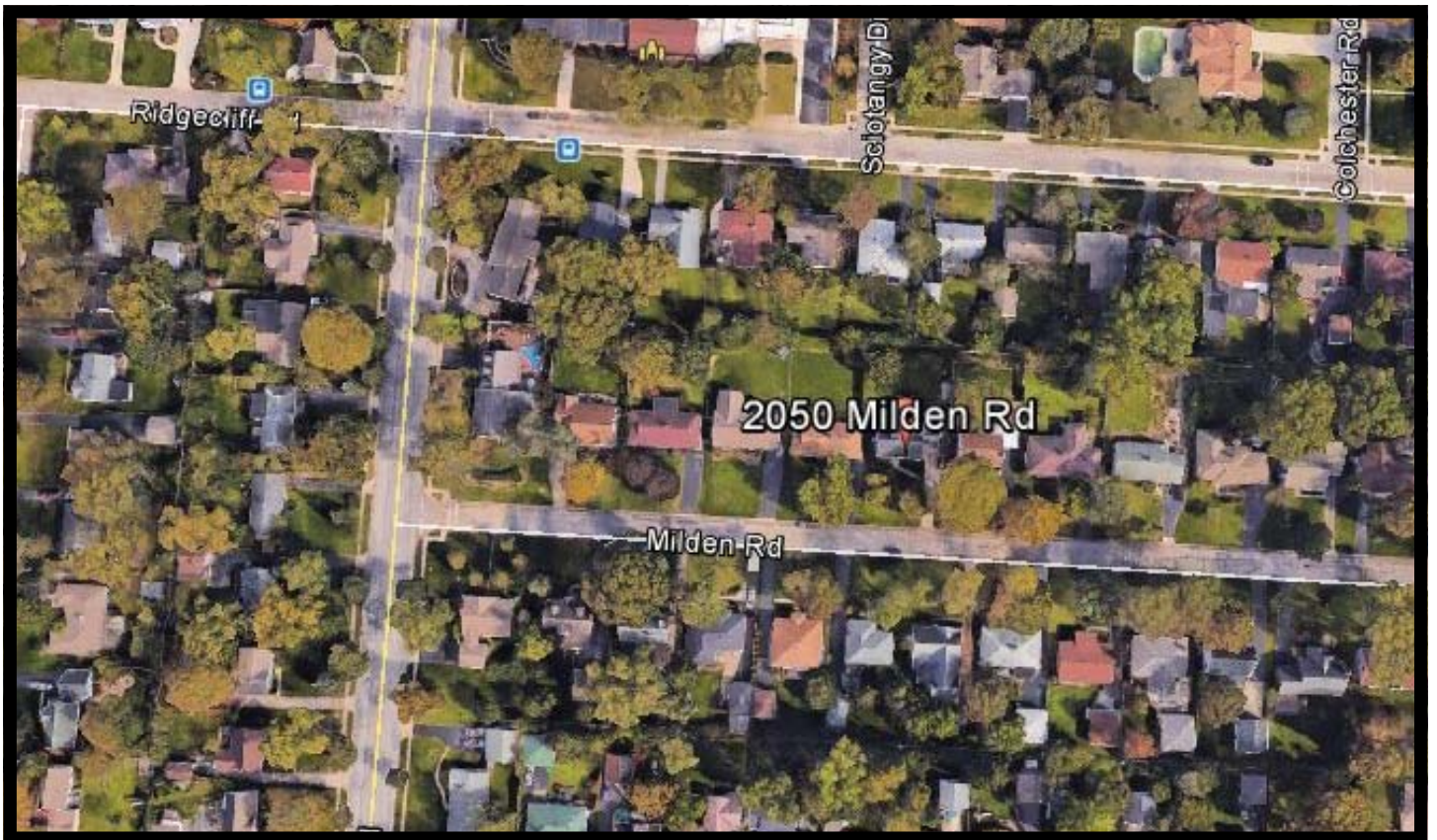
**Community:** Working together to contribute positively to the school community and the greater society in which we live.

**Excellence:** Striving for excellence in an atmosphere of high, yet realistic, expectations with the goal of always improving.

**About Hastings Middle School:** Hastings Middle School was built in 1961 and serves approximately 720 students in grades six through eight. Greensview, Wickliffe and Windermere elementary schools feed into Hastings.

Upper Arlington High School

2050 Milden Road, Upper Arlington, Ohio 43221



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2050 Milden Rd, Columbus, OH 43221-1940, Franklin County

Demographics

Based on ZIP Code: 43221

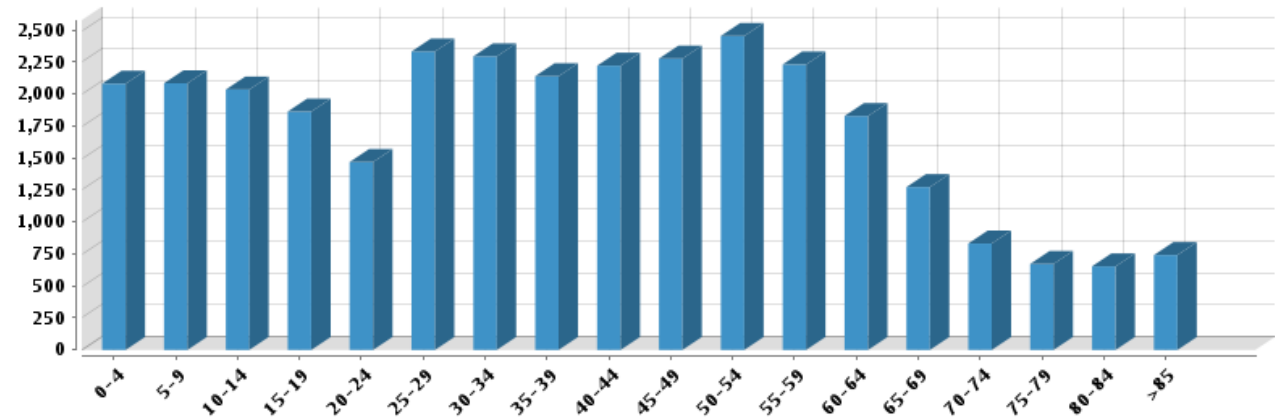
Population  
Summary

Estimated Population:	31,474
Population Growth (since 2010):	2.1%
Population Density (ppl / mile):	3,370
Median Age:	37.7

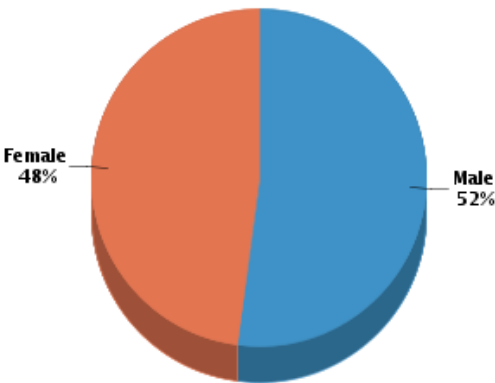
Household

Number of Households:	13,719
Household Size (ppl):	2
Households w/ Children:	4,174

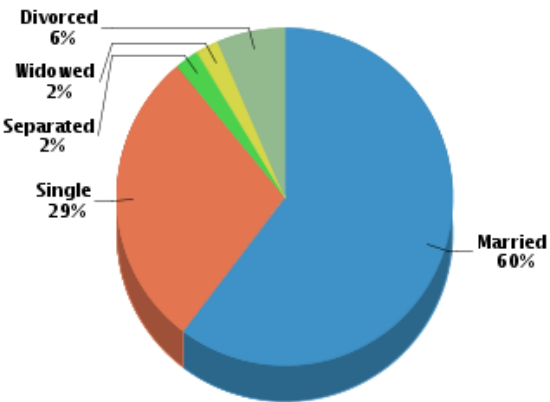
Age



Gender



Marital Status



Housing  
Summary

Median Home Sale Price:	\$205,000
Median Dwelling Age:	41 years
Median Value of Home Equity:	\$290,322
Median Mortgage Debt:	\$126,343

Stability

Annual Residential Turnover:	14.38%
5+ Years in Residency:	47.98%
Median Years in Residency:	4.77

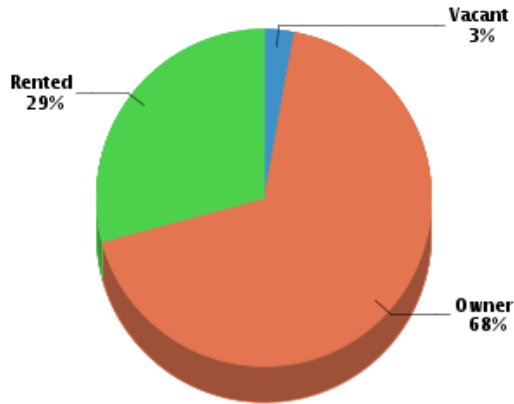
Courtesy of Randy Best, Columbus REALTORS

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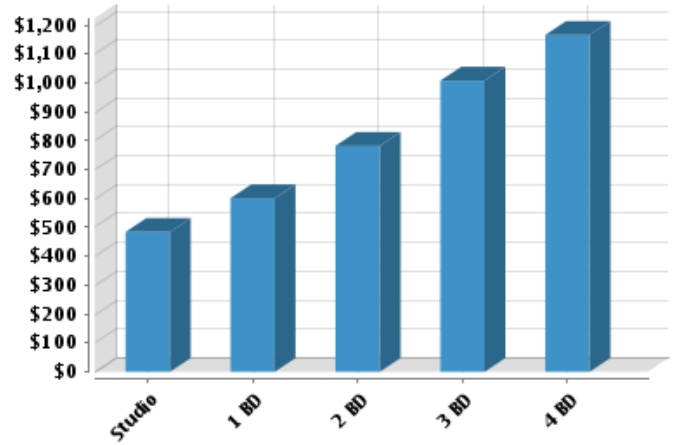
Neighborhood Profile

Generated on 06/03/2016

## Occupancy



## Fair Market Rents (County)

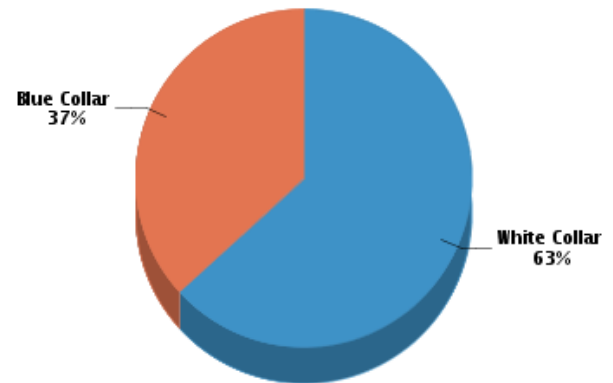


## Quality of Life

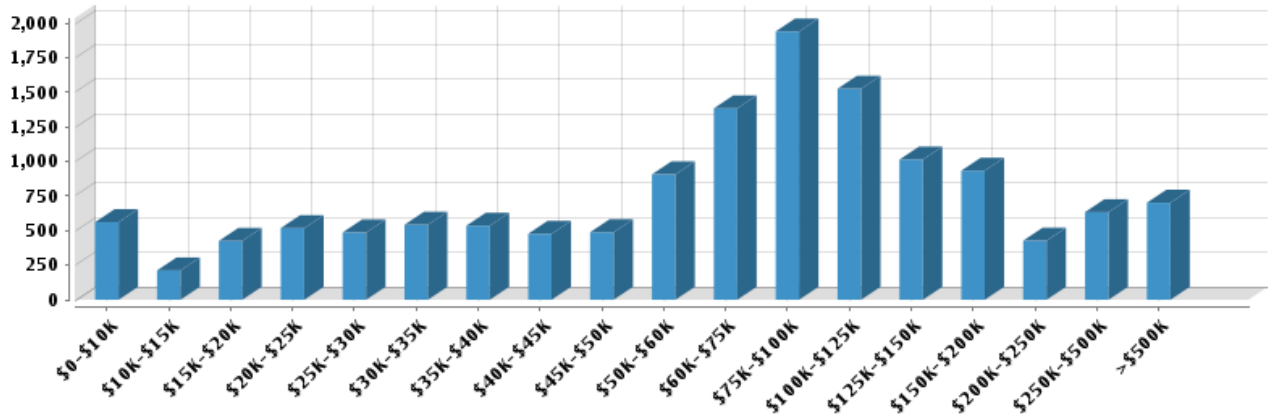
### Workers by Industry

Agricultural, Forestry, Fishing:	137
Mining:	14
Construction:	100
Manufacturing:	83
Transportation and Communications:	158
Wholesale Trade:	124
Retail Trade:	2,962
Finance, Insurance and Real Estate:	1,568
Services:	4,730
Public Administration:	329
Unclassified:	45

### Workforce



## Household Income



Average Household Income:

**\$112,852**

Average Per Capita Income:

**\$49,511**

Courtesy of Randy Best, Columbus REALTORS

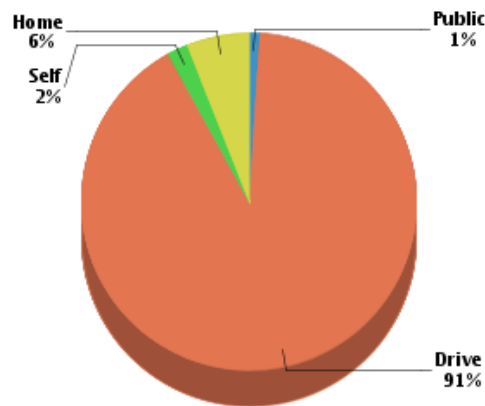
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## Neighborhood Profile

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Page 2 of 4

Commute Method



Median Travel Time: 18.08 min

Weather

January High Temp (avg °F):	36
January Low Temp (avg °F):	20.8
July High Temp (avg °F):	84.3
July Low Temp (avg °F):	63.8
Annual Precipitation (inches):	58.38

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	186
Some High School:	589
High School Graduate:	3,040
Some College:	3,325
Associate Degree:	1,053
Bachelor's Degree:	8,214
Graduate Degree:	5,537

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
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Schools

Radius: 1.00 mile(s)

Public - Elementary

Upper Arlington City Schools Districts	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<a href="#">Tremont Elementary School</a> 2900 Tremont Rd	0.51	K-5th	600	19	5	
<a href="#">Wickliffe Elementary School</a> 2405 Wickliffe Rd	0.53	K-5th	510	6		

Public - Middle/High

Upper Arlington City Schools Districts	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<a href="#">Hastings Middle School</a> 1850 Hastings Ln	0.72	6th-8th	700	12	5	

Courtesy of Randy Best, Columbus REALTORS

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Neighborhood Profile



Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Mountview Baptist Preschool & Kindergarten 2140 Fishinger Rd <a href="#">The Wellington School</a>	0.56	Pre-K-Pre-K	65		
3650 Reed Rd <a href="#">St Agatha School</a>	0.62	Pre-K-12th	650		★★★★★
1880 Northam Rd <a href="#">St Andrew</a>	0.8	K-8th	272		
3880 Reed Rd	0.85	1st-8th			

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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Local Businesses

Radius: .5 mile(s)

Eating - Drinking

	Address	Phone #	Distance	Description
<b>Caffe Davinci</b>	3080 Tremont Rd # B	(614) 459-9945	0.35	Restaurants
<b>Houlihans's Restaurant</b>	3150 Tremont Rd	(614) 326-2449	0.38	Restaurants
<b>Robeks</b>	3219 Tremont Rd	(614) 457-5836	0.45	Juice Bars
<b>Schokolad Chocolate Factory</b>	3219 Tremont Rd	(614) 326-3500	0.45	Candy And Confectionery - Retail
<b>Starbucks</b>	3235 Tremont Rd	(614) 457-5054	0.46	Coffee Shops
<b>Jimmy John's</b>	3241 Tremont Rd	(614) 824-2791	0.47	Restaurants - Deli

Shopping

	Address	Phone #	Distance	Description
<b>Computer Allied Technology Co</b>	3385 Somerford Rd	(614) 457-2292	0.35	Computer And Equipment Dealers
<b>Down Garden Path</b>	1783 Ridgecliff Rd # C	(614) 487-0081	0.35	Florists - Retail
<b>Argo &amp; Lehne Jewelers</b>	3100 Tremont Rd # 100	(614) 457-6261	0.35	Jewelers - Retail
<b>Walgreens</b>	3141 Tremont Rd	(614) 538-0029	0.36	Pharmacies
<b>Gamestop</b>	3102 Kingsdale Ctr # 5d	(614) 457-2113	0.41	Games And Supplies
<b>Hubbard Sales Co</b>	2955 Tremont Rd	(614) 486-0628	0.44	General Merchandise - Retail
<b>Framing Center</b>	3126 Kingsdale Ctr	(614) 451-8392	0.49	Picture Frames - Dealers
<b>Sally Beauty Supply</b>	3094 Kingsdale Ctr	(614) 442-0101	0.49	Cosmetics And Perfumes - Retail
<b>Petco</b>	3096 Kingsdale Ctr	(614) 451-7387	0.49	Pet Supplies And Foods - Retail
<b>Nutter Handyman</b>	3078 Kingsdale Ctr	(614) 824-1680	0.5	Hardware - Retail

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