



\$112,500

For Sale:

608 Larcomb Avenue

Columbus, OH 43223

Residential Home

- Home is located on lot +/- 0.11 acres.
- Total of +/- 1,578 square feet.
- 3 Bedrooms and 1 full bath.
- Sliding glass doors give access to deck.
- Hardwood floors, full basement, on street parking.



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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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.



Status: Active
Style: 2 Story
Address:
 608 Larcomb Avenue, Columbus, OH 43223
Unit/Suite #:

List Price: \$112,500
Original List Price: \$119,000
Days On Market: 74
Possession:

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	3	1	0								
Entry Lvl	0	0	0	1	1	1	1				
Down 1	0	0	0							1	
Down 2	0	0	0								
Totals	3	1	0								

Location**Subdiv/Cmplx/Comm:****School District:** COLUMBUS CSD 2503 FRA CO.**Corp Lim:** Columbus**Township:** None**Directions:****Characteristics****SqFt Documented:** 1,578**SqFt ATFLS:** 1,578**Parcel #:** 010-067802**County:** Franklin**Doc SqFt Src:** Realist**ATFLS Source:** Realist**Tax District:** 010**Comm Dev Chrg:** No**Acreage:** 0.11

Lot Size (Front):

Mult Parcels/Sch Dis:**Assessment:****Possession:****HOA/COA Y/N:** No**HOA/COA Fee:** Per:

/

HOA/COA Fee Includes:**HOA/COA Transfer Fee:**

Reserve Contribution:

Lot Size (Side):**Year Built:** 1928**Built Prior to 1978:** Yes**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** 1,578 **Tax Year:** 2019**Addl Acc Conditions:** None Known**Complex/Sub Amenities:****Tenant Occupied:** No**Features****Air Conditioning:** Central**Heating:** Forced Air**Bsmt:** Yes **Desc:** Full**Foundation:** Block**Exterior:** Vinyl Siding**Rooms:****Parking:** 1 Off Street**Garage/EnclosdSpaces:** 0**Interior Amenities:** Dishwasher; Electric Dryer Hookup; Electric Range; Electric Water Heater; Refrigerator**Accessibility Features Y/N:** No**Alternate Uses:****Fireplace:** One**Lot Characteristics:****Exterior Amenities:** Deck, Fenced Yard**Warranty:****New Financing:****New Construction:** No**Approx Complete Date:****Manufactured Housing Y/N:**

No

Manufactured Housing:**Leased Items:****Tax:**

Property Description: Home is located on lot +/- 0.11 acres. Total of +/- 1,578 square feet. 3 Bedrooms and 1 full bath. Sliding glass doors give access to deck. Hardwood floors in living and dining room, full basement.

Dir Neg w/Sell Perm: No**March 17, 2021****Prepared by:** Noah C Kahkonen

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 Noah C Kahkonen on Wednesday, March 17, 2021 11:18 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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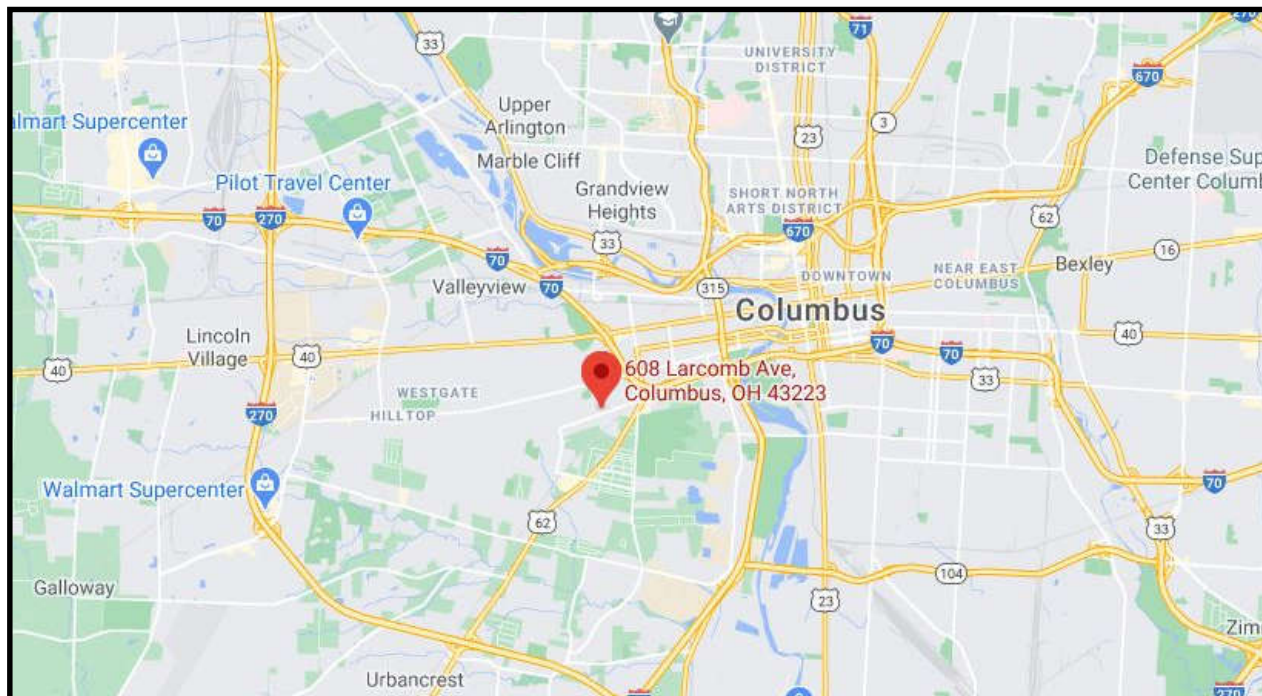
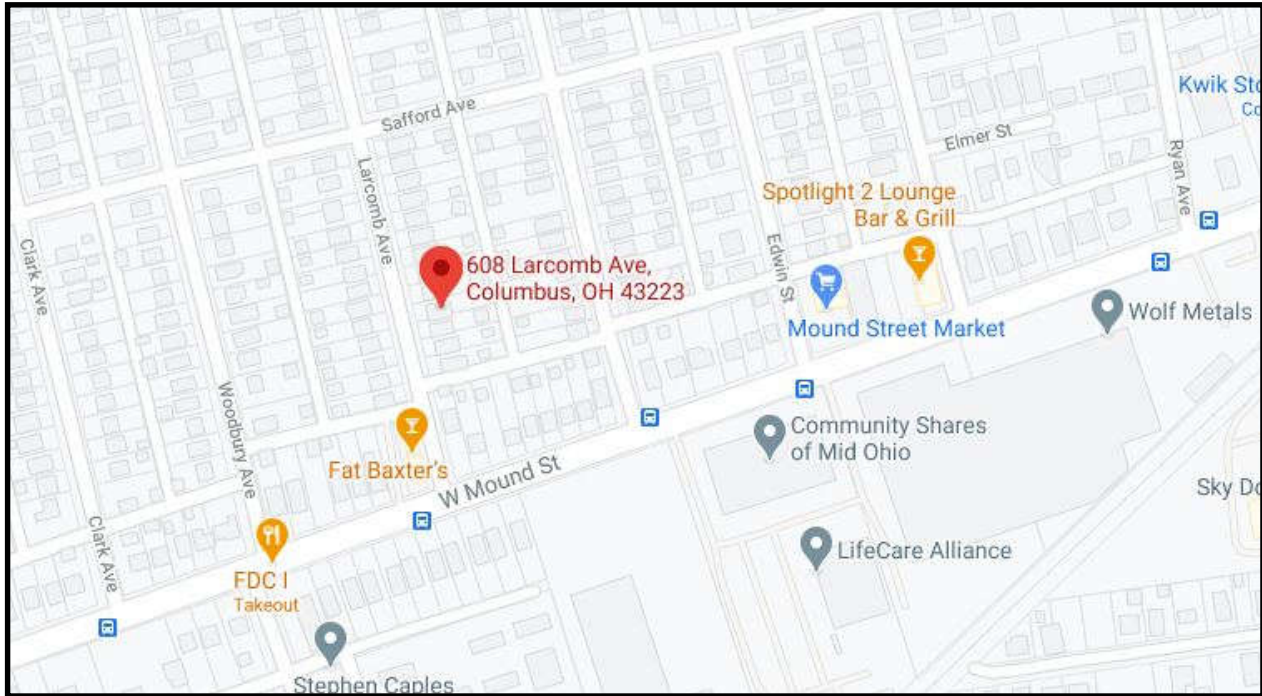
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COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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