

**FOR SALE**



**\$ 260,000**

**1455 Brookforest Dr, Columbus OH 43204**

- 1,625 sq ft home with 3 Bedrooms, and 2 and a half bathrooms
- Soaring Cathedral ceilings
- Loft overseeing great room with gas log fire place
- Updated kitchen,
- First floor owner's suite with bath and first floor laundry
- Nice back patio with rear and front yard




**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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Customer 1-Page Full	Residential-Single Family Freestanding										MLS# :	
	<b>Status:</b> Incomplete <b>Style:</b> 2 Story <b>Address:</b> 1455 Brookforest Drive, Columbus, OH 43204 <b>Unit/Suite #:</b>										<b>List Price:</b> \$260,000 <b>Original List Price:</b> \$260,000 <b>Days On Market:</b> 1 <b>Possession:</b>	
	<b>Up 2</b>	0	0	0								
	<b>Up1</b>	2	1	0								
	<b>Entry Lvl</b>	1	1	1	1		1					
	<b>Down 1</b>	0	0	0								
<b>Down 2</b>	0	0	0									
<b>Totals</b>	3	2	1									

**Location**

**Subdiv/Cmplx/Comm:** Brookhollow      **School District:** COLUMBUS CSD 2503 FRA CO.      **Corp Lim:** Columbus      **Township:** None  
**Directions:** I-70 to Wilson Road. North on Wilson to Trabue Road. West on Trabue to Brookforest Drive.

**Characteristics**

<b>SqFt Documented:</b> 1,625	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 0.15	<b>Lot Size (Side):</b> 120
<b>SqFt ATFLS:</b> 1,625	<b>ATFLS Source:</b> Realist	<b>Lot Size (Front):</b> 55	<b>Year Built:</b> 1997
<b>Parcel #:</b> 010-236349	<b>Tax District:</b> 010	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Franklin	<b>Comm Dev Chrg:</b> No	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b>	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 3,460 <b>Tax Year:</b> 2020

**Addl Acc Conditions:** None Known  
**Complex/Sub Amenities:** Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** No  
**HOA/COA Fee:** Per:  
 /  
**HOA/COA Fee Includes:**  
**HOA/COA Transfer Fee:** Reserve Contribution:

**Features**

<b>Air Conditioning:</b> Central	<b>Accessibility Features Y/N:</b> No	<b>Warranty:</b>
<b>Heating:</b> Forced Air, Gas		<b>New Financing:</b>
<b>Bsmt:</b> Yes <b>Desc:</b> Crawl; Partial	<b>Alternate Uses:</b>	<b>New Construction:</b> No
<b>Foundation:</b> Poured	<b>Fireplace:</b> One, Gas Log	<b>Approx Complete Date:</b>
<b>Exterior:</b> Brick, Vinyl Siding	<b>Lot Characteristics:</b>	<b>Manufactured Housing Y/N:</b> No
<b>Rooms:</b> 1st Flr Owner Suite, 1st Flr Laundry, Eat Space/Kit, Living Room, Loft	<b>Exterior Amenities:</b> Patio	<b>Manufactured Housing:</b>
<b>Parking:</b> 2 Car Garage	<b>Sewer:</b>	<b>Leased Items:</b>
<b>Garage/EnclosdSpaces:</b> 2		<b>Tax:</b>
<b>Interior Amenities:</b> Electric Range; Gas Water Heater; Microwave; Refrigerator		

**Property Description:** Soaring cathedral ceilings in this beautiful 3 bedroom, two story home. A loft overlooks the living room with a gas log fireplace. Updated kitchen, first floor owner's suite with bath and first floor laundry. Nice patio, back, and rear yard area.

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

**July 21, 2021**

**Prepared by:** Randy J Best

**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 Randy J Best on Wednesday, July 21, 2021 4:19 PM. 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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<b>Size:</b>	<b>1,672 square feet</b>
<b>Year Built:</b>	<b>1997</b>
<b>Taxes (2020):</b>	<b>\$3,459.60</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>2.5</b>
<b>School District:</b>	<b>Columbus School District (2503)</b>

## Recent Upgrades:

**2021 - Fireplace Repair (New gas gauge)**

**2020 - New Garage Door**

**2020 - New fan for air conditioner**

**2019 - Master Bedroom bathroom & 1/2 bath remodeled**

**2019 - New Siding**

**2018 - New Roof**

**2017 - Kitchen redone (new cabinets & counters)**

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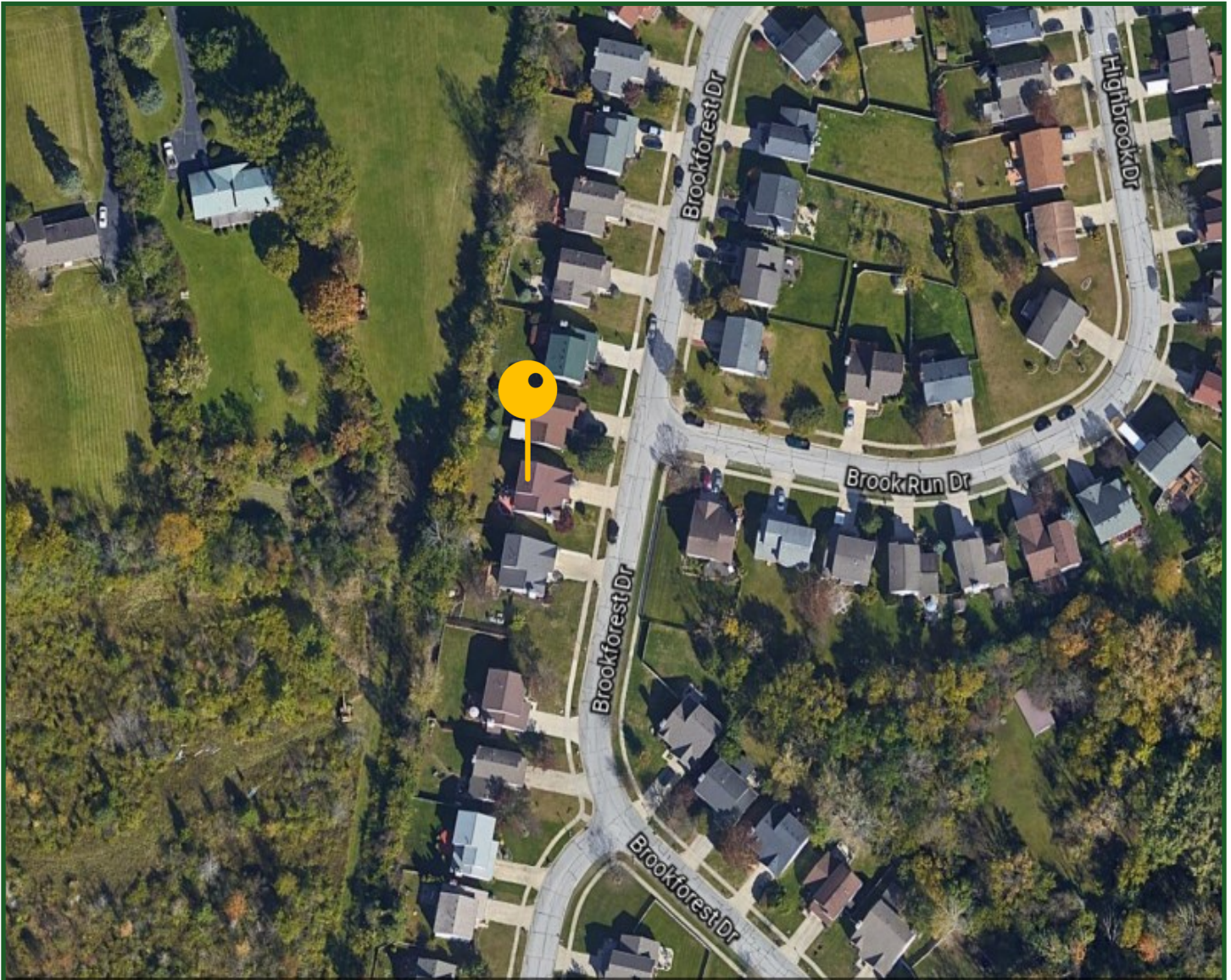
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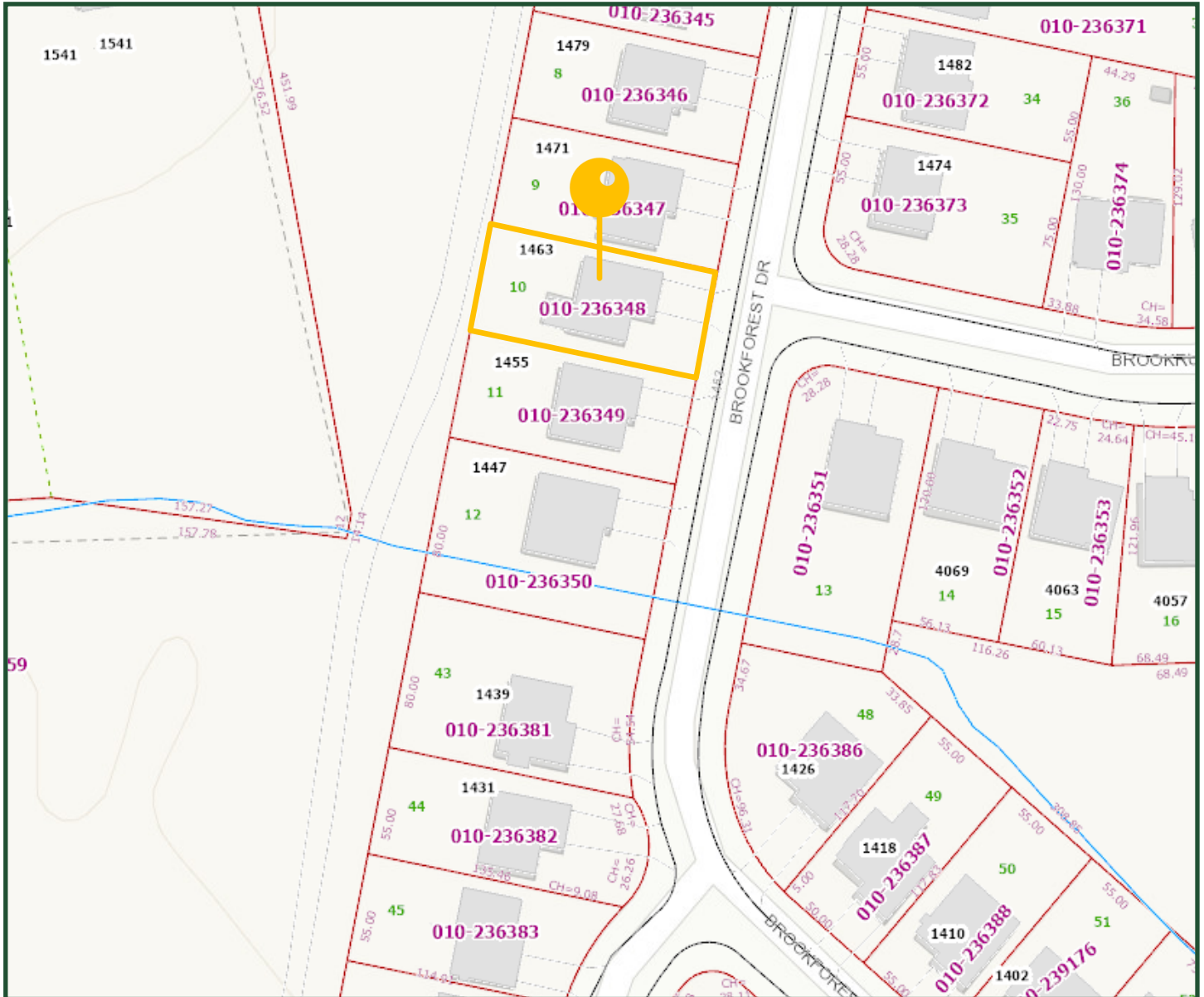
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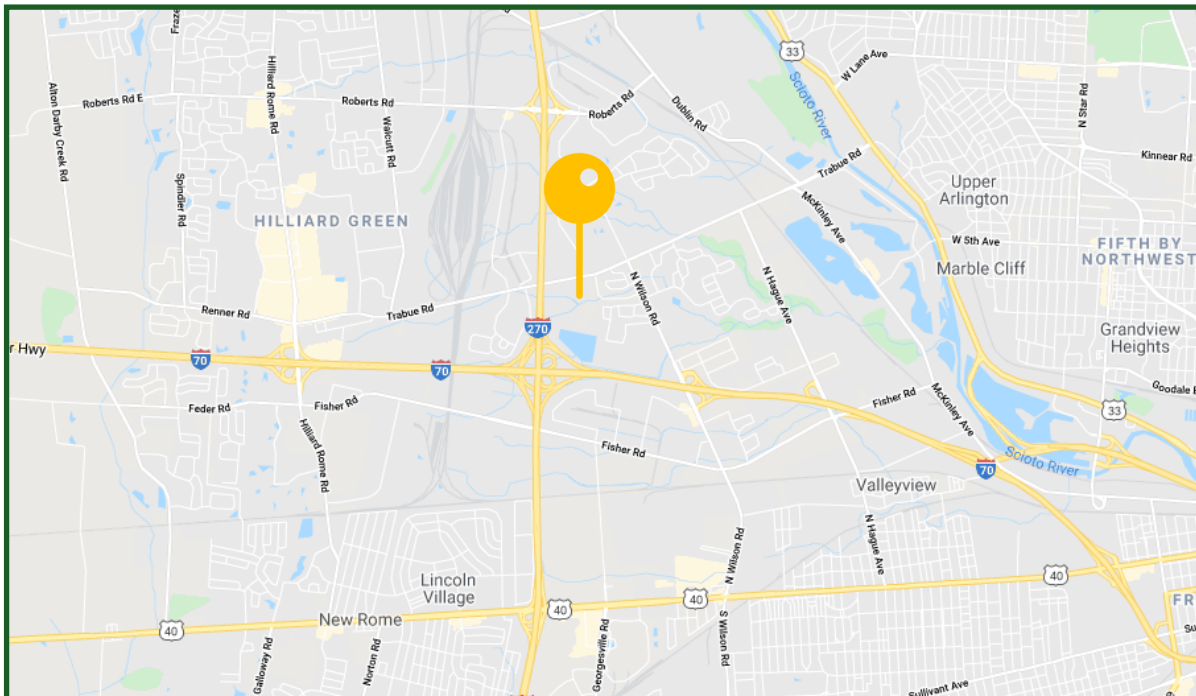
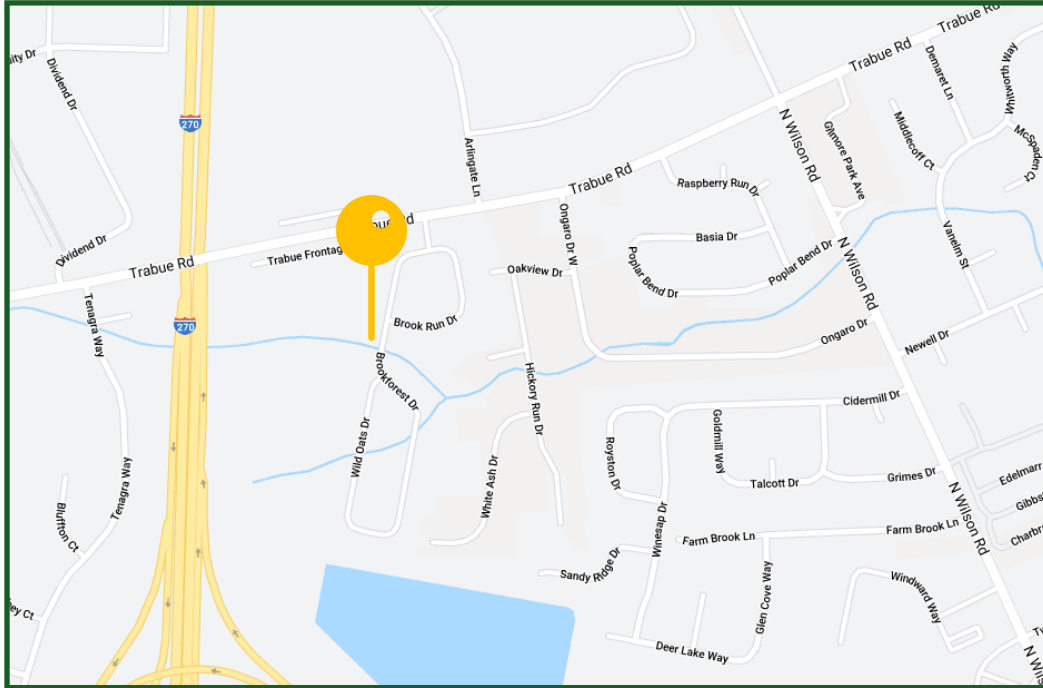


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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers



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