

<b>Customer 1-Page Full</b>	<b>Residential-Single Family Freestanding</b>	<b>MLS# : 222017054</b>
-----------------------------	---	-------------------------



**Status:** Active  
**Style:** Cape Cod/1.5 Story  
**Address:**  
 305 Mcnaughten Road, Columbus, OH 43213  
**Unit/Suite #:**

**List Price:** \$385,000  
**Original List Price:** \$395,000  
**Days On Market:** 749  
**Possession:** Closing

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

**Location**

**Subdiv/Cmplx/Comm:** School District: REYNOLDSBURG CSD 2509 FRA CO. **Corp Lim:** Columbus **Township:** None

**Directions:**

**Showing Considerations:**

**Characteristics**

<b>SqFt Documented:</b> 1,430	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 3	<b>Lot Size (Side):</b> 682
<b>SqFt ATFLS:</b> 1,430	<b>ATFLS Source:</b> Realist	<b>Lot Size (Front):</b> 192	<b>Year Built:</b> 1950
<b>Parcel #:</b> 550-262379	<b>Tax District:</b> 550	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> Yes
<b>County:</b> Franklin	<b>Comm Dev Chrg:</b> No	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> Closing	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 2,913 <b>Tax Year:</b> 2021

**Addl Acc Conditions:** None Known

**Complex/Sub Amenities:**

**Tenant Occupied:** Yes

**HOA/COA Y/N:** No

**HOA/COA Fee:** Per:

/

**HOA/COA Fee Includes:**

**HOA/COA Transfer Fee:** Reserve Contribution:

**Features**

<b>Air Conditioning:</b>	<b>Accessibility Features Y/N:</b> No	<b>Warranty:</b>
<b>Heating:</b>		<b>New Financing:</b>
<b>Bsmt:</b> Yes <b>Desc:</b> Crawl; Full	<b>Alternate Uses:</b>	<b>New Construction:</b> No
<b>Foundation:</b> Block	<b>Fireplace:</b>	<b>Approx Complete Date:</b>
<b>Exterior:</b>	<b>Lot Characteristics:</b>	<b>Manufactured Housing Y/N:</b> No
<b>Rooms:</b>	<b>Exterior Amenities:</b>	<b>Manufactured Housing:</b>
<b>Parking:</b> 2 Car Garage, Detached Garage	<b>Water Source:</b> Public Water Source	<b>Leased Items:</b>
<b>Garage/EnclosdSpaces:</b> 2	<b>Sewer:</b> Public Sewer	<b>Tax:</b>
<b>Interior Amenities:</b>		

**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

**June 04, 2024**

**Prepared by:** Andrew A Balalovski

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Tuesday, June 04, 2024 9:04 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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

\$385,000

305 McNaughten 2



305 McNaughten



305 McNaughten3

