

<b>Customer 1-Page Full</b>	<b>Residential-Single Family Freestanding</b>	<b>MLS# : 221008496</b>
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**Status:** Coming Soon  
**Style:** 2 Story  
**Address:**  
 369 Fallis Road, Columbus, OH 43214  
**Unit/Suite #:**

**List Price:** \$449,900  
**Original List Price:** \$449,900  
**Active on MLS:** 04/03/2021  
**Days On Market:**  
**Possession:** Negotiable

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

**Location****Subdiv/Cmplx/Comm:** Dominion Park**School District:** COLUMBUS CSD 2503 FRA CO.**Corp Lim:** Columbus**Township:** None**Directions:****Characteristics****SqFt Documented:** 1,430**SqFt ATFLS:** 1,430**Parcel #:** 010-071594**County:** Franklin**Doc SqFt Src:** Realist**ATFLS Source:** Realist**Tax District:** 010**Comm Dev Chrg:** No**Acreage:** 0.15**Lot Size (Front):** 128**Mult Parcels/Sch Dis:****Assessment:****Possession:** Negotiable**Lot Size (Side):** 50**Year Built:** 1939**Built Prior to 1978:** Yes**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** 6,175 **Tax Year:** 2020**Addl Acc Conditions:** None Known**Cmplex/Sub Amenities:** Sidewalk**Tenant Occupied:** No**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:** Central**Heating:** Forced Air, Gas**Bsmt:** Yes **Desc:** Partial**Foundation:** Block**Exterior:** Vinyl Siding**Rooms:** LL Laundry, 3-Season Room, Dining Room, Eat Space/Kit, Living Room, Rec Rm/Bsmt**Parking:** 2 Car Garage, Detached Garage, Opener**Garage/EnclosdSpaces:** 2**Interior Amenities:** Dishwasher; Gas Range; Gas Water Heater; Microwave; Refrigerator**Accessibility Features Y/N:** No**Mid/High Rise:** No**Alternate Uses:****Fireplace:** One, Gas Log**Lot Characteristics:****Exterior Amenities:** Patio, Screen Porch**Warranty:****New Financing:**

Conventional, FHA, VA

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

**Property Description:** Charming, immaculate and updated throughout! This home is perfect! Improvements include a fully remodeled kitchen, maple kitchen cabinets, Quartz counter tops, stainless steel appliances, gas range with 5 burners and convection gas oven, Bosch dishwasher, counter depth side by side refrigerator, Porcelain tile w/electric radiant heat in the dinette, full primary bath remodel with granite tops, stone tiled tub/shower surround, Porcelain tile floor w/radiant heat & in-line exhaust fan system, new 2-car garage in 2003, new high efficiency gas furnace in 2006, new 16-seer AC in 2006, new hot water heater in 2012, upgraded home electric service to 200 amp and new electric panel in 2005, and so much more. See seller improvement list attached to listing for more details.

**Dir Neg w/Sell Perm:** No**March 24, 2021****Prepared by:** Anita K Smith

**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 Anita K Smith on Wednesday, March 24, 2021 2:17 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.