

Broker Co-op
Offered!

6140 Braet Road Westerville, Ohio 43081 *Upper Albany West*



Lovely single family home offering 3 bedrooms, 2.5 bathrooms, computer room and free standing 2 car garage. Located in popular Upper Albany West subdivision, close to shopping and restaurants!

Bright, open kitchen offers 42" soft white cabinetry, neutral countertops, window, crown molding, newer faucet and disposal and large island with double bowl SS sink, storage, pendant lights and breakfast counter. The newer (2020) KitchenAid SS appliances include side by side fridge with door features and bottom drawer freezer, electric smooth top range, dishwasher and built-in microwave. Highlights of the home include LVP flooring in main living areas and bathrooms, newer carpet in bedrooms, 2" Plantation style blinds throughout, new full view storm door and private patio area.



The kitchen offers a dining area and is adjacent to the cozy keeping room with ceiling fan, crown molding and multiple windows. You can access the rear fenced patio through a glass inset door with built-in blinds & then a full view storm door.



Entering from the covered front porch, you are greeted with the spacious living room with ceiling fan, gas log fireplace with tile hearth and surround and custom built-in shelves on both sides with windows above.



Enjoy having a 1st floor computer room with a built-in desk and cabinets. Shutters on one wall open to reveal the living room. Completing the main level is a half guest bathroom with pedestal sink and high-rise elongated toilet. The open staircase features beautiful spindles, wood railing and textured neutral carpet. On the 2nd floor, you will find a landing area, laundry closet with LG washer and dryer (conveys), 3 bedrooms and 2 full bathrooms.

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Meticulously maintained home! The split bedroom plan offers privacy with primary suite featuring a vaulted ceiling, ceiling fan, textured carpet, large walk-in closet and ensuite full bathroom with raised double sink cultured marble vanity, high-rise elongated toilet, medicine cabinet, soaking tub and separate tiled shower! Finishing the 2nd floor are two additional carpeted bedrooms, both with ceiling fans and another full bathroom featuring raised cultured marble vanity, medicine cabinet, high-rise toilet and tub/shower combo.



- Built in 2005
- \$5,559/year property taxes
- MLS 225020931
- Columbus City Schools
- MI built Hillcrest floorplan
- Community offers clubhouse, fitness facility, sidewalks and pool
- Just minutes from shopping, Warner Woods Park, freeways and restaurants!
- * 1,818 square feet
- * HOA fee \$76/month
- * Fenced rear patio w/access to free standing 2c garage
- * New roof (2025) and newer A/C & furnace (2024)
- * Newer hot water heater (2020)

Offered at \$399,900

Information is deemed to be reliable but not guaranteed

