

# 4318 KENDALE ROAD



## \$242,900

<b>Area:</b>	27	<b>Bedrooms:</b>	3
<b>Style:</b>	Single Family Ranch	<b>Bathrooms:</b>	2.5
<b>Stories:</b>	One	<b>Living Room:</b>	25'6" x 12'4", espresso hardwood flrs, vaulted & open beam ceiling, WBFP, windows galore
<b>Square Ft:</b>	1,466	<b>Kitchen:</b>	10'11" x 13'1", "alligator skin" floors, stainless appliances, 42" cabinets, quartz countertops
<b>Year Built:</b>	1962	<b>Dining Room:</b>	11'4" x 12'7", espresso floors, retro lighting
<b>Taxes:</b>	\$2,903 in 2006	<b>Bedroom #1:</b>	10'3" x 15'9", master, espresso floors, full bath
<b>Parking:</b>	2 car attached garage	<b>Bedroom #2:</b>	11'5" x 9'4", espresso floors, vintage lighting
<b>Exterior:</b>	Wood	<b>Bedroom #3:</b>	10'1" x 11'3", espresso floors, vintage lighting
<b>Roof:</b>	Shingle	<b>Full Bath:</b>	5'x5'4", retro vanity, tiled shower/tub
<b>Heating:</b>	Gas, forced air & heat pump	<b>Basement:</b>	Partial with crawl space, recently painted
<b>Cooling:</b>	Central		

This is probably one of the most stunning examples of mid-century modern architecture in Central Ohio. This 3 BR 2.5 BA light filled home was designed and lived in by a professional designer and features an open floor plan with 2 wood burning fireplaces, vaulted and open beam ceilings, original 1960s chic lighting, and a fenced rear yard. The kitchen includes a 21,000 BTU professional grade gas range, chimney style fume hood, stainless steel refrigerator, 42" cabinets, Bosch dishwasher, quartz countertops, and "alligator skin" floors. The espresso stained hardwood floors throughout add drama to this unique home. Set on a large corner lot in a quiet neighborhood minutes from Scarlet Golf course. Furnishings are negotiable.

**See online at [www.ScottInColumbus.com](http://www.ScottInColumbus.com)**



**SCOTT WHEELER**  
**BROKER ONE REALTY, Inc.**

Mobile: 614-207-7878  
Home Office: 614-486-9833  
Fax: 614-474-5699

