



446 STANLEY AVENUE

Incredible 2.5 story brick Italianate home loaded with updates & situated on a large double lot. Spacious/bright rooms with newly refinished hardwood floors throughout, updated eat-in kitchen with granite counters & new stainless steel appliances, owner's suite with vaulted ceiling, 2nd level landing area perfect for a sitting room or home office, 2nd bedroom overlooking the meticulously landscaped yard with separate bath, 3rd floor loft, incredible private yard perfect for entertaining and much more...

WILLIAM ROBBINS
GLEDHILL ROBBINS & TALIS GROUP
OF REAL LIVING HER
614.208.8785 | WILLIAM.ROBBINS@REALLIVING.COM
[WWW.FACEBOOK.COM/GLEDHILLROBBINSTALIS](https://www.facebook.com/gledhillrobbinstalis)
WWW.GRT-GROUP.COM

FEATURING:

- 2.5 story
- 2 bedrooms
- 2 full bath
- 1 half bath -1st floor
- 1904 square feet
- Hardwood floors throughout
- Gas log fireplace
- Living room
- Dining room
- Eat in kitchen
- Granite countertops
- Stainless steel appliances
- Gas range
- Refrigerator
- Dishwasher
- Owner's suite
- Vaulted ceiling
- 2nd level laundry
- Washer & dryer remain
- 2nd story guest bath
- Loft
- 2nd story landing area
- Basement: partial
- Security system
- Brick exterior
- Double lot
- Fenced yard
- Irrigation system
- Outdoor lighting
- Patio
- 2 car detached garage

- Built in 1910
- Subdivision: Schumacher Place
- Columbus Schools
- Franklin County
- Annual Taxes: \$4208



For up-to-date pricing, more details and photos:
WWW.GRT-GROUP.COM

446 STANLEY AVENUE

Mechanicals Updated:

- Electric - 2004
- Plumbing -1999
- Furnace -1995
- Air Conditioning - 2011
- Water Heater -1999

Structural Updates:

- Roof to home - Slate and Metal – Maintained in 2011
- Gutters & Downspouts - 2003

- Home was completely updated in1999. The house was again updated in 2011
- All plumbing updated 1999
- All electric updated – 1999, 2004 & 2011
- All plaster removed and new drywall put up - 1999
- Kitchen remodeled in 1999 – New counter tops in 2011
- Main bath updated in 2004
- Master bath added in 1999 – updated in 2011
- Loft finished in 1999
- House completely repainted in 2011
- Windows replaced in 1999
- Fence added in 2004
- New Waterline installed in 2011
- All New Stainless Steel Appliances in 2011
- Gas Line/ Range Installed in 2011
- Hardwood floor refinishing in 2011
- New hardwood flooring installed in Living Room in 2011
- Attic carpeting 2011
- All new ceiling lighting in 2011
- New Dining Room fixture in 2011
- Audio ceiling speakers, wiring, security system in 2011
- Pendant fixtures and lighting in the kitchen - 2011
- New landscape design, retaining wall, landscape lighting and irrigation in 2011
- New fireplace in 2011
- New shutters and blinds in 2011
- Basement stairs carpeted in 2011