



**Status:** Closed  
**Style:** Split - 4 Level  
**Address:**  
 3919 Orange Blossom Lane, Columbus, OH 43230  
**Unit/Suite #:**

**List Price:** \$179,900  
**Original List Price:** \$179,900  
**Showing Start Date:** 11/09/2018  
**Days On Market:** 3  
**Possession:** negotiable

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

**Location**

**Subdiv/Cmplx/Comm:** Strawberry Farms      **School District:** WESTERVILLE CSD 2514 FRA CO.      **Corp Lim:** Columbus      **Township:** None  
**Directions:** South of E. Dublin Granville Rd. (161) at Strawberry Farms Blvd., left on Orange Blossom Ln.

**Characteristics**

**SqFt Documented:** 1,468  
**SqFt ATFLS:** 1,468  
**Parcel #:** 600-170232  
**County:** Franklin

**Doc SqFt Src:** Realist  
**ATFLS Source:** Realist  
**Tax District:** 600  
**Comm Dev Chrg:** No

**Acreage:** 0.19  
**Lot Size (Front):** 68  
**Mult Parcels/Sch Dis:**  
**Assessment:** none known  
**Possession:** negotiable

**Lot Size (Side):** 120  
**Year Built:** 1976  
**Built Prior to 1978:** Yes  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 2,668      **Tax Year:** 2017

**Addl Acc Conditions:** None Known  
**Complex/Sub Amenities:** Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** No  
**HOA/COA Fee:** Per:  
**HOA /COA Cntct Name/Phone:** /  
**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, Den - Non Bsmt, Eat Space/Kit, Family Rm/Non Bsmt, Living Room  
**Parking:** 1 Car Garage, Attached Garage, Opener, 2 Off Street, On Street  
**Garage/Enclosd Spaces:** 1  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator

**Accessibility Features Y/N:** No

**Alternate Uses:**  
**Fireplace:** One, Log Woodburning  
**Lot Characteristics:**  
**Exterior Amenities:** Fenced Yard, Patio, Storage Shed

**Warranty:** Gas Line, Home  
**New Financing:** Conventional  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** Lovely 4-level split with Columbus Taxes and Westerville Schools! Excellent maintenance and smart updates for this move-in ready home featuring 3 BR, 1.1 BA and a great fenced yard, new porch decking leading to patio, gardens and mature trees! Enjoy a comfortable floor plan with both a living room on the first floor and a wonderful family room with wood burning fire place one level down. Updated half bath is adjacent to Fam Rm & versatile Bonus Room w/laundry access. The updated eat-in kitchen features a brand-new floor (2018), concrete counters and Stainless-Steel appliances to remain with the home. Buyers will appreciate the radon mitigation in place (2014), updated roof (2011), updated windows, fresh paint & proximity to excellent amenities & travel roads.

**Dir Neg w/Sell Perm:** No

**Sold Info**

**Sold Date:** 01/04/2019

**SP:** \$190,000  
**Sold Non-MLS:** No  
**SrAst:** N

**SrCns:** Y

**October 15, 2019**

**Prepared by:** April L Lane



**Status:** Closed  
**Style:** Split - 3 Level  
**Address:**  
 3901 Orange Blossom Lane, Columbus, OH 43230  
**Unit/Suite #:**

**List Price:** \$195,000  
**Original List Price:** \$195,000  
**Showing Start Date:** 07/06/2018  
**Days On Market:** 6  
**Possession:** Immediate

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

**Location****Subdiv/Cmplx/Comm:** STRAWBERRY FARMS**School District:** WESTERVILLE CSD 2514 FRA CO.**Corp Lim:** Columbus**Township:** None**Directions:** Off Strawberry Farms Blvd**Characteristics****SqFt Documented:** 1,468**SqFt ATFLS:** 1,468**Parcel #:** 600-170234**County:** Franklin**Doc SqFt Src:** Realist**ATFLS Source:** Realist**Tax District:** 600**Comm Dev Chrg:** No**Acreage:** 0.19

Lot Size (Front): 68

**Mult Parcels/Sch Dis:****Assessment:****Possession:** Immediate**Lot Size (Side):** 120**Year Built:** 1973**Built Prior to 1978:** Yes**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** 3,002 **Tax Year:** 2017**Addl Acc Conditions:** None Known**Cmplex/Sub Amenities:** Sidewalk**Tenant Occupied:** No**HOA/COA Y/N:** No**HOA/COA Fee:** Per:**HOA /COA Cntct Name/Phone:** /**HOA/COA Fee Includes:****HOA/COA Transfer Fee:** Reserve Contribution:**Features****Air Conditioning:** Central**Heating:** Forced Air, Heat Pump**Bsmt:** Yes **Desc:** Crawl; Partial**Foundation:** Block**Exterior:** Aluminum Siding, Brick**Rooms:** LL Laundry, Bonus Room, Den - Non Bsmt, Eat Space/Kit, Family Rm/Non

Bsmt, Living Room, Rec Rm/Bsmt

**Parking:** 1 Car Garage, Attached Garage**Garage/Enclosd Spaces:** 1**Interior Amenities:** Dishwasher; Electric Range; Refrigerator**Accessibility Features Y/N:** No**Alternate Uses:****Fireplace:** One, Gas Log**Lot Characteristics:** Wooded**Exterior Amenities:** Fenced

Yard, Storage Shed

**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:** Newly updated 3 level split home in the Strawberry Farms subdivision of Columbus. Westerville schools with Columbus taxes!! Updates include, completely remodeled bathrooms, new roof, new carpet throughout, freshly painted and tons of added landscaping. Home has 3 beds, 2 1/2 baths, 2 separate living spaces with a potential bonus room in the basement for an additional bedroom, office or den. Home has a gorgeously landscaped private fenced in backyard with a large shed for additional storage. Located a quarter mile from 270 and 161 providing extremely easy access to the highway. Don't miss out on this beautiful home, call your Realtor for a showing today!

**Dir Neg w/Sell Perm:** No**Sold Info****Sold Date:** 08/10/2018**SP:** \$190,000**Sold Non-MLS:** No**SrAst:****SrCns:****October 15, 2019****Prepared by:** April L Lane



**Status:** Closed  
**Style:** Split - 4 Level  
**Address:**  
 3931 Orange Blossom Lane, Columbus, OH 43230  
**Unit/Suite #:**

**List Price:** \$195,000  
**Original List Price:** \$195,000  
**Showing Start Date:** 03/30/2018  
**Days On Market:** 2  
**Possession:**

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

**Location**

**Subdiv/Cmplx/Comm:** Strawberry Farms      **School District:** WESTERVILLE CSD 2514 FRA CO.      **Corp Lim:** Columbus      **Township:** None  
**Directions:** Sunbury Rd to Watt Rd which turns into Magnolia Blossom, left on Blueberry Hollow Rd., Left on Orange Blossom Lane

**Characteristics**

**SqFt Documented:** 1,480  
**SqFt ATFLS:** 1,480  
**Parcel #:** 600-170230  
**County:** Franklin

**Doc SqFt Src:** Realist  
**ATFLS Source:** Realist  
**Tax District:** 600  
**Comm Dev Chrg:** No

**Acreage:** 0.22  
 Lot Size (Front): 75  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:**

**Lot Size (Side):** 130  
**Year Built:** 1977  
**Built Prior to 1978:** Yes  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 3,458      **Tax Year:** 2017

**Addl Acc Conditions:** None Known

**Cmplex/Sub Amenities:** Basketball Court; Outdoor Sports Area; Park; Sidewalk

**Tenant Occupied:** No

**HOA/COA Y/N:** No  
**HOA/COA Fee:** Per:  
**HOA /COA Cntct Name/Phone:** /  
**HOA/COA Fee Includes:**  
**HOA/COA Transfer Fee:**      Reserve Contribution:

**Features**

**Air Conditioning:** Central

**Heating:** Electric

**Bsmt:** Yes **Desc:** Partial

**Foundation:** Block

**Exterior:** Brick, Vinyl Siding

**Rooms:** LL Laundry, Eat Space/Kit, Living Room, Rec Rm/Bsmt

**Parking:** 2 Car Garage, Attached Garage, Opener

**Garage/EnclosdSpaces:** 2

**Interior Amenities:** Dishwasher; Electric Dryer Hookup; Electric Range; Electric Water Heater; Microwave; Refrigerator

**Accessibility Features Y/N:** No

**Alternate Uses:**

**Fireplace:** One, Log Woodburning

**Lot Characteristics:**

**Exterior Amenities:**

Deck, Screen Porch

**Warranty:**

**New Financing:**

**New Construction:** No

**Approx Complete Date:**

**Manufactured Housing Y/**

**N:** No

**Manufactured Housing:**

**Leased Items:** No

**Tax:**

**Property Description:** MOVE-IN READY 3 BR, 2.5 BA, 2 CAR GARAGE split level home (Westerville Schools). Many updates throughout w/ over 1400 SQ FT of living space! Entry level includes large LIVING ROOM that opens to a lovely EAT-IN KITCHEN w/ quality wood cabinets, NEW APPLIANCES & large Dining Area. The spacious Upper Level features a MASTER BR w/ en suite BA, 2 additional BR & FULL BA. The first LL includes FAMILY ROOM (w/ dedicated OFFICE space, wood burning FP & reading/game nook), HALF BA & UTILITY ROOM. An additional LL a few steps down from the FR features a spacious REC ROOM & STORAGE AREA. Outside amenities galore w/ huge SCREENED PORCH, DECK & spacious backyard. This home has it all - close to Easton, restaurants, shopping & more! Make this house YOUR home . . . 3931 Orange Blossom Lane.

**Dir Neg w/Sell Perm:** No

**Sold Info**

**Sold Date:** 05/03/2018

**SP:** \$201,000

**Sold Non-MLS:** No

**SirAst:**

**SirCns:**

**Prepared by:** April L Lane

**October 15, 2019**