



**1645 Gables CT  
Columbus, OH 43235  
\$325,000**



Wow! Totally renovated and professional remodeled Worthington Hills 4 bedroom 2 full 1 half 2 car on a cul de sac. This is a must see! Brand new kitchen with Stainless steel appliances & granite countertops, new windows, doors, cabinets, baths & flooring throughout! Concrete garage floor & driveway replaced 2013. New Florida room addition with patio sliders adds 150sqft of living space. Master bedroom has its own bath and walk in closet. Finished lower level adds 400 square feet of living space. Too many updates to list! All new 2013! See fact sheet for additional list of improvements.

**Matt Hitsman, Realtor®**

**Cell: 614.632.4875**

**Office: 614.408.3201**



#### Formal Living Room

Approx. 12 x 17.5

Crown molding and trim (2013)  
Bay window (2013)  
Hardwood flooring (2013)

#### Kitchen

Approx. 10 x 12.5

Hardwood floors (2013)  
Custom Cherry cabinetry (2013)  
Granite countertops (2013)  
Overhead light fixture (2013)  
Frigidaire gallery stainless steel appliances (2013)  
Insinkerator (2013)  
Stainless steel undermount double sink with retractable faucet (2013)  
Double window over sink (2013)

#### Florida Room

Approx. 9.8 x 15.5

Carpet (2013)  
Electrical outlets (2013)  
Light fixture (2013)  
Sliding doors (2013)

#### Half Bathroom (1<sup>st</sup> Floor)

Approx. 4.5 x 6

Granite floors (2013)  
New vanity (2013)  
New hardware (2013)  
New toilet (2013)

#### Dining Room

Approx. 11 x 12

Chandelier (2013)  
Programmable t-stat (2013)  
Wayans coat (2013)  
Crown molding (2013)  
Double window (2013)

#### Den

Approx. 13 x 18.5

Built in cabinets  
Sliders with built in blinds (2013)  
Window (2013)  
Gas fireplace

#### Eat in Kitchen

Approx. 8 x 11

Windows (2013)  
Light fixture (2013)  
New pantry (2013)

#### Hallway Full Bath

Approx. 8 x 8

Tiled flooring (2013)  
60' double bowl white vanity (2013)  
Mosaic inlaid tile (2013)  
Recessed Lights (2013)  
Toilet (2013)  
Built in towel closet (2013)  
Glass shower doors (2013)  
Doors (2013)



### 1st Bedroom

Approx. 11.6 x 10

Carpeting (2013)  
Windows (2013)  
Ceiling fan (2013)  
Doors (2013)

### 2nd Bedroom

Approx. 11 x 11.7

Carpeting (2013)  
Windows (2013)  
Ceiling fan (2013)  
Doors (2013)

### 3rd Bedroom

Approx. 11.2 x 11.5

Carpeting (2013)  
Windows (2013)  
Ceiling fan (2013)  
Doors (2013)

### Owner's Suite

Approx. 11.3 x 17.3

Carpeting (2013)  
Window (2013)  
Custom build walk in closet (2013) approx. 8 x 4.3  
Ceiling fan (2013)  
Doors (2013)

### Owner's Bath

Approx. 8 x 9.5

Custom tile flooring with inlaid tile (2013)  
60' double bowl vanity (2013)  
Custom Tiled Shower and tub (2013)  
Custom storage closets (2013)  
Toilet (2013)  
Jacuzzi tub (2013)  
Recessed lighting above tub (2013)  
Light fixture (2013)

### Laundry Room

Approx. 6 x 8

Tile floors (2013)  
Light fixture (2013)  
Exterior door (2013)  
Hook ups (2013)  
Sink (2013)

### Finished Lower Level

Additional 400sqft (2013)  
Carpeting (2013)  
Additional storage room and utility room



#### Garage

2 car attached  
Concrete floors (2013)  
Lift Master Garage door opener and remotes (2013)  
Exterior door (2013)

#### Exterior

New windows (2013)  
New siding (2013)  
New landscaping (2013)  
Restored chimney (2013)  
Re poured concrete driveway (2013)  
Shutters (2013)

#### HVAC & other

Gas furnace (2013)  
Hot water tank (2013)  
A/C unit (2013)  
Whole house fan  
Radon system installed

**Above data is subject to errors, omissions and revisions, and is not warranted.**