

ResidentialStatus: **Active** LP: \$ 364,900MLS #: 2644842 Area: DU - DUBLIN CORP
LIMITSProperty Type: SINGLE
FAMILY[Photos: 10](#)**Rooms**

	Total #	# Upper	#Down	#Lower
Bedrooms	4	4		
Full Baths	2	2		
Half Baths	1		1	

Room	U	D	L	Room	U	D	L
Living Room	X			Den Room			X
Dining Room	X			Great Room			
Eating Space	X			Utility Room			X
Family Room	X			Rec Room			X

LocationAddress: [4562 Dunleary](#)

Unit/Suite #:

City: Dublin

Zip: 43017

[Dr](#)

Subdiv/Comp: Donegal Cliffs

Map Top/Side: G / 17

Map Page: 27

School District: DUBLIN

Municipality: Dublin

Directions: Dublin Road, Rt 745, north to Dunleary Dr, turn right. 2 miles no. of downtown Dublin.

Characteristics

Acreage:

Lot Size: 104 x 193

Approx SqFt: 2,900

Source: Realist

Year Built: 1994

Prior to 1978: No

Parcel #: 273-004233-00

Tax Dist: 273

Taxes (Yr): \$ 6,631

Tax Year: 2005

County: [Franklin](#)

Condo Fee: \$ /

Assessment: \$100/yr HOA Possession: Negotiable

Approx Compl Date:

Community Develop

VOL#/PG#:

Instrument:

Chrg: No

Features

Style	DEN-NON BSMT	Air Conditioning	WOOD FLRS PART
2 STORY	DINING ROOM	CENTRAL	Leased Items
Garage	EAT SPACE/KT	Windows	NO
2 CAR	FAMILY RM/NB	INSULATED ALL	Warranty
ATTACHED GAR	LIVING ROOM	Amenities	GAS LINE
OPENER	REC RM/BSMT	CENTRAL VAC	HOME
Basement Desc	UTIL RM/NB	DISHWASHER	Homestead Taxes
BLOCK	Fireplace Desc	GAS RANGE	NO
PARTIAL	ONE	MICROWAVE	
Exterior	GAS LOG	PATIO	
BRICK	Heating	REFRIGERATOR	
STUCCO	FORCED AIR	SECUR SYS	

Rooms

GAS

WHIRLPL/TUB

Remarks

Owners will consider any reasonable offer! Located in a premier neighborhood, you'll love the 2 story foyer w/turn back staircase, island kitchen, lower level rec room w/built-in refrigerator, & wet bar, plus luxurious master w/whirlpool in a large bay. Near park w/river access. Walk to elementary.

Mon, Jan 22, 2007
09:47 PM

*Information deemed reliable but not
guaranteed*

Prepared by: Jim Fradd

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ResidentialStatus: **Active** LP: \$ 444,000

MLS #: 2651018 Area: DU - DUBLIN CORP LIMITS

Property Type: SINGLE FAMILY

[Photos: 10](#)**Rooms**

	Total #	# Upper	#Down	#Lower
Bedrooms	4	4		
Full Baths	2	2		
Half Baths	2		1	1

Room	UD	LL	Room	UD	LL
Living Room	1		Den Room		1
Dining Room	1		Great Room		
Eating Space	1		Utility Room		
Family Room	1		Rec Room		1

LocationAddress: [4568 Donegal Cliffs Dr](#)

Unit/Suite #:

City: Dublin

Zip: 43017

Subdiv/Comp: Donegal Cliffs

Map Top/Side: H / 17Map Page: 27

School District: DUBLIN

Municipality: Dublin

Directions: Dublin Rd to Donegal Cliffs Drive

Characteristics

Acreage:

Lot Size: 112 x 305

Approx SqFt: 3,154

Source: Realist

Year Built: 1989

Prior to 1978: No

Parcel #: 273-004189-00

Tax Dist: 273

Taxes (Yr): \$ 8,917

Tax Year: 2005

County: [Franklin](#)

Condo Fee: \$ /

Assessment:

Possession:

Approx Compl Date:

Community Develop

VOL#/PG#:

Instrument:

Chrg: No

Features

Style	EAT SPACE/KT	CENTRAL	New Financing
2 STORY	FAMILY RM/NB	Windows	CONVENTIONAL
Garage	LIVING ROOM	INSULATED ALL	Lot Characteristics
2 CAR	LOFT	Amenities	RIVERFRONT
ATTACHED GAR	MOTHER-IN-LW	DISHWASHER	WOODED
OPENER	REC RM/BSMT	ELEC RANGE	
Exterior	Fireplace Desc	GARDEN/SOAKING TUB	
STONE	TWO	MICROWAVE	
STUCCO	Heating	PATIO	
Rooms	GAS	REFRIGERATOR	
DINING ROOM	Air Conditioning	WOOD FLRS PART	

Remarks

One-owner, custom-built home on the Scioto River. Large, wooded lot. Lg island kitchen w/ stainless and Corian. Built-ins throughout & 6-panel doors. Spacious guest room w/ fireplace. First floor den & laundry. Finished ll w/ walkout. Lg patio w/ benches & gas grill.

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