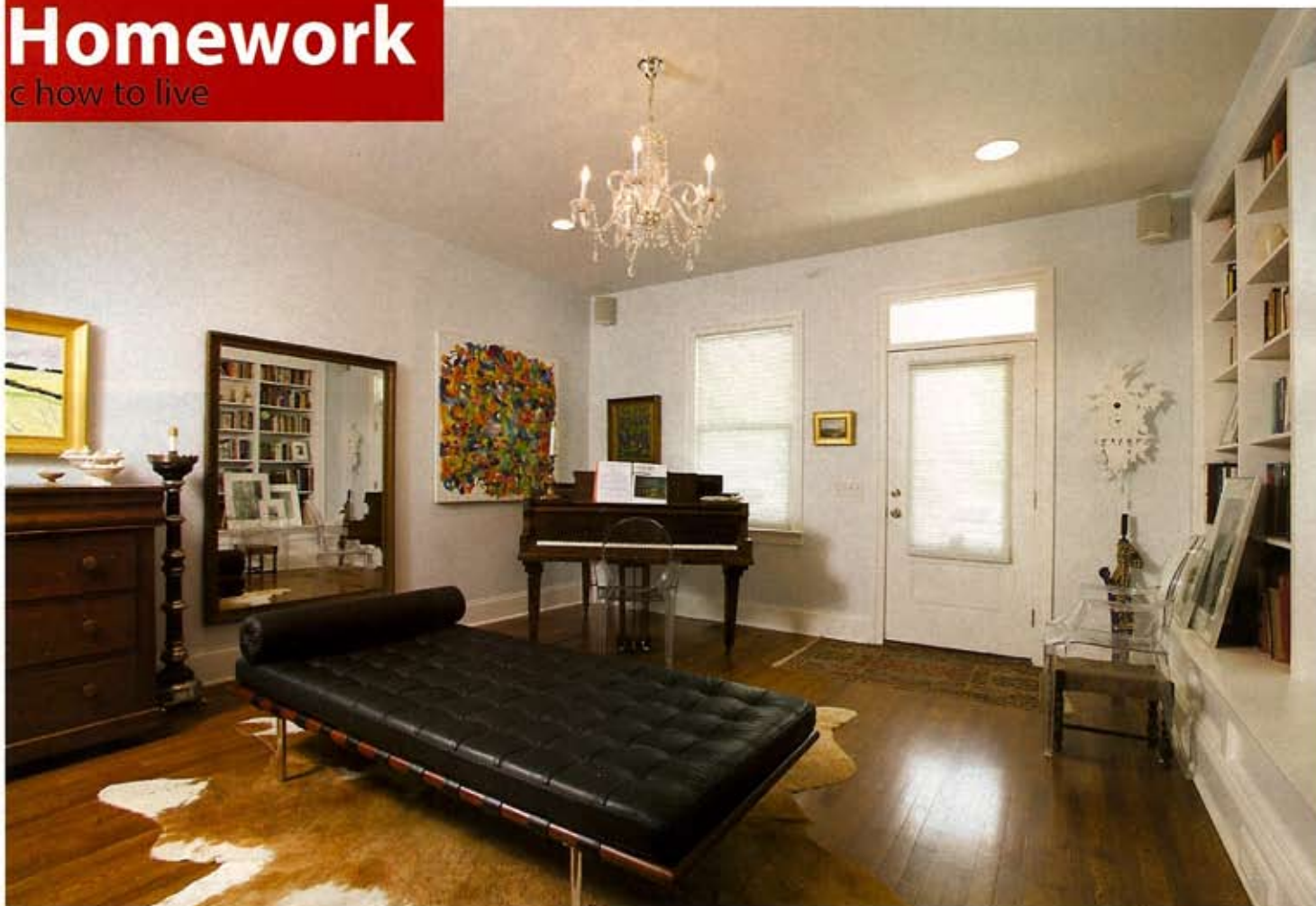


# Homework

how to live



## Hidden Treasure

Italian Village

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While there are a great many things to like about living in a city the size of Columbus, one of its best attributes is undoubtedly the fact that there's always something new to discover. Maybe you find yourself on a constant quest for the city's newest restaurant or maybe staying abreast of the latest fashions at the city's newest retail boutique is more your speed—or maybe you just like to keep your jogging routine fresh by mapping out routes that take you in all different directions. But no matter which of the aforementioned scenarios most closely matches your pleasure, there's no denying this city has a lot to offer.

This month, we had the pleasure of discovering a true urban oasis that until recently was completely off our radar. And while it's been our general experience that the phrase "urban oasis" is often used more as a marketing tool than as an accurate property description, we are pleased to report that we found an actual hidden gem of a home. The property, which is located just a mere block away from the Short North strip in the heart of Italian Village, almost seems out of

place considering it's so close to the hustle and bustle of one of the city's most thriving shopping districts. "The fact that I'm a block off of High Street is amazing," says the owner. "It's amazingly quiet. If someone drives by the house, it's either because I'm expecting company or because they're delivering the mail."

Aside from the peaceful environment, what may be even more impressive about the property is how it has evolved over the last few years. Just three short years ago, the only tenants that this month's showcase property (and the property next door) could accommodate were raccoons and possums. And though the structure wasn't officially condemned, the project was such a challenge that owner personally served as general contractor for the renovation project, which included demolishing the back end of the house for a new addition and putting on a new roof. With the major projects well under way, the house was then gutted to the studs which allowed for upgraded mechanicals like new pipes, wiring, sound system and HVAC system in addition to all new windows.





The renovated kitchen is loaded with modern touches and plenty of storage



The oversized master bedroom provides plenty of space for relaxation



The master bathroom with double vanity is the ideal spot for getting ready

The new addition (which added a dining room and half bath to the first level and a bedroom and full-bath to the second level) then left the owner with a space of roughly 1,400 sq. ft. to decorate and turn into a home. Operating under the mantra that “small is the new big,” the home’s 2 bedroom / 1.5 bath interior was designed to maximize the livable space while still creating plenty of room for storage. Upon entry, you’re immediately in the home’s living room, and are able to admire the new hardwood flooring (which extends into both the kitchen and dining room) and a full wall of custom-made, built-in bookshelves. Creating separation between the living room and kitchen is a decorative, non-working fireplace with marble hearth.

Moving into the kitchen, the design includes a nook with a built-in desk for home office use and plenty of storage thanks to new cabinetry, an oversized island and a full pantry. The modern touches include black granite countertops, stainless steel appliances and upgraded vintage and designer lighting. The space also has an open floor plan that flows into the new dining space at the back of the house. Directly beneath the dining room table is a cleverly hidden trapdoor that gives access to a crawl space that leads to the home’s furnace, and guests are sure to be wowed by the unique vintage marble sink in the half bath.

Up the stairs and on the second floor are both of the home’s spacious bedrooms, the laundry area and a double vanity master bath. The “backyard” is actually more of a Zen-like, fenced-in garden with brick paved patio. In fact, think of it as the perfect outdoor spot for a small gathering or for an intimate meal. This outdoor space is rivaled only by the home’s beautifully restored front porch, which looks to be professionally landscaped and is big enough for entertaining much larger groups.

From start to finish, the renovation project was completed in roughly 5 months. Due to his considerable efforts, the owner even won the “Most Improved Property Award” from the Italian Village Society in 2006. And now that the space is move-in ready, realtor Bradley Weatherford feels the property is perfect for the hip urbanite who doesn’t want to share hallways, elevators and walls. “This home will appeal to those who want to live in heart of it all,” he said, “and definitely to someone who feels ‘less is more.’”

For more information including pricing, please contact Bradley Weatherford at 614.297.8600 Ext. 115 or visit [bradleyweatherford.com](http://bradleyweatherford.com).