



The Knot

VOLUME 8, ISSUE 12

Trinity Real Estate Services
Residential & Commercial Sales & Property Management



December 2009

SUN	MON	TUE	WED	THU	FRI	SAT
		1 •Caleb Gianangeli	2 •Alan Fogel	3 •JJ DeLibera •Erin Milton	4 •Katy Delong	5 • Jim Smith •Sarah Rock
6 •Bev Cooper	7 •Jenny Lane •Amy Hoffman	8 •Lisa Cotter •Xavier Plank	9	10 •Craig Long •Theresa Miller •J. C. Connor	11 Hanukkah Begins at Sunset 	12 •Dennis Middleton
13 •Scott Kelsey	14 •Sherrie Diverte	15 •Lindsay Azzola •Connor Home Anniversary	16 •Shelby Gallion •Tre Gaither	17	18 •Smith Wedding Anniversary	19 •Aidan Fulks
20 •Laura Rollins •Bourke Wedding Anniversary	21 First Day of Winter 	22 •Danny Harris •McNulty Benadum Home Anniversary	23 •Beth Schoenberger	24 Christmas Eve	25 Merry Christmas 	26 Kwanzaa Begins 
27 •Brian Jansen	28 •PJ McCoy •Kelly Short •Chris Yetman •McCoy Wedding Anniversary	29 •Brian Roach •Laake Perkins Home Anniversary	30 •Tribbie Wedding Anniversary	31 New Years Eve •Bernadette Bourke 		

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November Closings



Although the volume of closings for November was not high, the sentiment was, and helped make for some happy Thanksgivings. The first closing was on Wednesday, November 25, 2009. One of our favorite investors, **Tony Moreno** of California, sold his property at Fall Creek to **Jeff Fisher** of the Toledo area. This updated 6 unit investment property in Worthington is almost fully occupied & will hopefully make its new owners very happy. Congratulations to both the seller & buyer on this property! It was a pleasure assisting with this sale.

The second closing was on Monday, November 30, 2009. The Long family moved into their new home on Brighton Road in Clintonville in mid September after the quick sale of their home on Weisheimer. Thankfully this house was vacant & the owner was willing to let them move in before the birth of their daughter. **Matt & Meghan Long** finally closed on their new 4 bedroom, 2 1/2 bath home just before the Christmas holiday season started. The 1700 plus square feet, large front porch & fully fenced backyard are perfect for this growing family. Located on the Olentangy Bike Path makes it fun for both the runners in the family & little Danny who likes to yell at the people going by. Congratulations on your new home, Long family!



Beautiful New Addition



The Trinity Group would like to send congratulations to the Fedoris family on the birth of their first child, **Elaina Catherine Fedoris**. Beautiful little Elaina was born on Halloween at 9:53 pm in Pittsburgh, PA to proud parents, Mindy & Michael (Biggee). She weighed 7 lbs, 15oz and was 21 inches at birth. From what we have heard, mom & baby are at home & doing well under the watchful eye of their faithful dog, Megan. Congratulations to the Fedoris family on the birth of your daughter! We hope that you are getting some sleep & we can't wait to meet your precious little addition.



Happy Holidays



Amazingly, the holiday season has crept back up on us. The chilly weather is settling in & decorations are being hung. With young kids at home, this time of year is extra special for the **Trinity Group** family. The anticipation of Santa's arrival & the excitement of seeing a Christmas tree with pretty twinkling lights makes our homes so warm during the beginning of the cold months. We hope that you are experiencing the same thrill of the holiday season in your home. During this special time of year, the **Trinity Group** sends wishes for a **happy holiday season**. We hope that 2010 is a year full of peace and good health for you & your family. As always, thank you for your support during the past year. **The Trinity Group** looks forward to another successful new year as we work to make your happiness our career.



www.hotpapajoes.com

Carry-Out
Dine-In
Delivery

See List Of Locations Below

Polaris 515 Lazelle Rd. 614.848.7600	Blacklick 6928 E. Broad St. 614.863.1000	Ashville 20 Cromley St. 740.983.6100
Groveport 1005 Richardson Ave. 614.836.2009	NEW LOCATION! Columbus 1465 Demorst Rd. 614.871.0770	Lockbourne Rd. 1899 Lockbourne Rd. 614.444.6868
East Main St. 3345 E. Main St. 614.237.8800	NEW LOCATION! Columbus 5624 Hall Rd. 614.870.7040	Pickerington 57 Hill Rd. N. 614.862.8200

FOR SALE



5357 Firebush Lane, Columbus 43235

\$124,900

Pristine condition 2BD.2.5BA condo located on a quiet street. Almost 1,500 square feet of living space with the finished lower level which features built-in storage & surround sound wiring. Convenient location in Bethel Village featuring a pool, club house and fitness center.

4685 Point Pleasant Drive, Hilliard

\$230,000

This great Hilliard duplex is in excellent condition inside and out. One side has 3 bedrooms and 2 full bathrooms with a 1 car attached garage. The other side is 3 bedrooms and 1.5 bathrooms with a 2 car attached garage and rec. room. Each unit pays \$900 per month with one long term tenant. Updated vinyl siding, sliding glass doors, and great deck that overlooks the large yard.



050-007234-00 04/17/2008



1519 Pemberton Drive, Upper Arlington 43221

\$258,900

3-level split with hardwood floors, new carpet and paint. Newer insulated Rosatti windows and new roof. Kitchen features granite countertops & stainless steel appliances. 4 bedrooms and 2.5 baths. Great location, walk to Kingsdale shopping center.

8497 Oak Village Blvd, Lewis Center

\$450,000

All the work is done! Every unit rehabbed. 100% occupancy, sit back and let your money go to work for you. Curb offers only, please do not disturb tenants. Total of 8 units, each with 2 bedrooms & one bath. Rents average \$550/unit. 4 garages included.



7355 Fall Creek Lane, Columbus 43235

SOLD

Invest! Each unit is 2 bedrooms, 1.5 baths with full basements & patios. 5 units rented. Rents average \$555/unit. Owner has installed new fences, new roof & updated each unit. Priced below market for Worthington Schools. 6 parcels for building. Curb offers only.



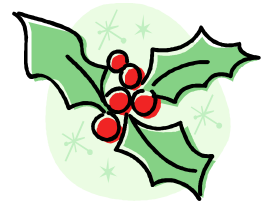
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TRINITY
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We make your happiness our career.



**KELLER WILLIAMS®
CAPITAL PARTNERS**
R E A L T Y



FOR RENT

HOMES

WORTHINGTON

3BD/1.5BA, 1,106 sq. ft, finished upper level, bsmt, fenced yard, enclosed porch
\$1,000/mo 475 Park Overlook Dr

3BD/2BA 1 car att. GA 1,558 sq. ft, FP, sun room, fenced yard
\$950/mo 1126 Pacific Ct

3BD/2BA, GA, 1,736 sq. ft, finished bsmt, wood floors, fenced yard
\$1,300/mo 423 E Stafford Ave

CLINTONVILLE

3BD/1BA, 1128 sq. ft. 2 car GA, bsmt, screened porch, FP, wood floors
\$1,200/mo 596 E Weisheimer Rd

WESTERVILLE SCHOOLS

3BD/1.5BA, 1 car GA, 1,392 sq. ft., newly refinished, bsmt, fenced yard, deck.
\$1,050/mo 1289 Community Park Dr

POWELL

4BD/4.5BA, 3 car GA, 5,183 sq. FP, bsmt, florida room, great room, patio.
\$3,500/mo 5034 Rosalind Dr

VICTORIAN VILLAGE

3BD/1.5BA, 1 car GA, 1,580 sq. ft., updates, fenced yard, bsmt, wood floors
\$1,400/mo 1008 Hunter Ave

APARTMENTS

WEST COLUMBUS

2BD/1BA, 1,122 sq. ft., full bsmt, wood fireplace, wood floors, updated kitchen
\$500/mo 316A S Chase Ave

LEWIS CENTER

2BD/1BA, 1st and 2nd floor available, community pool, Olentangy schools
\$550/mo 8509 Oak Village Blvd

BETHEL ROAD AREA

1BD/1BA, 848 sq. ft., W/D incl.
\$550/mo 2051B Park Run Dr

Visit:

www.trinityrents.com

For more details

CONDOS

WORTHINGTON

2BD/1BA, 867 sq. ft., basement, 1 car garage, water incl in rent
\$725/mo 1024 Annagladys Dr

WORTHINGTON

3BD/2.5BA, 1,776 sq. ft., 2 car GA. Worthington schools, fireplace & deck.
\$1,400/ mo 7523 Linworth Rd

GRANDVIEW

2BD/1BA, 960 sq. ft., basement, wood floors, off street parking.
\$750/mo 1856C Northwest Blvd

DULBIN CONDO

3BD/2.5BA, 1,897 sq. ft, gas fireplace 2 car garage, bonus room
\$1,450/mo 6031 McCotter Rd

POWELL CONDO

2BD/2.5BA, 1,428 sq. ft., fin bsmt. gas fireplace, patio, 2 car garage
\$1,250/mo 8388 Sawmill Rd

RENTED

5 Keswick Dr
6110 Inishmore Ln
4812 Merrifield Pl

Krieger 

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