



Status: Active
Style: 1 Story
Address:
 1306 Windward Lane E, Gahanna, OH 43230
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$199,900
Original List Price: \$199,900
Showing Start Date: 07/07/2018
Days On Market: 1
Cumulative DOM: 1
Possession: Negotiable

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

Location

Subdiv/Cmplx/Comm: Windward Trace **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO. **Corp Lim:** Gahanna **Township:** Mifflin
Directions: I-270 E, Morse Rd E, right onto Rt. 62, community 1/2 mile on right.

Characteristics

SqFt Documented: 1,328
SqFt ATFLS: 1,269
Parcel #: 025-011607
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 025
Comm Dev Chrg: No

Acreage: 0
 Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable

Lot Size (Side): CND
Year Built: 1998
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,039 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 259.03 Per: Month
HOA /COA Cntct Name/Phone: Vaughn Group / 614-408-3200
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: Reserve Contribution: 300

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, Stone, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 3-Season Room, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities:

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

Property Description: Single story 2 bed, 2 full bath, 3 season sunroom, 2 car attached garage w/pull-down ladder to attic storage. Cathedral ceilings w/lighted fans throughout. Well designed kitchen offers natural oak cabinetry, added cabinet package, laminate wood floors, breakfast counter, pantry and access to first floor laundry. Living room features gas-log fireplace w/tile hearth & surround, built-in mantle, new carpeting & glass Atrium door leading to sunroom. Master bedroom w/new carpeting offers adjoining walk-in closet & full bathroom w/step-in shower, large vanity, linen closet & tile floors. Guest bedroom offers laminate wood floors, large walk-in closet and access to 2nd full bathroom w/tub-shower, large vanity & tile floors. Elongated toilets in both bathrooms.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Abbey model. ~ Buyer disclosures: Buyer pays \$300 capital contribution reimbursement ~ one time fee at closing ~ Title Co: Unity Title, Westerville, Kim Parsons, 614-246-8542 ~ SHOWINGS: Begin Saturday, July 7 at noon - no early showings please

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction: No **Auction Date:** **Sub Agency:** No **SA Amount:** **SA Type:** **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 **BB/TR Type:** % **VRC:** Yes

Sub Property Type: Condo Shared Wall

LD: 07/03/2018

XD: 11/22/2018

Showing Start Date: 07/07/2018

Listing Office: 01370

EPCON Realty, Inc.

614-761-1010

Ofc Fax: 614-761-1155

Listing Member: 2002023035

Andrew N Smith

614-207-9700

Agent Other Phone: 614-766-1515

Agent EMail: gocondo@epconcommunities.com

Epcon Realty, Inc.

Pref Agt Fax: 614-389-3574

Brokerage License #: 0000328250

Showing Phone #: 614-255-5588

Addl Contact Info: 614-766-1515

July 03, 2018

Prepared by: Andrew N Smith