



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

List Price: \$184,900
Original List Price: \$184,900
Showing Start Date: 09/22/2018
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 on 62 at round about, community 1/4 mile on right

Characteristics

SqFt Documented: 1,177
SqFt ATFLS: 1,180
Parcel #: 025-011686
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): 2,628 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility;
 Pool
Tenant Occupied: Yes

HOA/COA Y/N: Yes
HOA/COA Fee: 225.27 **Per:** Mo
HOA /COA Cntct Name/Phone: Vaughn Group / 614-889-6601
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Lawn Care; Sewer; Snow Removal;
 Trash
HOA/COA Transfer Fee: 0 **Reserve Contribution:** 250

Features

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

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

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

Property Description: 1 story 2 bed, 2 full bath, 2 car attached garage & garden patio with privacy fence. Kitchen offers natural oak cabinets, eat-in space, breakfast counter, newer faucet, appliances to include electric range, dishwasher, built-in microwave & refrigerator w/bottom freezer, adjoining laundry room w/added cabinets, includes washer & dryer. Living room features vaulted ceiling w/added fan, gas log fireplace w/tile hearth & surround and matching tile entry foyer w/added storm door leading to patio. Master bedroom offers built-in desk & shelving, custom walk-in closet & adjoining full bath w/step in shower & raised elongated toilet. Guest bedroom w/added bookshelves is steps from 2nd full bathroom offering tub/shower and raised elongated toilet.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Villa model ~ Buyer disclosures: Buyer pays \$ 250 Capital Contribution fee at closing ~ Unity Title - Kim Parsons, 614-246-8542, kparsons@unitytitle.net - NOTE: Showings begin Saturday, Sept. 22, 2018 at noon 'No Early Showings'

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction/Online Bidding: 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: 09/19/2018

XD: 03/13/2019

Showing Start Date: 09/22/2018

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

September 19, 2018

Prepared by: Andrew N Smith

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