


Customer 1-Page Full	Residential-Condo Shared Wall										MLS# : 221012191		
	<b>Status:</b> Coming Soon <b>Style:</b> 1 Story <b>Address:</b> 813 Windward Lane 2-813, Columbus, OH 43230 <b>Unit/Suite #:</b> 2-813										<b>List Price:</b> \$259,900 <b>Original List Price:</b> \$259,900 <b>Active on MLS:</b> 04/24/2021 <b>Days On Market:</b> <b>Possession:</b> At closing		
	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>LIV</b>	<b>Din</b>	<b>Eat SP</b>	<b>Fam</b>	<b>Den</b>	<b>Great</b>	<b>Util Sp</b>	<b>Rec</b>		
	<b>Up 2</b>	0	0	0	0	0	0	0	0	0	0	0	
	<b>Up1</b>	0	0	0	0	0	0	0	0	0	0	0	
	<b>Entry Lvl</b>	2	2	0	1	1	1	0	0	0	1	0	
	<b>Down 1</b>	0	0	0	0	0	0	0	0	0	0	0	
	<b>Down 2</b>	0	0	0	0	0	0	0	0	0	0	0	
<b>Totals</b>	2	2	0										

**Location**

**Subdiv/Cmplx/Comm:** Windward Trace    **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO.    **Corp Lim:** Gahanna    **Township:** Mifflin  
**Directions:** Rt. 62, just West of roundabout at Morse Road

**Characteristics**

<b>SqFt Documented:</b> 1,328	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 0.05	<b>Lot Size (Side):</b> CND
<b>SqFt ATFLS:</b> 1,328	<b>ATFLS Source:</b> Realist	<b>Lot Size (Front):</b> CND	<b>Year Built:</b> 1998
<b>Parcel #:</b> 025-011594	<b>Tax District:</b> 025	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Franklin	<b>Comm Dev Chrg:</b> No	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> At closing	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 5,220 <b>Tax Year:</b> 2020

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

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 296.06 **Per:** Month  
**HOA/COA Fee Includes:** Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water  
**HOA/COA Transfer Fee:** 0    Reserve Contribution: 300

**Features**

<b>Air Conditioning:</b> Central	<b>Accessibility Features Y/N:</b> No	<b>Warranty:</b>
<b>Heating:</b> Forced Air, Gas	<b>Mid/High Rise:</b> No	<b>New Financing:</b> Conventional
<b>Bsmt:</b> No	<b>Alternate Uses:</b>	<b>New Construction:</b> No
<b>Foundation:</b> Slab	<b>Fireplace:</b> One, Gas Log	<b>Approx Complete Date:</b>
<b>Exterior:</b> Brick, Stone, Wood Siding	<b>Lot Characteristics:</b> Wooded	<b>Manufactured Housing Y/N:</b> No
<b>Rooms:</b> 1st Flr Owner Suite, 1st Flr Laundry, 3-Season Room, Dining Room, Eat Space/Kit, Living Room	<b>Exterior Amenities:</b>	<b>Manufactured Housing:</b>
<b>Parking:</b> 2 Car Garage, Attached Garage		<b>Leased Items:</b> No
<b>Garage/Enclosd Spaces:</b> 2		<b>Tax:</b>
<b>Interior Amenities:</b> Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator		

**Property Description:** Single story Epcon Abbey model located at Windward Trace Condominium. This move in ready home offers New flooring throughout the entire home, New HVAC system including furnace, AC and thermostat, New SS appliances, New interior wall paint throughout, New lighted ceiling fans, New full view storm door and a new garage door with opener and door keypad. Other features include cathedral ceilings throughout, 2 over-sized bedrooms, 2 full bathrooms, a living room with gas fireplace, a 3 seasons room, an open kitchen with large breakfast bar and a 2 car garage with attic storage. This home has also been professionally cleaned and offers immediate possession. Owner occupied community - no rentals permitted. Additional square feet in 3 seasons room is approximately 150.

**Dir Neg w/Sell Perm:** No

**April 21, 2021**

**Prepared by:** Anita K Smith

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 **MLS** and **FBS**. Prepared by Anita K Smith on Wednesday, April 21, 2021 8:21 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.