

|                             |                                      |                         |
|-----------------------------|--------------------------------------|-------------------------|
| <b>Customer 1-Page Full</b> | <b>Residential-Condo Shared Wall</b> | <b>MLS# : 224008896</b> |
|-----------------------------|--------------------------------------|-------------------------|



**Status:** Coming Soon  
**Style:** 1 Story  
**Address:**  
 830 Windward Way 1, Columbus, OH 43230  
**Unit/Suite #:** 1

**List Price:** \$349,900  
**Original List Price:** \$349,900  
**Active on MLS:** 03/29/2024  
**Days On Market:**  
**Possession:** Negotiable

|                  | BR | FB | HB | LIV | Din | Eat SP | Fam | Den | Great | Util Sp | Rec |
|------------------|----|----|----|-----|-----|--------|-----|-----|-------|---------|-----|
| <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> | 3  | 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>    | 3  | 2  | 0  |     |     |        |     |     |       |         |     |

**Location**  
**Subdiv/Cmplx/Comm:** Windward Trace Condominium **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO. **Corp Lim:** Gahanna **Township:** Mifflin  
**Directions:** Follow GPS to community - condo is in first building on the right.

**Showing Considerations:**

**Characteristics**

|                               |                              |                               |  |
|-------------------------------|------------------------------|-------------------------------|--|
| <b>SqFt Documented:</b> 1,484 | <b>Doc SqFt Src:</b> Realist | <b>Acreage:</b> 0.06          | <b>Lot Size (Side):</b> CND                      |
| <b>SqFt ATFLS:</b> 1,484      | <b>ATFLS Source:</b> Realist | <b>Lot Size (Front):</b> CND  | <b>Year Built:</b> 1998                          |
| <b>Parcel #:</b> 025-011591   | <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> Negotiable | <b>Abatement End Date:</b>                       |
|                               |                              |                               | <b>Taxes (Yrly):</b> 5,314 <b>Tax Year:</b> 2023 |

|  |  |                                  |
|--|--|----------------------------------|
| <b>Addl Acc Conditions:</b> None Known                         | <b>HOA/COA Y/N:</b> Yes  |                                  |
| <b>Cmplex/Sub Amenities:</b> Clubhouse; Fitness Facility; Pool | <b>HOA/COA Fee:</b> 361.2 <b>Per:</b> Month  |                                  |
| <b>Tenant Occupied:</b> No                                     | <b>HOA/COA Fee Includes:</b> Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water |                                  |
|  | <b>HOA/COA Transfer Fee:</b> 345   | <b>Reserve Contribution:</b> 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>           | <b>Manufactured Housing Y/N:</b>   |
| <b>Rooms:</b> 1st Flr Primary Suite, 1st Flr Laundry, 3-Season Room, Dining Room, Eat Space/Kit, Living Room | <b>Exterior Amenities:</b>            | No                                 |
| <b>Parking:</b> 2 Car Garage, Attached Garage, Opener  | <b>Water Source:</b> Public Water     | <b>Manufactured Housing:</b>       |
| <b>Garage/EnclosdSpaces:</b> 2   | Source                                | <b>Leased Items:</b> No            |
| <b>Interior Amenities:</b> Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator             | <b>Sewer:</b> Public Sewer            | <b>Tax:</b>                        |

**Property Description:** Single story Canterbury model in desirable Windward Trace Condominium. This Epcon built condo offers 3 bedrooms, 2 full baths, 3-seasons room, cathedral ceilings throughout, gas fireplace, 2-car attached garage w/attic storage. Additional features include an eat-in kitchen with stainless steel appliances, granite counter tops, wood laminate flooring, newer sink faucet, full view storm door, HVAC system is 3.5 years old, custom window blinds, washer & dryer included, newer garage door opener. Community is owner occupied - no rentals permitted.

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

**March 28, 2024**

**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. © 2024 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Thursday, March 28, 2024 4:42 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

830 Winward Way



830 Windward Way



830 Windward Way



Sidewalk



Storm door



3-season sunroom



**Living room, foyer**



**Living room**



**Gas fireplace, mantel**



**Cathedral ceilings**



**Dining room**



**Kitchen**



**SS appliances**



**Laminate flooring**



**DR chandelier**



**Primary suite**



**Cathedral ceilings, fan**



**Primary suite**



**Primary bath**



**Walk in shower & closet**



**Bedroom #2**



**Bedroom #2**



**Bedroom #3**



**Bedroom #3**



**Full bath**



**Laundry, washer & dryer**



**2-car attached garage**



**Windward Trace**



**Clubhouse**



**Community pool**

