

Broker Co-op Offered!

1270 W. Windward Way Gahanna, Ohio 43230 Windward Trace



Epcon built "Abbey" floorplan in popular Windward Trace in Gahanna! Beautiful updated single story condo with 2 bedrooms, 2 full bathrooms, 3 season sunroom and 2 car attached garage. Easy drive to Easton Town Center, Creekside District, parks and golf!

Central to the home is the bright open kitchen offering a vaulted ceiling, plant shelves, canned lights, Quartz countertops, newer sink and faucet, upgraded disposal, added cabinets, tile backsplash and LVP flooring. The appliances include new gas range, new upgraded microwave, dishwasher and side by side refrigerator with bottom drawer freezer and door features.

The laundry room is just steps from the kitchen and offers garage access, added white cabinets, LVP flooring and Samsung washer and dryer (convey).

A convenient breakfast bar separates the kitchen and dining room. The open concept floorplan flows to the living room which features a gas log fireplace with wood-look tile hearth and surround, mantel, vaulted ceiling and lighted ceiling fan. Adjacent to the living room are French doors leading to the 3 season sunroom which offers a vaulted ceiling, lighted ceiling fan, carpet, remote controlled shades and newer windows. The exterior door has been covered but could easily be converted back to original design.

Recent updates include fresh paint, new screens in all windows, new gutter screens, upgraded LED lighting, new hinges and hardware, Nest thermostat, keyless front door lock, new HVAC with UV air system (2021), remodeled bathrooms, custom closets, new heat registers, newer 50 gallon gas hot water heater & newer rocker switches.

The community offers a clubhouse with full kitchen, gathering room, fitness room and outdoor pool.

Offered at \$339,900



Andrew N. Smith, Realtor
614-207-9700
gocondo@epconcommunities.com

Anita K. Smith, Broker
614-207-2526
asmith@epconcommunities.com



Epcon Realty, Inc.

500 Stonehenge Parkway
Dublin, Ohio 43017
www.epconrealty.com
614-766-1515



Primary Bedroom



Primary Bathroom



Primary Walk-in Closet

Details for 1270 W. Windward Way

- Windward Trace in Gahanna
- Epcon's "Abbey" floorplan
- Offers 2 bedrooms, 2 full bathrooms, sunroom and attached 2 car garage
- Desirable interior location
- Primary bedroom suite offers vaulted ceiling, lighted ceiling fan, carpet, walk-in customized closet & remodeled bath with Quartz countertop, high-rise elongated toilet, tile floor, linen closet and custom shower with seat, sliding glass doors and upgraded shower head
- Guest bedroom features vaulted ceiling, lighted ceiling fan and carpet - just steps from remodeled guest bath with Quartz countertop, framed mirror, tile floor, linen closet, high-rise elongated toilet, grab bars & custom tiled shower
- Well appointed kitchen with Quartz countertops, newer sink and faucet, tile backsplash, upgraded disposal, under cabinet lighting, vaulted ceiling, canned lighting and convenient breakfast bar for additional seating or serving
- Appliances include side by side fridge, new gas range, dishwasher and new upgraded microwave
- Living room offers vaulted ceiling, gas log fireplace w/mantel and wood-look tile surround and lighted ceiling fan
- New lever style door hardware
- Laundry room with added cabinets, full size washer/dryer (conveys), LVP floor and utility closet with newer gas 50 gallon hot water heater
- Entry foyer offers updated wood-look tile floor & added full view storm door
- New HVAC with new UV Air System and flexible ductwork (2021)
- 3 season sunroom with vaulted ceiling, carpet, lighted ceiling fan and custom motorized window treatments
- Outdoor seating area with brick pavers
- Attached oversized 2 car garage with keypad entry, stairs to attic storage, added flooring in attic for more storage and newer opener
- Community clubhouse offers fitness room, full kitchen and outdoor pool
- New roof - 2020
- Gahanna Jefferson City Schools
- Sq. feet: 1,328 not including sunroom
- Year built: 1999
- \$5,635/year property taxes
- \$380.91/month HOA fee
- \$345 HOA transfer fee
- Reserve contribution \$300
- MLS# 225031549

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Information is deemed to be reliable
but is not guaranteed



Guest Bedroom



Guest Bathroom



Front Walkway with Paver Patio



Laundry Room



3 Season Sunroom



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