

Broker Co-op
Offered!

477 Saddlery Drive W. Gahanna, Ohio 43230 *Polo Club Villas*



Beautifully updated Epcon built ranch condo offers 2 bedrooms, 3 seasons sunroom, 2 full bathrooms and 2 car attached garage. Located in desirable Polo Club Villas featuring mature trees and very convenient to shopping and restaurants!

The bright, open kitchen offers white cabinets, vaulted ceiling, custom light fixture, room for a dinette table, new garbage disposal, double bowl stainless steel sink, new faucet and long breakfast counter for casual seating or additional serving space. New stainless steel appliances include side by side refrigerator with door features, built-in microwave, smooth top electric range and new dishwasher with hidden controls.

Enjoy the 3 seasons sunroom with windows on 3 sides and a door to the exterior.

Notable features of the home include freshly painted walls, cabinets, doors and trim, new LVP flooring in main living areas, bathrooms and sunroom, new carpet and pad in the bedrooms, new door hardware, new insulated door to sunroom and newer high-rise elongated toilets. All improvements are neutral, providing a foundation for your final design choices.

The living room offers a vaulted ceiling, ceiling fan and a cozy gas log fireplace with mantel and tile surround. Adjacent is the dining room with a custom chandelier.

The primary bedroom offers a vaulted ceiling, ceiling fan, walk-in closet, full ensuite with single sink counter with makeup vanity, linen closet and separate water closet with step-in tiled shower with sliding glass doors.

Offered at \$264,900



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This lovely home has been carefully maintained with many recent updates. The guest bedroom offers a vaulted ceiling, ceiling fan, new carpet and a walk-in closet with an ensuite full bathroom featuring a single sink vanity, tiled tub/shower combo, medicine cabinet, high-rise toilet and LVP flooring. The split bedroom plan offers privacy! The laundry room features LVP flooring, added shelf and room for a full size washer/dryer. The attached garage offers attic storage and keypad entry. Very clean and move-in ready!



Community Pool



Community Clubhouse

- Built in 1996
- \$5,422/year property taxes
- MLS 226030882
- Epcon built "Abbey" floorplan
- Gahanna Jefferson Schools
- Community offers clubhouse with gathering space, kitchen, fitness room and outdoor pool
- Close to Stone Ridge Plaza, Easton, I-270 and John Glenn International Airport
- * 1,269 square feet
- * HOA fee \$365/month
- * Capital reimbursement to seller \$246
- * Owner occupied - no rentals permitted
- * Self-storing storm door at front entry

Offered at \$264,900

Information is deemed to be reliable but not guaranteed

