

250

W. Spring Street

#926

Parks Edge Condo - West Building

SUE LUSK-GLEICH &
TC THE COLUMBUS TEAM

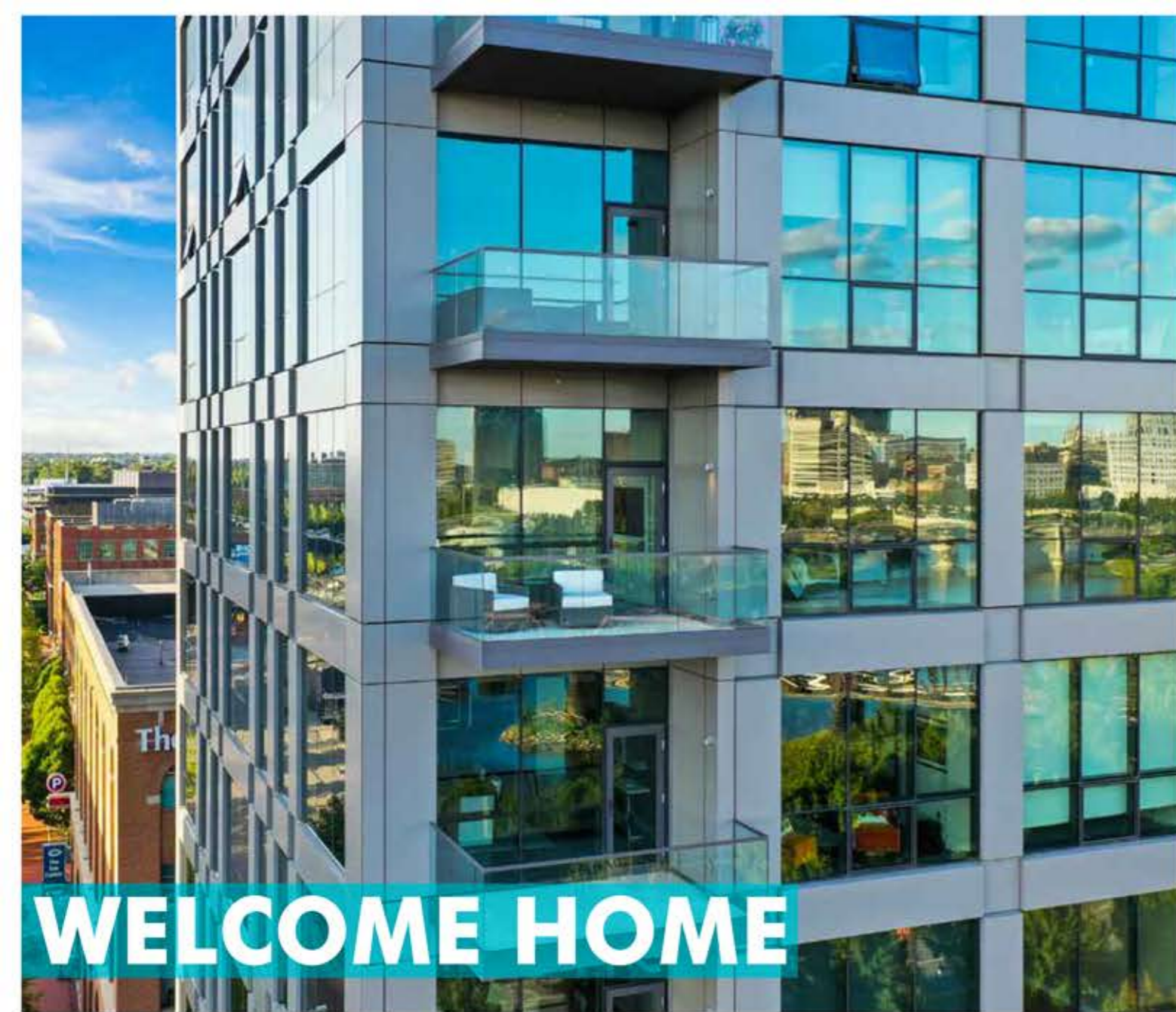
kw CAPITAL PARTNERS
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All information is believed to be accurate but is not warranted by Seller. Room measurements are approximate.
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PROPERTY DETAILS

- ▶ The Wicker Floor Plan – Ninth Floor
- ▶ 2 Bedrooms
- ▶ 2.5 Baths
- ▶ 2,288 sq.ft.
- ▶ Breathtaking Views in 3 Directions - North, South & West
- ▶ Balcony with Spectacular View of the Scioto Mile & Columbus Skyline
- ▶ Gourmet Kitchen
- ▶ Owner's Suite
- ▶ Guest Bedroom with En Suite Bath
- ▶ Laundry Room with Utility Sink
- ▶ 10' Ceilings
- ▶ Floor to Ceiling Windows Throughout
- ▶ Custom Window Shades
- ▶ Engineered Hardwood Floors
- ▶ Closets by Design Closets
- ▶ 2 Underground Parking Spaces
- ▶ Separate 80 sq.ft. Storage Area
- ▶ Year Built - 2016
- ▶ Parcel# 010-297467-00
- ▶ Taxes - \$1,431/yr. 15-year tax abatement effective until 2033. Includes (2) garage spaces.
- ▶ HOA Fees - \$802/Month. Includes: Concierge, building maintenance, insurance, trash, building security, (2) parking spaces & swim club.

ADDITIONAL FEATURES

Living Room & Dining Room

- ▶ Open Concept
- ▶ Floor to Ceiling Windows
- ▶ Custom Shades
- ▶ Private Balcony

Gourmet Kitchen

- ▶ White Shaker Cabinets
- ▶ Cambria Quartz Countertops
- ▶ 9' Kitchen Island
- ▶ Kohler Farm Sink
- ▶ Instant Hot/Cold Tap
- ▶ Stainless Steel Appliances
- ▶ Bosch 500 Series Microwave Combination Wall Oven
- ▶ Bosch 500 Series 5-Burner Gas Cooktop
- ▶ Zephyr Wall-Mount Rangehood
- ▶ Bosch 800 Series French Door Refrigerator
- ▶ KitchenAid Wine Fridge/Beverage Center

Owner's Suite

- ▶ Floor to Ceiling Windows
- ▶ En Suite Bath
- ▶ Double Sink Vanity with Marble Countertop
- ▶ Walk-in Shower with Bench
- ▶ Porcelain Tile Floor & Shower Surround
- ▶ (2) Walk-in Closets
- ▶ Separate Commode Room with Linen Closet

Guest Bedroom

- ▶ Floor to Ceiling Windows
- ▶ En Suite Bath
- ▶ Porcelain Tile Floor & Shower Surround
- ▶ Walk-in Closet

MEASUREMENTS

- ▶ Living Room 17'6" x 20'11"
- ▶ Dining Room 11'5" x 15'6"
- ▶ Kitchen 12'11" x 18'0"
- ▶ Owner's Suite 13'6" x 19'3"
- ▶ Guest Bedroom 16'10" x 11'1"

BUILDING AMENITIES

- ▶ 24-hour Concierge
- ▶ Rooftop Swimming Pool, Hot Tub, Sun Deck & Covered Kitchen
- ▶ Fitness Center
- ▶ Social Room with Fireplace, Bar & Kitchen for Caterers. Can be rented for special events.
- ▶ Guest Suite – Can be rented for overnight guests.
- ▶ Fiber Optic Network
- ▶ Attached Parking Garage - Equipped with Car Wash Station

It's all about the view! This sleek, stylish condominium is located on the 9th floor in the Parks Edge Condos West Building in the heart of the Arena District. Featuring picturesque views of the Columbus skyline, Scioto Mile riverfront and Arena District stadiums through floor to ceiling windows and private balcony. Located in one of Ohio's most vibrant neighborhoods, offering a distinctive lifestyle with endless entertainment options including professional sports, a dynamic restaurant scene, bars, bistros & music venues. Residents enjoy a 24-hour concierge, rooftop swimming pool and hot tub, sun deck, fitness center, social room with bar & kitchen as well as easy access to city parks, bike paths and riverfront trails!