

# The Columbus Team Presents:



## 1204 Club Ln. Gahanna, OH 43230

Welcome to this pristine two-story condo located in The Woods at Shagbark offering a clubhouse and swimming pool. Featuring an open concept living room, dining room & kitchen, vaulted ceilings in living room & kitchen, four season room, two bedrooms, first floor owner's suite, first floor laundry, loft/office space, finished lower level including a large recreation room with wet bar, bonus room & full bath. Minutes away from Easton Town Center with restaurants, shopping & entertainment. Easy access to Blendon Woods Metro Park & major travel roads!



**Sue Lusk-Gleich**  
**614-419-3100**  
[Sue@Thecolumbusteam.com](mailto:Sue@Thecolumbusteam.com)



# 1204 Club Ln. Gahanna, OH 43230

## Features

- Two-Story Condominium with Stone & Vinyl Exterior
- Located in The Woods at Shagbark
- Two-Car Attached Garage
- Two Bedrooms
- Three Full Baths & One Half Bath
- Open Concept Living Room, Dining Room & Kitchen
- Vaulted Ceilings in Living Room & Kitchen
- Hardwood Floors Throughout First Level
- Stainless Steel Appliances & Granite Countertops in Kitchen
- Four Season Room
- Loft/Office
- First Floor Owner's Suite
- First Floor Laundry - Washer & Dyer Convey with Home
- Finished Lower Level Including Recreation Room with Wet Bar, Bonus Room, Full Bath & Storage
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2004
- Square Feet - 3,570 (Includes Finished Lower Level)
- Parcel# 025-013025-00
- 2020 Taxes - \$8,646/yr.
- HOA Fees - \$390/Month. Includes: Water, sewer, trash, clubhouse & swimming pool.
- Gahanna Schools - [www.gahannaschools.org](http://www.gahannaschools.org)
- Property Disclosures Available on MLS

The information in this brochure is deemed reliable but not guaranteed.

## Room Dimensions

Living Room	16'11" x 20'4"
Dining Room	10'10" x 13'
Owner's Suite	12'9" x 14'3"
Loft	12'4" x 16'10"
Upper Level Bedroom	11'5" x 16'8"
Lower Lever Rec Room	16'1" x 24'7"
Bonus Room	13'1" x 20'5"



# KW CAPITAL PARTNERS

KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085



THECOLUMBUSTEAM.COM

614-888-6100

Homes@TheColumbusTeam.com

