

The Columbus Team Presents:



5370 Knotting Woods Dr. Westerville, OH 43081

Welcome to this lovely condo located in The Villas at Rocky Fork. Featuring a three season room, hardwood floors throughout the entry level, gas log fireplace, owner's suite, private upper level suite & first floor laundry. Conveniently located near Westerville/New Albany amenities including shopping, restaurants & entertainment. Minutes away from Easton Town Center, Blendon Woods Metro Park, Historic Downtown Westerville & New Albany! Easy access to major travel roads.

LET'S CHAT!



Mary Allen

614-419-3239

Mary@TheColumbusTeam.com

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Features

- Two-Story Condominium with Stone & Cement Fiber Board Exterior
- Located in The Villas at Rocky Fork
- Two-Car Attached Garage
- Three Bedrooms
- Three Full Baths
- Three Season Room
- Hardwood Floors Throughout Entry Level
- Great Room with Gas Log Fireplace
- Owner's Suite
- Private Upper Level Suite
- Vaulted Ceilings in Great Room & Owner Suite
- First Floor Laundry
- Community Clubhouse, Fitness Facility & Swimming Pool
- Hot Water Tank - 2020
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2003
- Square Feet - 1,719
- Parcel# 010-267309-00
- Taxes - \$3,645/year
- HOA Fees - \$310/ Month. Includes: Common area, exterior building maintenance, insurance, lawn care, sewer, snow removal, trash, water & recreation.
- Columbus Schools - www.ccssoh.us/
- Disclosures Available in MLS

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



Room Dimensions

Great Room	15'6" x 21'11"
Owner's Bedroom	11'6" x 15'2"
Guest Bedroom	11'7" x 10'7" + 5'3" x 7'4"
Upper Level Guest Bedroom	11'6" x 11'10"
Sunroom	9'11" x 10'7"

KW CAPITAL PARTNERS

KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085



THECOLUMBUSTEAM.COM
614-888-6100

Homes@TheColumbusTeam.com

