

# WELCOME



## 8210 SUGAR MAGNOLIA DR. Blacklick, OH 43004

Welcome to this two-story condominium located in Waggoner Park. Featuring an open concept living room & kitchen, primary suite, large finished lower-level recreation room, community clubhouse, swimming pool & fitness facility. Conveniently located near Blacklick/Reynoldsburg amenities including shopping, restaurants & entertainment. Easy access to major travel roads, COTA bus-line & Downtown Columbus!



PRESENTED BY

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# 8210 SUGAR MAGNOLIA DR.

Blacklick, OH 43004

## FEATURES

- Two-Story Townhouse Condominium with Vinyl & Stone Exterior
- Located in Waggoner Park
- One Off-Street Parking Space
- Two Bedrooms
- Two Full Baths & One Half Bath
- Open Concept Living Room & Kitchen
- Primary Suite
- Stainless Steel Appliances
- Finished Lower-Level Recreation Room with Half Bath
- Interior Painted - 2024
- Community Clubhouse, Swimming Pool & Fitness Facility
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2005
- Square Feet - 1,529 (Includes finished lower level recreation room)
- Columbus Taxes - Licking Heights Schools
- Parcel # 515-279293-00
- 2023 Taxes - \$3,545/yr.
- HOA Fees: \$262/Month. Includes: Common area, exterior building maintenance, lawn care, recreation, sewer, snow removal & trash
- Licking Heights Schools - [www.Licking-Heights.K12.oh.us/](http://www.Licking-Heights.K12.oh.us/)
- Property Disclosures Available on MLS



**kw** CAPITAL PARTNERS  
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