

# WELCOME



## 5622 MONTRIDGE LN.

Dublin, OH 43016

Welcome to this spacious, luxury condominium located in the Woodlands of Ballantrae. This property boasts a two-story open concept living room, kitchen & dining area, formal dining room, sunroom/den, first-floor primary suite, first-floor laundry room, upper-level loft & finished lower level. Enjoy numerous amenities including parks, bike/walking paths & community pool in Ballantrae as well as easy access to restaurants, shopping & entertainment in the charming Historic Downtown Dublin & Bridge Park. Minutes away from the Columbus Zoo & Aquarium, Glacier Metro Park & major travel roads!



PRESENTED BY

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## FEATURES

- Two-Story Condominium with Vinyl & Stone Exterior
- Located in Woodlands at Ballantrae Overlooking a Pond
- Two-Car Attached Garage
- Two Bedrooms
- Two Full Baths & Two Half Baths
- Two-Story Open Concept Living Room, Kitchen & Dining Area
- Gas Log Fireplace
- Formal Dining Room
- Kitchen with Granite Counters & Stainless Steel Appliances
- Sunroom/Den
- First-Floor Primary Suite
- First-Floor Laundry Room
- Upper-Level Loft Area
- Upper-Level Bedroom & Full Bath
- Finished Lower Level Recreation Room with Egress Window & Half Bath
- Custom Plantation Shutters Throughout Home
- Interior Painted - 2024
- Paver Patio
- Sump Pump
- Forced Air Gas Furnace
- Central Air Conditioning
- Community Summer Splash Pad, Bike/Walking Path & proximity to Golf Club
- Year Built - 2012
- Square Footage - 2,822 (Includes lower level recreation room.)
- Parcel # - 274-001536-00
- 2023 Taxes - \$7,263/Year
- HOA Fee - \$475/Month
- Hilliard Schools - [www.hilliardschools.org](http://www.hilliardschools.org)
- Disclosure Available on MLS



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

**kw** CAPITAL PARTNERS  
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