

WELCOME




1204 N. GRANT AVE.

Columbus, OH 43201

Elevate your lifestyle in this beautiful three-story condominium that offers views of green space in Grant Park. Featuring an open concept living, dining & kitchen, large center island, quartz countertops, stainless steel appliances, four bedrooms, primary suite, attached two-car garage, patio & balcony. Conveniently located minutes away from numerous amenities in Italian Village, Short North & Downtown Columbus, offering restaurants, shopping options & entertainment venues. Enjoy easy access to OSU, COTA bus line, John Glenn International Airport & major travel roads!



PRESENTED BY

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FEATURES

- Three-Story Condominium with Vinyl Exterior - The Clark Model
- Located in Grant Park Overlooking Green Space
- Two-Car Attached Garage - 240 Volt Outlet Ready for Level 2 Charge to be Installed.
- Four Bedrooms
- Two Full Baths & One Half Bath
- Entry-Level Bedroom/Study
- Open Concept Living Room, Dining & Kitchen
- Wall-Mounted Electric Fireplace
- Large Center Island with Seating, Quartz Countertops, Premium Stainless Steel Appliances, Gas Stove, Beverage Refrigerator & Walk-in Pantry
- Primary Suite with Walk-in Closet & Elfa Closet System
- Jack-n-Jill Full Bath
- Third Floor Laundry - Washer/Dryer Remain
- Balcony Overlooking Green Space
- Front Patio
- Engineered Hardwood Floors Throughout
- Custom Hunter Douglas Cellular Shades Throughout
- Surround Sound in Living Room
- Central Air Conditioning
- Forced Air Gas Furnace
- Year Built - 2019
- Square Footage - 2,120
- Parcel # - 010-300821-00
- HOA: \$156 per month. Includes landscaping and snow removal.
- 2023 Taxes - \$1,318/Year
- Tax Abatement through 2035
- Columbus Schools - www.ccschools.org



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

kw CAPITAL PARTNERS
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