

The Columbus Team Presents:



309 James Rd. Gahanna, OH 43230

Welcome to this gorgeous, well-loved home located in a country-like setting nestled in the heart of Gahanna. Featuring four bedrooms, two full baths & one half bath, custom built-ins throughout, formal living room & dining room, granite countertops, built-in kitchen dining, first floor family room with gas log fireplace, owner's suite, updated baths, lower level recreation room & multi-tiered deck overlooking a koi pond. Minutes away from biking/walking paths, Creekside Gahanna, Gahanna Swimming Pool & Friendship Park. Easy access to Easton Town Center, John Glenn International Airport, major travel roads & Downtown Columbus!



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Features

- Two-Story Home with Vinyl & Brick Exterior
- Two-Car Attached Garage with Heating Unit
- Four Bedrooms
- Two Full Baths & One Half Bath
- Custom Built-ins Throughout Home
- Formal Living Room & Dining Room
- Granite Countertops in Kitchen
- Built-in Kitchen Dining
- First Floor Family Room with Gas Log Fireplace
- Updated Baths
- Owner's Suite
- Lower Level Recreation Room
- Replacement Windows - (2017-2021)
- Multi-Tiered Deck with Koi Pond
- Storage Shed
- Roof - 2006
- Sump Pump
- Forced Air Gas Furnace - 2001
- Central Air Conditioning - 2011
- Year Built - 1968
- Square Feet - 2,145
- Lot Size - 75' x 135'
- Parcel# 025-002147-00
- Taxes - \$5,446/yr.
- Gahanna Schools - www.gahannaschools.org
- Property Disclosures Available on MLS

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

Room Dimensions

Living Room	12'5" x 18'4"
Dining Room	10'5" x 11'5"
Family Room	18'7" x 21'6"
Owner's Suite	11' x 18'6"
Bedroom	8'11" x 13'6"
Bedroom	8'11" x 10'
Bedroom	8'11" x 10'
Lower Level Rec Room	12'3" x 19'2"



KW CAPITAL PARTNERS

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