

The Columbus Team Presents:



6826 Winrock Dr. New Albany, OH 43054

Welcome to this spacious condominium located in Rocky Ridge Condominiums in New Albany. Featuring an open concept floor plan with vaulted ceilings in the living room, dining room & kitchen, 12' x 14' sunroom, first floor owner's suite, first floor laundry & private patio. Conveniently located near shopping restaurants & entertainment in the New Albany area. Minutes away from Easton Town Center, Blendon Woods Metro Park, Hoover Reservoir & Downtown New Albany. Easy access to major travel roads!



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Features

- One-Story Ranch Condominium with Brick Exterior
- Located in Rocky Ridge Condominiums
- Two-Car Attached Garage
- Two Bedrooms
- Two Full Baths
- Open Concept Living Room, Dining Room & Kitchen with Vaulted Ceilings
- Stainless Steel Appliances & Breakfast Bar in Kitchen
- 14' x 12' Sun Room
- First Floor Owner's Suite
- Guest Bedroom with Triple Closets & Access to Full Bath
- Large Pantry/Storage Closet
- First Floor Laundry
- Private Patio
- Access to Community Green Space & Pond
- Roof - 2004
- Hot Water Heater - 2020
- Forced Air Gas Furnace - 2005
- Central Air Conditioning - 2005
- Year Built - 2004
- Square Feet - 1,237
- Parcel # - 010-273914-00
- Taxes - \$2,762/yr.
- HOA Fees - \$284/Month. Includes: Exterior building maintenance, insurance, lawn care, snow removal, trash, water & clubhouse)
- Columbus Schools - www.ccsch.us
- Property Disclosures Available on MLS

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

Room Dimensions

Living Room	16'7" x 18'10"
Dining Room	7'11" x 9'4"
Four Season Room	14' x 12'
Owner's Suite	13'11" x 15'2"
Bedroom	10'3" x 14'



KW CAPITAL PARTNERS

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