

Terraces on Walhalla

A Condominium Community in Clintonville

The Terraces on Walhalla (TOW) condominium was built in 2009-10 in the Clintonville area of Columbus, at the corner of North High Street and East Weber Road. It derives its name from the outdoor terrace built into every unit, and because the building overlooks one end of the picturesque Walhalla Ravine. The condominium is governed by the Terraces on Walhalla Condominium Association, formed under Ohio law and subject to the requirements pertaining to non-profit homeowners' associations.

TOW consists of 20 units on three floors. Two units are business offices and the rest are residential. Units range from one- to three-bedrooms. There are stairwells at each end of the building, plus a passenger elevator.

All units are owner-occupied. Our bylaws prevent the lease of any residential unit to renters. All units are non-smoking, except for individual terraces and two common terraces. There are no pet restrictions, except that the bylaws permit the Association to remove animals for cause.

Access and transportation: There is a parking garage on the ground floor with dedicated spaces for all units, including a spot reserved for disability parking. There is no dedicated off-street parking other than the garage, although non-metered on-street parking spots are available for guests. There are bus stops on both sides of High Street, the prime north-south route in Columbus, providing easy and direct access to Graceland Shopping Center, Ohio State University, the Short North, and downtown. There is easy access to both I-71 and SR 315.

Security: Access to the building lobby is available only by access code or contacting a resident. The garage is accessible by key or by remote gate opener supplied to each unit. Internal access, from garage to lobby and residential floors is controlled by electronic fob. The common areas and all units are protected by automatic sprinkler and hard-wired smoke and carbon monoxide detectors. There are emergency exits via stairwells at each end of the building. Secure mailboxes and an area for package delivery are located in the lobby.

The neighborhood: Clintonville is a vibrant residential area in north Columbus. Within a short walk from Terraces on Walhalla, you will find shops, services, restaurants, and a growing number of brewpubs. We are a mile or so distant from a major branch of the Columbus Metropolitan Library, one of the finest library systems in the nation. We are close to Whetstone Park and the Olentangy Bike Path that runs from downtown to the northern suburbs. You may see deer or a fox as you walk through Walhalla Ravine. We are two miles north of the OSU main campus. Off the High Street corridor are established residential neighborhoods.

Amenities: At this time there is no mandatory residential recycling in Columbus, so TOW initiated a successful recycling program on our own. We have a small exercise room with several workout machines on the first floor. There are several spots for bicycle storage/security in the garage. There are two common terraces that are open to all residents and residents/guests regularly use these spaces for social events.

Utilities: Each unit is individually heated and cooled by electricity. There are gas and electric range hookups in the kitchen – depending on the unit. There is no communal laundry room as each unit includes washer and dryer hookups. Each owner must establish an account for electricity, but gas, water, recycling, and garbage disposal are billed through the association. At this time, the only source for cable TV, phone, and internet is Spectrum (Time Warner.) No satellite dishes may be mounted anywhere on the exterior of the building.

Interested? All condos are currently owned and occupied. Any units available for sale may be found through the usual MLS websites or your realtor. Terraces on Walhalla is not a co-operative, so there is no screening of potential owners by a residents' committee. As the Board of Directors is made aware of available units we will try to highlight them on our website, but they will likely appear on the real estate market first.