



Status: Active
Style: 1 Story
Address:
 8546 Stonewoods Lane, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$189,900
Original List Price: \$189,900
Showing Start Date: 09/02/2017
Days On Market: 1
Cumulative DOM: 1
Possession: Negotiable

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	2	2	0	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: Villas at Riverbend **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: I-270 N, 23 N, cross Polaris Pkwy, left on Windbrush (across from Walmart), right on Owensfield, left on Riverbend, right into community.

Characteristics

SqFt Documented: 1,324 **Doc SqFt Src:** ATFLS Source: Builder **Acreeage:** 2.8 **Lot Size (Side):** CND
SqFt ATFLS: 1,335 **Tax District:** 27 **Year Built:** 2000
Parcel #: 318-321-02-016-561 **Comm Dev Chrg:** No **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Assessment:** **Tax Abatement:** No
HOA/COA Y/N: Yes **Possession:** Negotiable **Abatement End Date:**
HOA/COA Fee: 276.46 Per: mo **Taxes (Yrly):** 3,231 **Tax Year:** 2016
HOA /COA Cntct Name/Phone: RPM - Stephanie / 614-766-6500
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 305 Reserve Contribution: 580

Features

Air Conditioning: Central **Warranty:** Home
Heating: Forced Air, Gas **Mid/High Rise:** No **New Financing:** Conventional
Bsmt: No **Alternate Uses:** **New Construction:** No
Foundation: Slab **Fireplace:** One, Gas Log **Approx Complete Date:**
Exterior: Cement Fiber Board, Stone, Wood **Lot Characteristics:** **Manufactured Housing Y/N:** No
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 3-Season Room, Dining Room, Living Room **Exterior Amenities:** **Manufactured Housing:**
Parking: 2 Car Garage, Attached Garage, Opener **Leased Items:**
Garage/EnclosdSpaces: 2 **Tax:**
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

Property Description: 1 story, 2 bedroom, 2 full bath, insulated 3 season sunroom, attached 2 car garage, cathedral ceilings & window blinds throughout, kitchen offers natural oak cabinetry, appliances include side-by-side fridge w/water & ice in door, electric smooth top range, built-in microwave & dishwasher, pantry & large breakfast counter separating dining room. Living room features gas-log fireplace w/glass Atrium door leading to sunroom w/treed views. Master bedroom w/adjoining walk-in closet & full bath w/step in shower. Large guest suite w/walk-in closet & 2nd full bathroom are on opposite side of home, laundry room w/added cabinets is located off kitchen and enters into attached garage. Sunroom has been fully insulated w/double pane windows & added insulation. Fantastic location & move-in ready!!!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Abbey model. ~ Buyer disclosures: Buyer to reimburse Seller \$290 Original Capital Contribution and pay \$580 Capital Contribution to HOA. Seller to pay \$305 HOA transfer fee. ~ Title company: Unity Title, Kim Parsons, 614-246-8542, kparsons@unitytitle.net NOTE: Showings start Saturday, Sept. 2 at noon

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction: No **Auction Date:** **Sub Agency:** No **SA Amount:** **SA Type:** **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 **BB/TR Type:** % **VRC:** Yes

Sub Property Type: Condo Shared Wall

LD: 08/31/2017

XD: 12/28/2017

Showing Start Date: 09/02/2017

Listing Office: 01370

EPCON Realty, Inc. 614-761-1010

Ofc Fax: 614-761-1155

Listing Member: 2002023035

Andrew N Smith 614-207-9700

Agent Other Phone: 614-766-1515

Agent Email: gocondo@epconcommunities.com

Epcon Realty, Inc.

Pref Agt Fax: 614-389-3574

Showing Phone #: 614-255-5588

Addl Contact Info: 614-766-1515

August 31, 2017

Prepared by: Andrew N Smith

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