



Status: Active
Style: 1 Story
Address:
 4177 Cobbler Road 9-4177, New Albany, OH 43054
Unit/Suite #: 9-4177
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$234,900
Original List Price: \$239,900
Showing Start Date: 10/27/2017
Days On Market: 55
Cumulative DOM: 55
Possession:

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

Location

Subdiv/Cmplx/Comm: Cobblestone at the Preserve Condominium **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I 270 east, Morse Rd east, Hamilton Rd north, Thompson Rd east, 1/2 mile on left.

Characteristics

SqFt Documented: 1,627
SqFt ATFLS: 1,724
Parcel #: 010-280822
County: Franklin

Doc SqFt Src:
ATFLS Source: Builder
Tax District: 010
Comm Dev Chrg: No

Acreage:
 Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession:

Lot Size (Side): CND
Year Built: 2006
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,448 **Tax Year:** 2016

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility;
 Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 220 **Per:** month
HOA /COA Cntct Name/Phone: Case Bowen - Robin . / 614-799-9800
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Security; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 282

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, Stone, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Eat Space/Kit, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Dryer Hookup; Gas Dryer Hookup; Gas Range; Gas Water Heater; Microwave; Refrigerator

Warranty: Gas Line, Home
Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities: End Unit, Patio
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Property Description: NEW PRICE! 1 story, 2 bedroom, 2 full baths, 4 season sunroom, 2 car attached garage w/pull down ladder to attic storage & cathedral ceilings throughout. Living room features gas log f.p. w/tile hearth & surround & matching tile entry foyer, glass French doors leading to sunroom. Spacious kitchen w/ Oak cabinetry, extra cabinet pkg, full appliances including gas range, built in microwave, full size fridge & dishwasher. Large breakfast bar separates dining room. Large laundry room with added cabinetry & storage room off kitchen. Owner suite w/adjoining walk-in closet & full bath w/step-in shower & vanity seating. Guest suite w/walk-in closet & 2nd full bath w/tub-shower. Window coverings included new Plantation style blinds & pleated shades. Move in condition with fresh paint throughout!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) NEW PRICE, 11/13/17 ~ Epcon's Abbey model. ~ Buyer disclosures: Buyer to pay \$150 HOA transfer fee & \$282 Capital contribution fee, both one time fees at closing. ~ Buyer pays approx. \$32/quarter New Albany Preserve fees (separate from monthly HOA fees).

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
LD: 10/26/2017

Sub Property Type: Condo Shared Wall

Showing Start Date: 10/27/2017

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
December 19, 2017

EPCON Realty, Inc. 614-761-1010 **Ofc Fax:** 614-761-1155
 Andrew N Smith 614-207-9700 **Agent Other Phone:** 614-766-1515
 Epcon Realty, Inc. **Pref Agt Fax:** 614-389-3574
Showing Phone #: 614-255-5588 **Addl Contact Info:**
Prepared by: Carolyn S Davis

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