



Status: Active
Style: 2 Story
Address:
 1430 Pinnacle Club Drive, Grove City, OH 43123
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$349,900
Original List Price: \$349,900
Showing Start Date: 01/27/2018
Days On Market: 2
Cumulative DOM: 201
Possession: Negotiable

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	1	1	0								
Entry Lvl	2	2	0	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	3	3	0								

Location

Subdiv/Cmplx/Comm: Courtyards at Pinnacle Club **School District:** SOUTH WESTERN CSD 2511 FRA CO. **Corp Lim:** Grove City **Township:** Jackson
Directions: I-71 S, Stringtown Rd E, Buckeye Parkway S to Pinnacle Club Drive E.

Characteristics

SqFt Documented: 2,225
SqFt ATFLS: 2,034
Parcel #: 040-015047
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 040
Comm Dev Chrg: Yes

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

Lot Size (Side): CND
Year Built: 2012
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 8,026 **Tax Year:** 2016

HOA/COA Y/N: Yes
HOA/COA Fee: 368 Per: Mo
HOA /COA Cntct Name/Phone: RPM / 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: 320 Reserve Contribution: 500

Features

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

Warranty: Home
New Financing:
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Property Description: Featuring a beautiful 2 story condo located near the entrance of the prestigious Pinnacle Golf Club & Cimi's Bistro! This stunning home offers 3 bedrooms, 4 seasons room, 3 full baths w/raised vanities, 1st floor laundry room, 2.5 car attached garage, paver brick driveway, private fenced courtyard, covered porch, hardwood flooring, 2" Plantation style blinds, crown molding, tray ceilings and much more! Discover a deluxe kitchen with staggered cabinets, GE stainless appliances, granite counter tops, large island w/pendant lighting & seating. Living room features gas-log f.p. w/tile hearth, custom mantle & wall of windows w/views of courtyard. Open dining room w/patio doors leading to courtyard. This home is move-in ready!!!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) NOTE: All showings start Saturday at Noon. ~ Epcon's Palazzo model with bonus suite. ~ Buyer disclosures: Buyer pays \$320 HOA transfer fee and \$500 Capital contribution reimbursement fee at closing. ~ \$750/year infrastructure fee billed with taxes but is not pro-rated ~ Unity Title in Westerville, Kim Parsons, 614-246-8542.

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: 01/25/2018 **XD:** 05/08/2018

Sub Property Type: Condo Freestanding

Showing Start Date: 01/27/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
January 26, 2018

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:** 614-766-1515
Prepared by: Andrew N Smith