



Status: Active
Style: 1 Story
Address:
 5782 Timber Top Drive, Hilliard, OH 43026
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$314,900
Original List Price: \$314,900
Showing Start Date: 03/04/2018
Days On Market: 2
Cumulative DOM: 2
Possession: Mid May

	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: Woods at Hayden Run **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 N, 33 N towards Marysville, south on Avery Rd, west on Hayden Run Rd, community 1 mile on left (past Leppert Rd)

Characteristics

SqFt Documented: 1,522
SqFt ATFLS: 1,519
Parcel #: 010-288416
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 010
Comm Dev Chrg: Yes

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

Lot Size (Side): CND
Year Built: 2008
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 5,042 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 270 Per: Mo
HOA /COA Cntct Name/Phone: RPM - N. Romano / 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, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/Enclosd Spaces: 2
Interior Amenities: Dishwasher; Electric Dryer Hookup; Electric Range; Gas Water Heater; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities: Fenced Yard, Patio

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

Property Description: Free-standing, 2 bed, 2 bath, 4 seasons room, 2.5 gar & private fenced courtyard. Kitchen offers staggered Heritage Maple cabinetry, matching built-in desk, under cabinet litng, center island w/pendant litng, GE appliances & adjoining dining room w/sldg glass doors leading to courtyard. Living room features gas-log fp, tile hearth & surround, tech-tube for wall mounted tv, large windows w/courtyard views & glass French doors leading to 4 seasons room w/Hunter Douglas window treatments. Master suite offers tray ceiling, transom windows, views of courtyard, adjoining bath w/high-rise vanity, double sinks, tile shower w/bench seat & large walk-in closet. Guest bedroom overlooks courtyard & is steps from 2nd full bath w/high-rise vanity & tub-shower. Laundry w/added cabinets & added wash tub.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's detached Palazzo model. Buyer's disclosures: Buyer pays \$320 HOA transfer fee and \$500 Capital Reserve reimbursement fee at closing. ~ Ditch Assesment - Included in taxes but are not pro-rated ~ Title Co: Unity Title, Kim Parsons, 614-246-8542 ~ Showings begin Sunday, March 4th at 2pm OPEN HOUSE ~ No Early Showings

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: 03/01/2018 **XD:** 06/13/2018

Sub Property Type: Condo Freestanding

Showing Start Date: 03/04/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
March 02, 2018

EPCON Realty, Inc. 614-761-1010
 Andrew N Smith 614-207-9700
 Epcon Realty, Inc.
Showing Phone #: 614-255-5588
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Ofc Fax: 614-761-1155
Agent Other Phone: 614-766-1515
Pref Agt Fax: 614-389-3574
Addl Contact Info: Anita @ 614-207-2526

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