



Status: Active
Style: 2 Story
Address:
 2672 Trottersway Drive, Columbus, OH 43235
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$199,900
Original List Price: \$199,900
Showing Start Date: 03/31/2018
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	1	1	0								
Entry Lvl	1	1	1	1	1			1		1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	1								

Location

Subdiv/Cmplx/Comm: Trotters Chase **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 N, Sawmill Rd. S, left on Resler Rd (behind Carriage Place) 315 to Bethel Rd W, right on Pickford Rd (behind Carriage Place)

Characteristics

SqFt Documented: 1,399
SqFt ATFLS: 1,400
Parcel #: 590-218587
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 590
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 1989
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,693 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 193 **Per:** Mo
HOA /COA Cntct Name/Phone: Case Bowen - Aimee / 614-799-9800
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 180

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Brick, Cement Fiber Board, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Den - Non Bsmt, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Refrigerator

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

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

Property Description: 2 story, 2 bedroom, den, 2.5 bath, garden patio w/privacy fence & attached 2 car garage w/attic storage. Kitchen offers white cabinetry, newer countertops, tile back splash, refrigerator, dishwasher & smooth-top electric range, open dining room, living room features gas-log fireplace, vaulted ceiling w/lighted fan & large Palladian window. Master bedroom w/adjoining walk-in closet & full bath w/step-in shower & linen closet. Den, laundry closet & half bath complete the first floor. On the 2nd floor you'll find a large guest suite w/walk-in closet & full bath w/tub-shower. Updates include laminate wood floors on 1st level, newer HVAC system, newer windows, newer hot water tank, white trim & fresh paint throughout.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Chateau model ~ Buyer disclosures: Buyer pays \$150 HOA transfer fee & \$180 Capital Contribution reimbursement fee ~ Unity Title, 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

Sub Property Type: Condo Shared Wall

LD: 03/28/2018

XD: 09/08/2018

Showing Start Date: 03/31/2018

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

Brokerage License #: 0000328250

Showing Phone #: 614-255-5588

Addl Contact Info: 614-766-1515

March 28, 2018

Prepared by: Andrew N Smith

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