



Status: Active
Style: 1 Story
Address:
 10330 Silverbell Drive, Plain City, OH 43064
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$419,900
Original List Price: \$429,900
Showing Start Date: 07/02/2018
Days On Market: 59
Cumulative DOM: 59
Possession: Negotiable

	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	0	0	1	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: The Courtyards at Jerome Village **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** None **Township:** Jerome
Directions: 270 N to 33 W towards Marysville, Post Road, exit turn right towards Plain City, left on Hyland Croy, Ryan Parkway is at 3rd roundabout.

Characteristics

SqFt Documented: 1,659 **Doc SqFt Src:** Builder/Architect Statement
SqFt ATFLS: 1,659 **ATFLS Source:** Builder
Parcel #: 17-0012033-2860 **Tax District:** 17
County: Union **Comm Dev Chrg:** Yes

Acreage: 0
Lot Size (Front): 0
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable
HOA/COA Y/N: Yes
HOA/COA Fee: 157 **Per:** Month
HOA /COA Cntct Name/Phone: Sheri Burke / 614-766-6500
HOA/COA Fee Includes: Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 320 Reserve Contribution: 500

Lot Size (Side): 0
Year Built: 2017
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 736 **Tax Year:** 2017

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

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Brick, 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
Garage/EnclosSpaces: 2
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics: Pond; Water View
Exterior Amenities: Patio, Screen Porch

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

Property Description: Impeccable 'Fee Simple' home w/ 2 beds, 2 baths, 4 seasons room, screened porch, private courtyard, kitchen offers Quartz counter tops, upgraded appliances, tile back splash, pendant & under counter lighting, soft close drawers, hardwood floors in main living areas, upgraded trim package, transom windows, custom wood shutters & lighting, gas log FP with mantel, granite surround & tech tube, Quartz counter tops & ceramic tile in baths, raised vanities, California closets, professionally landscaped courtyard with added screened porch, paver stones, arbor, water feature and Synlawn grass - enjoy the look of grass with NO yard maintenance! This home has so many custom features and is priced below reproduction cost! Move in and enjoy!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Palazzo model with 4 season room and screened porch ~ Title work will be with Unity Title, Kim Parsons, kparsons@unitytitle.net. ~ Buyer to pay management transfer fee of \$320 and reimburse Seller \$500 for the original capital reserve contribution. ~ Note: current taxes are based on land value and will be subject to change.

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction/Online Bidding: 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: 06/27/2018 **XD:** 12/19/2018

Sub Property Type: Single Family Freestanding

Showing Start Date: 07/02/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
August 24, 2018

EPCON Realty, Inc. 614-761-1010
 Andrew N Smith 614-207-9700
 Epcon Realty, Inc.
Showing Phone #: 614-255-5588

Ofc Fax: 614-761-1155
Agent Other Phone: 614-766-1515
Pref Agt Fax: 614-389-3574
Addl Contact Info:

Prepared by: Andrew N Smith

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