



Status: Active
Style: 2 Story
Address:
 8136 Summitpoint Place, Lewis Center, OH 43035
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$389,900
Original List Price: \$399,900
Showing Start Date: 08/25/2018
Days On Market: 55
Cumulative DOM: 55
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 Hidden Ravines **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: I-270 N, 23 N, cross Polaris Pkwy, right onto Hidden Ravines, left into community

Characteristics

SqFt Documented: 2,174 **Doc SqFt Src:** Builder/Architect Statement **Acreage:** **Lot Size (Side):** CND
SqFt ATFLS: 2,174 **ATFLS Source:** Builder **Year Built:** 2016
Parcel #: 318-321-01-006-538 **Tax District:** 27 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** No **Assessment:** **Tax Abatement:** No
Abatement End Date:
Taxes (Yrly): 7,193 **Tax Year:** 2017

Addl Acc Conditions: None Known **HOA/COA Y/N:** Yes **HOA/COA Fee:** 218 **Per:** Month
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; **HOA /COA Cntct Name/Phone:** CPS - Katie Berk / 614-481-4411
Pool **HOA/COA Fee Includes:** Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal;
Tenant Occupied: Yes **Trash**
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 500

Features

Air Conditioning: Central **Warranty:** Home
Heating: Forced Air,Gas **New Financing:**
Bsmt: No **Mid/High Rise:** No **Conventional,FHA**
Foundation: Slab **Alternate Uses:** **New Construction:** No
Exterior: Cement Fiber Board,Stone **Fireplace:** One,Gas Log **Approx Complete Date:**
Rooms: 1st Flr Owner Suite,1st Flr Laundry,4-Season Room - Heated,Bonus Room,Dining **Lot Characteristics:** **Manufactured Housing Y/N:**
 Room,Living Room **Exterior Amenities:** Fenced **No**
Parking: 2 Car Garage,Attached Garage,Opener **Yard,Patio** **Manufactured Housing:**
Garage/EnclosdSpaces: 2 **Leased Items:**
Interior Amenities: Dishwasher; Gas Range; Humidifier; Microwave; Refrigerator **Tax:**

Property Description: AMAZING VALUE! Free-standing Epcon condo, 3 beds, 3 baths, 4 seasons room, private courtyard, screened porch off master suite w/access to courtyard & a 2.5 car gar. Deluxe kitchen w/Quartz counter tops, tile backsplash, SS appliances include double ovens, French door refrigerator, gas cook-top range, built-in microwave & dishwasher, soft-close drawers & pantry w/sliding shelves. Large center island w/pendant lighting. Open dining room w/sliding doors to courtyard, living room w/gas-log fireplace, mantle, tile hearth & marble surround. Master bath w/L-shaped shower, raised vanity, double sinks & walk-in closet. 2 additional bedrooms with full bathrooms. An abundance of storage in this home, and a private courtyard with grass & entertaining area. Impeccable - inside and out!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) MOTIVATED SELLER - moving out of State! Buyer disclosures: Buyer pays \$500 Capital contribution fee & \$150 HOA transfer fee at closing ~ Closing: Unity Title, Westerville, Kim Parsons, 614-246-8542, kparsons@unitytitle.net

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: 08/22/2018 **XD:** 12/31/2018
Showing Start Date: 08/25/2018
Sub Property Type: Condo Freestanding
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
October 15, 2018 **Prepared by:** Andrew N Smith

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