



Status: Active
Style: 1 Story
Address:
 10319 Spicebrush Drive, Plain City, OH 43064
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$359,900
Original List Price: \$359,900
Showing Start Date: 11/19/2018
Days On Market: 1
Cumulative DOM: 94
Possession: Negotiable

	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: Courtyards at Jerome Village **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** None **Township:** Jerome
Directions: I-270 N, 33 W, Post Rd Exit N, Left on Hyland-Croy, Left on Ryan Parkway, community on right.

Characteristics

SqFt Documented:
SqFt ATFLS: 1,635
Parcel #: 17-0012033-2760
County: Union

Doc SqFt Src: None
ATFLS Source: Builder
Tax District: 17
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2018
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 669 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplx/Sub Amenities:
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 165 Per: Month
HOA /COA Cntct Name/Phone: RPM / 614-766-6500
HOA/COA Fee Includes: Common Area Only; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 320 Reserve Contribution: 500

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, 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 Range; Gas Range; Microwave; Refrigerator

Warranty: Home
Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities: Patio
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Property Description: Featuring Fee-Simple condo w/courtyard, 2 bedroom w/custom walk-in closets, 4 seasons room, 2 full bathroom w/tile floors, raised vanities, Quartz countertops, raised toilets, attached 2.5 car garage w/attic storage, added outlets & keypad. Kitchen offers staggered soft-close cabinets & drawers, Granite countertops, subway tile backsplash, GE Profile appliances, large center island w/custom pendant lighting & bar seating, open dining room w/patio door leading to courtyard, living room w/gas-log fireplace, Granite surround, built-in bookcase large wall of windows w/courtyard views. 4 seasons room w/custom blinds, master bedroom w/cased window, custom blinds, master bathroom w/L-shaped shower & sun tunnel. Laminate wood floors in main living areas, ceramic tile in bathrooms & laundry room.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Berton model ~ Buyer Disclosures ~ Fee Simple - Owner pays insurance ~ Buyer pays \$500 Capital Contribution Reimbursement fee and \$320 HOA transfer fee, both one time fees at 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: 11/19/2018 **XD:** 02/19/2019

Sub Property Type: Condo Shared Wall

Showing Start Date: 11/19/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
November 19, 2018

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 Andrew N Smith 614-207-9700
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Prepared by: Andrew N Smith

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