



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: 51
Cumulative DOM: 144
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: 1,635	Doc SqFt Src: Builder/Architect Statement	Acreage:	Lot Size (Side): 0
SqFt ATFLS: 1,635	ATFLS Source: Builder	Lot Size (Front): 0	Year Built: 2018
Parcel #: 17-0012033-2760	Tax District: 17	Mult Parcels/Sch Dis:	Built Prior to 1978: No
County: Union	Comm Dev Chrg: No	Assessment:	Tax Abatement: No
		Possession: Negotiable	Abatement End Date:
			Taxes (Yrly): 7,100 Tax Year: 2018

Addl Acc Conditions: None Known
Complex/Sub Amenities:
Tenant Occupied: No
HOA/COA Y/N: Yes
HOA/COA Fee: 170 **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	Warranty: Home
Heating: Forced Air, Gas	Accessibility Features Y/N: No
Bsmt: No	Mid/High Rise: No
Foundation: Slab	Alternate Uses:
Exterior: Cement Fiber Board, Wood Siding	Fireplace: One, Gas Log
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Living Room	Lot Characteristics:
Parking: 2 Car Garage, Attached Garage, Opener	Exterior Amenities: Patio
Garage/EnclosdSpaces: 2	New Financing: Conventional
Interior Amenities: Dishwasher; Electric Range; Gas Range; Microwave; Refrigerator	New Construction: No
	Approx Complete Date:
	Manufactured Housing Y/N: No
	Manufactured Housing:
	Leased Items:
	Tax:

Property Description: Fee-Simple home w/courtyard, 2 bedroom w/custom walk-in closets, 4 seasons room, 2 full baths w/tile floors, raised vanities, Quartz countertops, raised toilets, attached 2.5 car garage w/attic storage, added outlets & keypad. Kitchen offers staggered cabinets with soft-close doors & 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: Single Family Shared Wall **Showing Start Date:** 11/19/2018

Listing Office: 01370	EPCON Realty, Inc.	614-761-1010	Ofc Fax: 614-761-1155
Listing Member: 658010990 Lic #: 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
January 08, 2019	Prepared by: Andrew N Smith		

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