Agent Full 1-Page	Residential-Single Family Shared Wall	MLS# : 218042747

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: $349,900
Original List Price: $359,900
Showing Start Date: 11/19/2018
Days On Market: 79
Cumulative DOM: 172
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
SqFt ATFLS: 1,635
Parcel #: 17-0012033-2760
County: Union

Doc SqFt Src: Builder/Architect Statement
ATFLS Source: Builder
Tax District: 17
Comm Dev Chrg: No

Acreage:
Lot Size (Front): 0
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable

Lot Size (Side): 0
Year Built: 2018
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 7,100 **Tax Year:** 2018

Addl Acc Conditions: None Known
Cmplex/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
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/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Gas Range; Microwave; 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: 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
Showing Start Date: 11/19/2018
Sub Property Type: Single Family Shared Wall

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

February 05, 2019 **Prepared by:** Andrew N Smith

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