



Status: Active
Style: 2 Story
Address:
 1430 Pinnacle Club Drive, Grove City, OH 43123
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$339,900
Original List Price: \$339,900
Showing Start Date: 04/06/2019
Days On Market: 7
Cumulative DOM: 7
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 Pinnacle Club **School District:** SOUTH WESTERN CSD 2511 FRA CO. **Corp Lim:** Grove City **Township:** Jackson
Directions: I-71 S, Stringtown Rd E, Buckeye Parkway S, Pinnacle Club Dr E

Characteristics

SqFt Documented: 2,225
SqFt ATFLS: 2,034
Parcel #: 040-015047
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 040
Comm Dev Chrg: Yes

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

Lot Size (Side): CND
Year Built: 2012
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 8,670 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 373 **Per:** Mo
HOA /COA Cntct Name/Phone: SBS - Kellie Walz / 614-527-7909
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 175 **Reserve Contribution:** 500

Features

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

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities: Fenced Yard, Patio

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

Property Description: Beautiful detached condo located near the entrance of the prestigious Pinnacle Golf Club & Cimi's Bistro! This Palazzo model with bonus suite offers 3 bedrooms, a 4 seasons room, 3 full baths w/raised vanities, 1st floor laundry room, 2.5 car attached garage, paver driveway, private fenced courtyard, covered porch, Engineered hardwood flooring, 2" Plantation style blinds, crown molding, tray molding, tray ceilings & L-Shaped shower! Beautiful deluxe kitchen with staggered cabinets, GE stainless appliances, granite counter tops, large island w/pendant lighting & seating. Living room features gas log f.p. w/tile hearth, custom mantle & wall of windows, dining room w/patio doors leading to courtyard. This home is move-in ready & priced well below reproduction of this model!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's free-standing Palazzo model with bonus suite. Buyer disclosures: Buyer pays \$500 Capital Contribution reimbursement fee and \$175 HOA transfer fee at closing. ~ \$750/year infrastructure fee billed with taxes but is not pro-rated - Inst# 200408090185097 ~ Unity Title, Westerville, Kim Parsons, 614-246-8542 ~ SHOWINGS begin Saturday, April 6, 2019 at noon

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: 04/03/2019

XD: 08/03/2019

Sub Property Type: Condo Freestanding

Showing Start Date: 04/06/2019

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

April 09, 2019

Prepared by: Andrew N Smith

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