



Status: Active
Style: 1 Story
Address:
 5719 Timber Top Drive, Hilliard, OH 43026
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$329,900
Original List Price: \$329,900
Showing Start Date: 04/20/2019
Days On Market: 1
Cumulative DOM: 1
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: Woods at Hayden Run **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 W, 33/Avery Rd exit towards Marysville, Left on Avery Rd, right on Hayden Run Blvd, left on Hayden Run Rd, community on right.

Characteristics

SqFt Documented: 1,600
SqFt ATFLS: 1,519
Parcel #: 010-289318
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 010
Comm Dev Chrg: Yes

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

Lot Size (Side): CND
Year Built: 2010
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,685 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 280 Per: Mo
HOA /COA Cntct Name/Phone: RPM - Amy Thompson / 614-766-6500
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 320 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/Enclosd Spaces: 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 single story detached condo offering \$53K in upgrades. 2 bedroom, 4 seasons room, 2 full bath, private fenced courtyard w/Arbor, accent lights & decorative stone & 2.5 c garage w/stairs to attic storage. Deluxe kitchen w/Heritage Maple cabinetry w/under-mount lighting, Granite countertops, tile back splash, center island w/pendant lighting, GE appliances including double ovens & engineered hardwood floors in kitchen & dining room. Living room features gas-log f.p. w/tile hearth & surround and a wall of windows w/courtyard views. Bathrooms offer tile floors, high rise elongated toilets, tub/shower w/glass doors in guest bath, laundry room offers added 42" storage cabinets over w & d. Crown molding & upgraded trim package throughout.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's free standing Palazzo model. Buyer disclosures: ~ Buyer pays \$320 HOA transfer fee and \$500 Capital Contribution reimbursement fee at closing. ~ Infrastructure - Ditch assessment included with taxes but not pro-rated (see documents on file at recorders office). ~ Unity Title, Westerville, Kim Parsons, 614-246-8542 ~ SHOWINGS Begin Saturday, Apr. 20 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: 04/17/2019 **XD:** 07/11/2019

Sub Property Type: Condo Freestanding

Showing Start Date: 04/20/2019

Listing Office: 01370
Listing Member: 658010990 Lic #:200223035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250

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 Andrew N Smith 614-207-9700
 Epcon Realty, Inc.
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Prepared by: Andrew N Smith

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