



Status: Active
Style: 1 Story
Address:
 2630 Gardenview Loop, Grove City, OH 43123
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$342,900
Original List Price: \$343,900
Showing Start Date: 05/04/2019
Days On Market: 21
Cumulative DOM: 21
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		1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: Courtyards on Hoover **School District:** SOUTH WESTERN CSD 2511 FRA CO. **Corp Lim:** Grove City **Township:** Jackson
Directions: I-270 S, Stringtown Rd W, Hoover Rd S, condos on corner at Hoover Rd & Orders Rd.

Characteristics

SqFt Documented: 1,759
SqFt ATFLS: 1,776
Parcel #: 040-015726
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 040
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2016
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 7,637 **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: 246 Per: Mo
HOA /COA Cntct Name/Phone: Omni - Dave / 614-547-9393
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 75 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, Den - Non Bsmt, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace:
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 free-standing condo offering 2 beds, den, 2 full baths and 2.5 car att. garage w/attic storage. Kitchen features staggered Birch cabinetry w/pull out drawers, lg. center island w/pendant lighting, subway tile backsplash & SS GE appliances. Dining room is open between living room and kitchen & provides patio doors leading to private courtyard. Master bdrm features tray ceiling & adjoining full bath w/L-shaped walk-in shower, Birch vanity w/double sinks & cultured marble countertops & large walk-in closet. Guest bdrm is steps from 2nd full bath offering tub/shower, Birch cabinets & cultured marble sink. Laundry room w/ added wash tub, pedestal washer & dryer included. Private courtyard w/screened porch is perfect for gardening or entertaining family & friends! Quick Possession!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Priced well below NEW build prices!! Portico model - Buyer disclosures: Buyer pays \$75 HOA transfer fee and \$500 Capital Contribution reimbursement fee at closing. ~ Closing: Unity Title, Westerville, Kim Parsons, 614-246-8542

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: 05/01/2019

XD: 08/25/2019

Sub Property Type: Condo Freestanding

Showing Start Date: 05/04/2019

Listing Office: 01370
Listing Member: 658010990 Lic #: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250

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 Andrew N Smith 614-207-9700
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Showing Phone #: 614-255-5588

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Agent Other Phone: 614-766-1515
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May 21, 2019

Prepared by: Andrew N Smith

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