



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 10519 Spindle Lane, Plain City, OH 43064  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$419,900  
**Original List Price:** \$419,900  
**Showing Start Date:** 07/27/2019  
**Days On Market:** 2  
**Possession:** At closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	2	2	0	1	1	0	0	1	0	1	0
Down 1	0	0	0	0	0	0	0	0	0	0	0
Down 2	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Jerome Village **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** None **Township:** Jerome  
**Directions:** 270 N, 33 W to Post Road, turn left onto Hyland Croy, Left on Ryan Parkway, community is across from the JV Community Center.

**Characteristics**

**SqFt Documented:** 1,752  
**SqFt ATFLS:** 1,776  
**Parcel #:** 17-0012033-2870  
**County:** Union

**Doc SqFt Src:** Realist  
**ATFLS Source:** Builder  
**Tax District:** 17  
**Comm Dev Chrg:** Yes

**Acreage:** 0  
 Lot Size (Front):  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** At closing

**Lot Size (Side):**  
**Year Built:** 2016  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 7,454 **Tax Year:** 2018

**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk  
**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:** 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:** Brick, Stone, Wood Siding  
**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, Den - Non Bsmt, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/EnclosSpaces:** 2  
**Interior Amenities:** Dishwasher; Gas Range; Microwave; Refrigerator

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Gas Log  
**Lot Characteristics:**  
**Exterior Amenities:** End Unit, Patio, Screen Porch

**Warranty:**  
**New Financing:**  
 Conventional, FHA, VA  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** Single story Epcon Portico with premium view of community pond! This beautiful home offers 2 bedrooms, 2 full bathrooms, a den and a private courtyard with a screened porch. With over \$81,000 in builder upgrades, this home offers an abundance of features including a Deluxe kitchen with Granite counter tops, SS appliances, pendent lighting, soft close doors & drawers, oil rubbed bronze hardware, engineered hardwood flooring throughout the main living rooms, bathrooms offer elevated vanities, granite counter tops, tile floors, L-shaped walk in shower in master bath, laundry room with custom built in cabinets, screened porch off of the master, large front porch facing the pond, a private fenced courtyard with professional landscaping & pavers. Amenities include the JV pool & fitness room.

**Agt to Agt Remarks: (See CR Full 2-Page Report for full text)** NOTE: Showings start on Saturday, 7/27 at Noon. Closing to take place at Unity Title, Kim Parson, kparsons@unitytitle.net. Buyer to reimburse Seller \$500 at closing for original capital reserve contribution.

**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:** 07/24/2019 **XD:** 11/17/2019  
**Showing Start Date:** 07/27/2019

**Sub Property Type:** Single Family Freestanding

**Listing Office:** 01370  
**Listing Member:** 658005521 Lic #: 2005015080  
**Agent Email:** asmith@epconcommunities.com  
**Brokerage License #:** 0000328250  
**July 25, 2019**

**EPCON Realty, Inc.** 614-761-1010 **Ofc Fax:** 614-761-1155  
**Anita K Smith** 614-207-2526 **Agent Other Phone:** 614-766-1515  
**Showing Phone #:** 614-255-5588 **Pref Agt Fax:** 614-389-3574  
**Prepared by:** Andrew N Smith **Addl Contact Info:** Anita @ 614-207-2526

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