



Status: Active
Style: 1 Story
Address:
 3870 Foresta Grand Drive, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$339,900
Original List Price: \$339,900
Showing Start Date: 09/08/2019
Days On Market: 2
Possession: Negotiable

	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	0	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
Totals	2	2	0								

Location
Subdiv/Cmplx/Comm: Seldom Seen Acres **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Liberty
Directions: Sawmill Parkway North, Left on Seldom Seen, left on Chasticy Place, right onto Foresta Grand Drive.
Characteristics

SqFt Documented: 1,379 **Doc SqFt Src:** Realist **Acreage:** 0 **Lot Size (Side):** CND
SqFt ATFLS: 1,519 **ATFLS Source:** Builder **Lot Size (Front):** CND **Year Built:** 2013
Parcel #: 319-314-01-021-675 **Tax District:** 25 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** No **Possession:** Negotiable **Tax Abatement:** No
Abatement End Date:
Taxes (Yrly): 6,371 **Tax Year:** 2018
HOA/COA Y/N: Yes **HOA/COA Fee:** 285 **Per:** Month
HOA /COA Cntct Name/Phone: CPS / 614-481-4411
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Irrigation; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 370
Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Gated Community; Pool; Sidewalk
Tenant Occupied: No

Features
Air Conditioning: Central **Warranty:**
Heating: Forced Air, Gas **New Financing:**
Bsmt: No **Accessibility Features Y/N:** No **Mid/High Rise:** No
Foundation: Slab **Alternate Uses:**
Exterior: Brick, Stone, Wood Siding **Fireplace:** One, Gas Log
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room **Lot Characteristics:**
Parking: 2 Car Garage, Attached Garage **Exterior Amenities:** Fenced Yard, Irrigation System, Patio
Garage/Enclosd Spaces: 2
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator
Tax:

Property Description: Single story free-standing Epcon Palazzo model with added covered porch in desirable Seldom Seen Acres! This one owner home has a chefs kitchen w/staggered cabinetry, granite counter tops, a gas range, a large center island w/pendant lighting and tile surround, custom backsplash and built in work station/desk. The living room has a tray ceiling, large windows with custom wood shutters, a gas log fireplace w/mantel and ceramic floors with a wood grain finish. A full view storm door has been added to the front door & the 2.5 car garage has storage cabinets, work bench, a new garage door opener & key pad, and attic storage. Master bathroom has elevated vanity, skylight, walk-in tile shower and a large walk in closet. The courtyard offers Synthetic pet grass, a water feature & Arbor.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Showings start at open house on Sunday, September 8 at 1:00 p.m. At closing, buyer to reimburse Seller \$370 for the original capital reserve contribution and pay a one time fee to the management company in the amount of \$175.00 Closing to be at Unity Title, Kim Parsons, 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: 09/05/2019 **XD:** 01/05/2020
Showing Start Date: 09/08/2019
Sub Property Type: Condo Freestanding
Listing Office: 01370 **EPCON Realty, Inc.** 614-761-1010 **Ofc Fax:** 614-761-1155
Listing Member: 658005521 Lic #: 2005015080 **Anita K Smith** 614-207-2526 **Agent Other Phone:** 614-766-1515
Agent Email: asmith@epconcommunities.com **Showing Phone #:** 614-255-5588 **Pref Agt Fax:** 614-389-3574
Brokerage License #: 0000328250 **Prepared by:** Anita K Smith **Addl Contact Info:**
September 06, 2019