



Status: Active
Style: Cape Cod/1.5 Story
Address:
 17 Whistling Way Drive, Lewis Center, OH 43035
Unit/Suite #:

List Price: \$499,900
Original List Price: \$499,900
Days On Market: 1
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	1	1	0	0	0	0	0	0	0	0	1
Entry Lvl	2	2	0	1	1	1	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
Totals	3	3	0								

Location**Subdiv/Cmplx/Comm:** Courtyards at Hidden Ravines**School District:** OLENTANGY LSD 2104 DEL CO.**Corp Lim:** None**Township:** Orange**Directions:** Rt. 23, South of Orange Road, follow GPS to Courtyards at Hidden Ravines.**Characteristics****SqFt Documented:** 2,364**SqFt ATFLS:** 2,364**Parcel #:** 318-321-01-006-562**County:** Delaware**Doc SqFt Src:** Realist**ATFLS Source:** Realist**Tax District:** 27**Comm Dev Chrg:** No**Acreage:** 0.32**Lot Size (Front):** CND**Mult Parcels/Sch Dis:****Assessment:****Possession:** At closing**Lot Size (Side):** CND**Year Built:** 2016**Built Prior to 1978:** No**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** 9,118 **Tax Year:** 2022**Addl Acc Conditions:** None Known**Complex/Sub Amenities:** Clubhouse; Fitness Facility; Pool; Sidewalk**Tenant Occupied:** No**HOA/COA Y/N:** Yes**HOA/COA Fee:** 323 **Per:** Month

/

HOA/COA Fee Includes: Ext. Building Maint.; Lawn Care; Snow Removal; Trash**HOA/COA Transfer Fee:** 150 **Reserve Contribution:** 500**Features****Air Conditioning:** Central**Heating:** Forced Air, Gas**Bsmt:** No**Foundation:** Slab**Exterior:** Brick, Stone, Wood Siding**Rooms:** 1st Flr Primary Suite, 1st Flr Laundry, Bonus Room, Den/Home Office - Non Bsmt, Dining Room, Eat Space/Kit, Living Room**Parking:** 2 Car Garage, Attached Garage**Garage/EnclosdSpaces:** 2**Interior Amenities:** Dishwasher; Electric Water Heater; 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, Fenced Yard, Patio**Water Source:** Public Water Source**Sewer:** Public Sewer**Warranty:****New Financing:** Conventional, VA**New Construction:** No**Approx Complete Date:****Manufactured Housing Y/N:** No**Manufactured Housing:****Leased Items:** No**Tax:**

Property Description: Free-standing condo located in popular Courtyards at Hidden Ravines. This 3 bedroom Portico model features 2 bedrooms & 2 full baths on the first floor, 1 bedroom & 1 full bath on the 2nd floor, along with a large bonus suite, den & laundry also located on the 1st floor. Features include engineered hardwood floors through the entire first floor, tray ceilings with upgraded trim and crown molding, transom windows, gas fireplace with mantel & chandelier in living room, staggered cabinetry, Quartz counter tops, premium LG appliances with gas range, pendant lighting, washer/dryer included, custom light fixtures, ceiling fans and window coverings, covered front porch, private fenced courtyard, oversized 2.5 car garage, all on a large corner lot.

Dir Neg w/Sell Perm: No**March 17, 2023****Prepared by:** Christine Fuller

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Christine Fuller on Friday, March 17, 2023 10:46 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

17 Whistling Way Dr



Front of home



Storm door



Twilight photo



Covered porch



Foyer



Foyer



Living room



Hardwood floors



Chandelier



Fireplace



Living room



Living room



View to kitchen



Island



Pendant lighting



View from kitchen



Quartz counter tops



Staggered cabinetry



Tile back splash



SS appliances



Dining room



Access to courtyard



Tray ceilings



French doors



Den



Primary suite



Tray ceilings



Hardwood floors



Primary bath



Raised vanity, double sinks



Walk in shower



Walk in shower



Framed mirrors



Walk in closet



Guest bedroom, first floor



Guest bedroom



Guest bath, first floor



Guest bath



Bonus suite



Bonus suite



Bonus suite



3rd bedroom, upstairs



3rd bedroom



Hallway



3rd bath, upstairs



1st floor laundry



Rear of home



Private courtyard



Courtyard



Courtyard



Corner lot



Side of home



Concrete driveway, sidewalk



Community sign



Clubhouse



Pool

