

Customer 1-Page Full	Residential-Condo Freestanding	MLS# : 224012500
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Status: Coming Soon
Style: 1 Story
Address:
 3319 Polden Hill Drive 22, New Albany, OH 43054
Unit/Suite #: 22

List Price: \$749,900
Original List Price: \$749,900
Active on MLS: 04/27/2024
Days On Market:
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	1	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	2	2	1								

Location
Subdiv/Cmplx/Comm: The Courtyards at Morse Circle **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO. **Corp Lim:** None **Township:** Jefferson
Directions: Follow GPS

Showing Considerations:
Characteristics

SqFt Documented: 2,118	Doc SqFt Src: Realist	Acreage: 0.06	Lot Size (Side): CND
SqFt ATFLS: 2,118	ATFLS Source: Realist	Lot Size (Front): CND	Year Built: 2022
Parcel #: 170-005011	Tax District: 170	Mult Parcels/Sch Dis:	Built Prior to 1978: No
County: Franklin	Comm Dev Chrg: No	Assessment:	Tax Abatement: No
		Possession: Negotiable	Abatement End Date:
			Taxes (Yrly): 11,949 Tax Year: 2023

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool; Sidewalk
Tenant Occupied: No
HOA/COA Y/N: Yes
HOA/COA Fee: 244 **Per:** Month /
HOA/COA Fee Includes: Common Area Only; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 445 **Reserve Contribution:** 800

Features	Accessibility Features Y/N: No
Air Conditioning: Central	Warranty: New Financing:
Heating: Forced Air, Gas	Conventional, FHA, VA
Bsmt: No	Mid/High Rise: No
Foundation: Slab	Alternate Uses:
Exterior: Cement Fiber Board, Wood Siding	Fireplace: One, Direct
Rooms: 1st Flr Primary Suite, 1st Flr Laundry, 4-Season Room - Heated, Den/Home Office - Non	Vent, Gas Log
Bsmt, Dining Room, Eat Space/Kit, Living Room	Lot Characteristics:
Parking: 2 Car Garage, Attached Garage, Opener	Exterior Amenities: Fenced
Garage/Enclosd Spaces: 2	Yard, Patio
Interior Amenities: Dishwasher; Electric Water Heater; Gas Range; Humidifier; Refrigerator	Water Source: Public Water
	Source
	Sewer: Public Sewer

Property Description: Stunning single story Promenade III model in desirable Courtyards at Morse Circle. This 2-bedroom home includes a den, sitting room, 2.5 baths & an open layout perfect for entertaining family & friends. Interior features include a universal design, tray ceilings, upgraded trim package, solid core doors, smooth ceilings, custom lighting & ceiling fans, transom windows & hardwood flooring throughout. The Gourmet kitchen layout includes an abundance of cabinetry, lighted upper cabinets, GE profile SS appliances, Quartz counter tops, tile back splash, range hood & walk in pantry. This home has been upgraded with many custom features throughout. Laundry includes LG washer & dryer & built in cabinets. Bathrooms offer Quartz counter tops & tile flooring. Private fenced courtyard.

Dir Neg w/Sell Perm: No
April 26, 2024 **Prepared by:** Anita K Smith

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Friday, April 26, 2024 9:14 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

3319 Polden Hill Drive



Front of home



Epcon Promenade III

Covered front porch



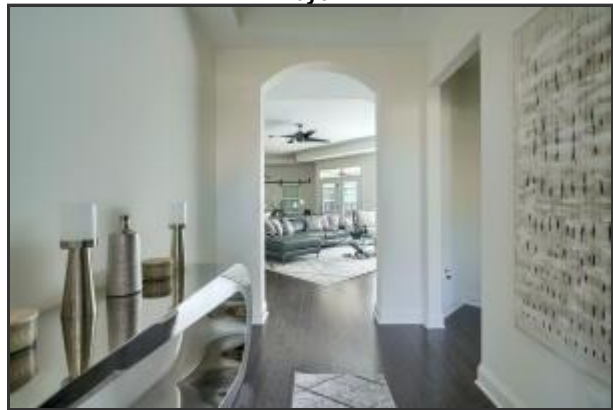
Rear courtyard



Front door



Foyer



Foyer



Living room



Custom blinds



Tray ceilings



Living room



Living room



Gas fireplace with mantel



Decorative shelving



Kitchen & dining rooms



Patio doors to courtyard



Open floor plan



Dining room



Dining room



Gourmet kitchen



Pendant lighting



Gourmet kitchen



Gas cook-top



Tile back splash



Island



Hardwood floors



Barn doors to den



Den



Primary suite



Primary bedroom



Barn style doors



Sitting room



Sitting room



Tray ceilings



Hardwood floors



Primary walk in closet



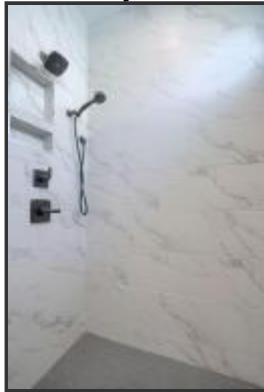
Primary, double sink vanity



Primary shower, transom window



Primary shower



Guest bedroom



Guest bedroom



Guest bath



Guest bath



Mud room, back entry



Half bath



Laundry, utility room



Courtyard



Access from sitting & dining rooms



Courtyard with privacy fence



The Courtyards at Morse Circle



Clubhouse



Pool

