



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 10305 Tipperary Drive, Plain City, OH 43064  
**Unit/Suite #:**

**List Price:** \$891,800  
**Original List Price:** \$874,905  
**Days On Market:** 61  
**Possession:** TBD

	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	3	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
<b>Totals</b>	<b>2</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Hyland Run      **School District:** DUBLIN CSD 2513 FRA CO.      **Corp Lim:** None      **Township:** Jerome

**Directions:**

**Characteristics**

<b>SqFt Documented:</b> 2,847	<b>Doc SqFt Src:</b> Builder/Architect Statement	<b>Acreage:</b> 0	<b>Lot Size (Side):</b> 0
<b>SqFt ATFLS:</b> 2,847	<b>ATFLS Source:</b> Builder	<b>Lot Size (Front):</b> 0	<b>Year Built:</b> 2021
<b>Parcel #:</b> 000	<b>Tax District:</b> 17	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Union	<b>Comm Dev Chrg:</b> Yes	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> TBD	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> <b>Tax Year:</b>

**Addl Acc Conditions:** None Known      **HOA/COA Y/N:** Yes  
**Complex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk      **HOA/COA Fee:** 225 **Per:** Month  
**Tenant Occupied:** No      **HOA/COA Fee Includes:** Common Area Only; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 150      Reserve Contribution: 800

**Features**

<b>Air Conditioning:</b> Central	<b>Accessibility Features Y/N:</b> No	<b>Warranty:</b> Building
<b>Heating:</b> Forced Air,Gas	<b>Mid/High Rise:</b> No	<b>New Financing:</b>
<b>Bsmt:</b> No	<b>Alternate Uses:</b>	Conventional,FHA,VA
<b>Foundation:</b> Slab	<b>Fireplace:</b> One,Gas Log	<b>New Construction:</b> Yes
<b>Exterior:</b> Brick,Stone,Wood Siding	<b>Lot Characteristics:</b>	<b>Approx Complete Date:</b>
<b>Rooms:</b> 1st Flr Primary Suite,1st Flr Laundry,4-Season Room - Heated,Den/Home Office - Non	<b>Exterior Amenities:</b> End	01/24/2022
Bsmt,Dining Room,Eat Space/Kit,Living Room	Unit,Fenced Yard,Patio	<b>Manufactured Housing</b>
<b>Parking:</b> 3 Car Garage,Attached Garage	<b>Sewer:</b> Public Sewer	<b>Y/N:</b> No
<b>Garage/EnclosdSpaces:</b> 3		<b>Manufactured Housing:</b>
<b>Interior Amenities:</b> Dishwasher; Garden/Soak Tub; Gas Range; Microwave; Refrigerator; Security System		<b>Leased Items:</b> No
		<b>Tax:</b>

**Property Description:** STUNNING MODEL HOME!! Our newest and largest single story plan, "The Provenance" has it all including 2 bedroom suites, a den & sitting room, 3 baths, 2 fireplaces, private courtyard & patio & a 3 car attached garage. Features include beamed ceilings, a gourmet kitchen with Quartz counter tops, premium GE Cafe appliances, tile back splash, oversized island, apron sink, custom lighting throughout, transom windows, wet bar in living room with 12ft sliding patio door, 42" linear fireplace with stone accent wall, home technology package, engineered hardwoods in main living areas, premium carpet & pad in bedrooms, spa primary bath with enormous custom walk in closet - over \$259,055 in builder options in this stunning home! Lease back opportunity from the builder.

**Dir Neg w/Sell Perm:** Yes

**March 25, 2022**

**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. © 2022 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Friday, March 25, 2022 2:30 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

10305 Tipperary Drive



Epcon's largest ranch



Provenance  
Front porch



Front porch



Courtyard



Courtyard



Rear of home



Foyer



Foyer



Guest bath



12ft multi slide patio door



Living room



Beamed ceiling



Wet bar



Living room



Living room



Living room



Linear fireplace



**View to dining**



**Dining area**



**Dining area**



**Dining area**



**Patio door**



**View to kitchen**



**Kitchen**



**Kitchen**



**Pendant lighting**



**Island**



**Apron sink**



**view to living area**



**Kitchen island**



**View of living area**



**Quartz counter tops**



**Pantry**



**Pantry**



**View to foyer**



**French doors**



**Den**



**Den with fireplace**



**Guest suite**



**Guest suite**



**Guest closet**





Guest bath



Guest bath



Hallway to bedroom



Primary bedroom



Primary bedroom



Sitting room



**Sitting room**



**Primary bedroom**



**Primary bedroom**



**Primary spa bath**



**Primary bath**



**Primary bath**



Soaking tub



Walk in shower



Primary closet



Primary closet



Primary closet



Primary closet



Primary closet



Primary closet



Laundry



Laundry



Mud room



Storage



**3 car garage**

