



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 10812 Dunraven Lane, Dublin, OH 43017  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$463,340  
**Original List Price:** \$463,340  
**Showing Start Date:** 10/01/2020  
**Days On Market:** 1  
**Cumulative DOM:** 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	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
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>0</b>								

**Location****Subdiv/Cmplx/Comm:** The Courtyards at Muirfield Ridge**School District:** DUBLIN CSD 2513 FRA CO.**Corp Lim:** None **Township:** Concord**Directions:** N on Muirfield Drive, L on Glick Road,,k N on Manley Road, community will be on the right.**Characteristics****SqFt Documented:****SqFt ATFLS:** 1,659**Parcel #:** 000**County:** Delaware**Doc SqFt Src:****ATFLS Source:** Builder**Tax District:** 09**Comm Dev Chrg:** No**Acreage:**

Lot Size (Front): CND

**Mult Parcels/Sch Dis:****Assessment:****Possession:** At closing**Lot Size (Side):** CND**Year Built:** 2020**Built Prior to 1978:** No**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** **Tax Year:****Addl Acc Conditions:** None Known**Complex/Sub Amenities:** Clubhouse; Fitness Facility; Pool; Sidewalk**Tenant Occupied:** No**HOA/COA Y/N:** Yes**HOA/COA Fee:** 199 **Per:** Month**HOA /COA Cntct Name/Phone:** Omni / 614-547-9393**HOA/COA Fee Includes:** Lawn Care; Snow Removal; Trash**HOA/COA Transfer Fee:** 0 **Reserve Contribution:** 800**Features****Air Conditioning:** Central**Heating:** Forced Air, Gas**Bsmt:** No**Foundation:** Slab**Exterior:** Stone, Wood Siding**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Living Room**Parking:** 2 Car Garage, Attached Garage**Garage/Enclosed Spaces:** 2**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator**Accessibility Features Y/N:** No**Mid/High Rise:** No**Alternate Uses:****Fireplace:** One, Gas Log**Lot Characteristics:****Exterior Amenities:** Patio, Screen Porch**Warranty:** Building**New Financing:**

Conventional, FHA, VA

**New Construction:** Yes**Approx Complete Date:** 12/15/2020**Manufactured Housing Y/N:** No**Manufactured Housing:****Leased Items:** No**Tax:**

**Property Description:** Last chance to own a NEW build condo in this community! Still time for buyer to personalize the home and select interior finishes. This home offers 2 bedrooms, 2 full bathrooms, a 4 seasons room, a private courtyard and a 2.5 car garage. Delivery will be in approximately 45-60 days - price will be adjusted once final options are selected. Home is at drywall stage now.

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) List price is not final price - buyer can still personalize this home with their selections. Showings must be scheduled during model home hours. Email showing requests to [asmith@epconcommunities.com](mailto:asmith@epconcommunities.com) or call (614) 207-2526.

**Dir Neg w/Sell Perm:** Yes**Contact Name:** [asmith@epconcommunities.com](mailto:asmith@epconcommunities.com)**Contact Phone:****Listing Info****Auction/Online Bidding:** No**Auction Date:****Sub Agency:** No**SA Amount:** **Buy Brkr/Tenant Rep:** Yes**BB/TR Amount:** 3 Percent**VRC:** No**LD:** 10/01/2020**XD:** 03/31/2021**Sub Property Type:** Condo Freestanding**Showing Start Date:** 10/01/2020**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](mailto:asmith@epconcommunities.com)**Showing Phone #:** 614-207-2526**Pref Agt Fax:** 614-389-3574**Brokerage License #:** 0000328250**Addl Contact Info:**

October 01, 2020

**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. © 2020 MLS and FBS. Prepared by Anita K Smith on Thursday, October 01, 2020 10:37 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.