



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 163 Daymark Drive, Delaware, OH 43015  
**Unit/Suite #:**

**List Price:** \$494,910  
**Original List Price:** \$489,910  
**Days On Market:** 48  
**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	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>2</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Clear Creek      **School District:** OLENTANGY LSD 2104 DEL CO.      **Corp Lim:** None      **Township:** Orange  
**Directions:** Rt.23 North, turn left onto Home Road, community will be on your left.

**Characteristics**

<b>SqFt Documented:</b> 1,659	<b>Doc SqFt Src:</b> Builder/Architect Statement	<b>Acreeage:</b> 0.15	<b>Lot Size (Side):</b>
<b>SqFt ATFLS:</b> 1,659	<b>ATFLS Source:</b> Builder	<b>Lot Size (Front):</b>	<b>Year Built:</b> 2021
<b>Parcel #:</b> 318-230-15-003-000	<b>Tax District:</b> 27	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Delaware	<b>Comm Dev Chrg:</b> No	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> At closing	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 1,990 <b>Tax Year:</b> 2021

**Addl Acc Conditions:** None Known  
**Complex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk  
**Tenant Occupied:** No  
**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 225 **Per:** Month /  
**HOA/COA Fee Includes:** Common Area Only; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 0      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> 02/06/2022
<b>Rooms:</b> 1st Flr Primary Suite,1st Flr Laundry,4-Season Room - Heated,Dining Room,Living Room	<b>Exterior Amenities:</b> Fenced Yard,Patio	<b>Manufactured Housing Y/N:</b> No
<b>Parking:</b> 2 Car Garage,Attached Garage	<b>Sewer:</b> Public Sewer	<b>Manufactured Housing:</b>
<b>Garage/EnclosdSpaces:</b> 2		<b>Leased Items:</b> No
<b>Interior Amenities:</b> Dishwasher; Gas Range; Microwave; Refrigerator		<b>Tax:</b>

**Property Description:** NEW BUILD! Single story Palazzo model with 2 bedrooms, 2 full bathrooms, 4 seasons room/flex space, open floor plan with tray ceilings, transom windows, universal design with wider hallways and doors, upgraded trim package, kitchen with Quartz counter tops, SS GE appliances, single bowl sink, ceramic tile backsplash, under cabinet & pendant lighting, luxury plank flooring in main living areas, premium carpet in pad in bedrooms, ceramic tile flooring in bathrooms and laundry, 36" gas fireplace with mantel, private courtyard & 2.5 car attached garage with attic storage. Ready for quick possession!

**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 2:46 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

163 Daymark Drive



Palazzo ranch



4 seasons room



Courtyard



Side of home



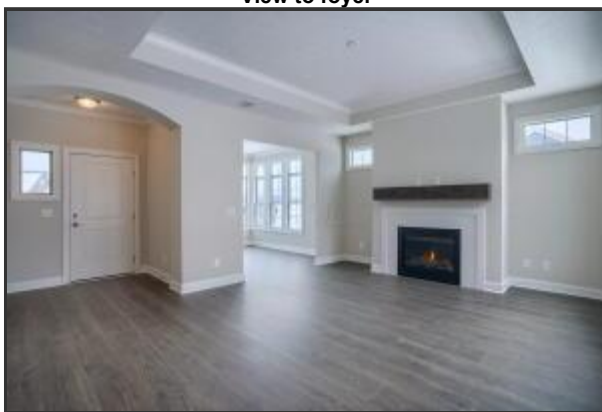
Private courtyard



**Foyer**



**View to foyer**



**Living room**



**Windows to courtyard**



**Tray ceilings**



**Gas fireplace**





**View to 4 seasons room**



**4 seasons room**



**View to kitchen & dining**



**Dining room**



**Dining room**



**Kitchen**



**Kitchen**



**Tray ceilings**



**SS appliances**



**Kitchen**



**Island**



**Tile backsplash**



**Quartz counter tops**



**Kitchen**



**Primary bedroom**



**Primary bedroom**



**Primary bedroom**



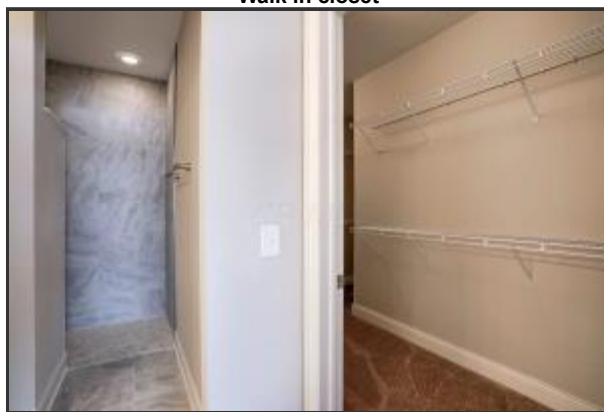
**Primary bath**



walk in shower



Walk in closet



Guest bedroom



Guest bedroom



Guest bath

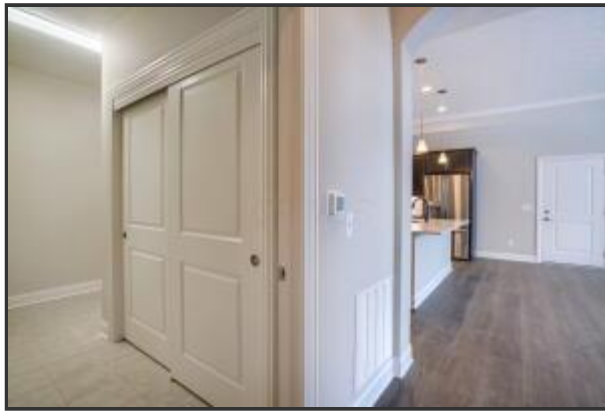


Laundry





**Mechanical room**



**2.5 car garage**

