

Customer 1-Page Full	Residential-Condo Freestanding	MLS# : 222001908
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Status: Active
Style: 1 Story
Address:
 6661 Riverrun Lane, Delaware, OH 43015
Unit/Suite #:

List Price: \$579,795
Original List Price: \$572,725
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	0	0	0	0	0	0	0	0	0	0	0
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	2	2	0								

Location

Subdiv/Cmplx/Comm: Courtyards at River Bluff **School District:** BUCKEYE VALLEY LSD 2102 DEL CO. **Corp Lim:** None **Township:** Concord
Directions: Home Road West, head North on South Section Line Road, community will be on the left, just before Hyatt's Road.

Characteristics

<p>SqFt Documented: SqFt ATFLS: 2,100 Parcel #: 000 County: Delaware</p>	<p>Doc SqFt Src: ATFLS Source: Builder Tax District: 07 Comm Dev Chrg: Yes</p>	<p>Acreage: Lot Size (Front): CND Mult Parcels/Sch Dis: Assessment: Possession: At closing</p>	<p>Lot Size (Side): CND Year Built: 2022 Built Prior to 1978: No Tax Abatement: No Abatement End Date: Taxes (Yrly): Tax Year:</p>
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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: 150 Reserve Contribution: 800

Features

<p>Air Conditioning: Central Heating: Forced Air, Gas Bsmt: No Foundation: Slab Exterior: Brick, Stone, Wood Siding Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Den/Home Office - Non Bsmt, Dining Room, Eat Space/Kit, Living Room Parking: 2 Car Garage, Attached Garage Garage/Enclosd Spaces: 2 Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator</p>	<p>Accessibility Features Y/N: Warranty: Building No New Financing: Conventional, FHA, VA Mid/High Rise: No Alternate Uses: Fireplace: One, Gas Log Lot Characteristics: 05/31/2022 Exterior Amenities: Fenced Yard, Patio Sewer: Public Sewer Manufactured Housing Y/N: No Manufactured Housing Leased Items: No Tax:</p>
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Property Description: BRAND NEW HOME! Single story Promenade III with 2 bedrooms, 2 full bathrooms, den, added sitting room off primary bedroom, open floor plan for entertaining. Other features include a Deluxe cabinet layout in the kitchen with SS appliances, Quartz counter tops, upgraded lighting, 36" gas log fireplace, tray ceilings, transom windows, engineered hardwoods in main living areas, upgraded carpet & pad in bedrooms, ceramic tile in bathrooms, high rise vanities with Quartz counter tops, private fenced courtyard, 2.5 car attached garage.

Dir Neg w/Sell Perm: Yes

January 21, 2022

Prepared by: Anita K Smith

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