

Customer 1-Page Full	Residential-Single Family Freestanding	MLS# : 220010494
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Status: Active
Style: 1 Story
Address:
 6898 Lobelia Drive, New Albany, OH 43054
Unit/Suite #:

List Price: \$528,995
Original List Price: \$522,165
Showing Start Date: 04/06/2020
Days On Market: 78
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	2	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
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: The Courtyards at New Albany **School District:** NEW ALBANY PLAIN LSD 2508 FRA CO. **Corp Lim:** New Albany **Township:** Plain
Directions: 270 to Rt 161 East, exit onto New Albany Road, heading North, follow to New Albany-Condit Road. Follow signs to community.

Characteristics

SqFt Documented: 2,053
SqFt ATFLS: 2,053
Parcel #: 222-004990
County: Franklin

Doc SqFt Src: Builder/Architect Statement
ATFLS Source: Builder
Tax District: 222
Comm Dev Chrg: No

Acreage: 0.14
Lot Size (Front):
Mult Parcels/Sch Dis:
Assessment:
Possession: At closing

Lot Size (Side):
Year Built: 2019
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): **Tax Year:**

Addl Acc Conditions: 55+ Community

Complex/Sub Amenities: Clubhouse; Fitness Facility; Pool; Sidewalk
Tenant Occupied: No

HOA/COA Y/N: Yes

HOA/COA Fee: 225 **Per:** Month

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HOA/COA Fee Includes: Common Area Only; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 75 **Reserve Contribution:** 800

Features

Air Conditioning: Central

Heating: Forced Air, Gas

Bsmt: No

Foundation: Slab

Exterior: Brick, Wood Siding

Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Den - Non Bsmt, Dining Room, Living Room

Parking: 2 Car Garage, Attached Garage

Garage/Enclosd Spaces: 2

Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator

Accessibility Features Y/N: No **Warranty:**

Mid/High Rise: No

Alternate Uses:

Fireplace: One, Gas Log

Lot Characteristics:

Exterior Amenities: Patio

New Financing: Conventional, FHA, VA

New Construction: Yes

Approx Complete Date: 04/06/2020

Manufactured Housing Y/N: No

Manufactured Housing:

Leased Items: No

Tax:

Property Description: NEW build Promenade III model in prestigious 55+ New Albany community! This home was built for entertaining features an open floor plan with 2 bedrooms, 2 full bathrooms, a den and a private courtyard with covered rear and front porch. The bright white kitchen offers staggered cabinetry, Quartz counter tops, skylights tile back splash, pendant lighting, Stainless Steel appliances, single bowl sink and champagne bronze fixtures,

Dir Neg w/Sell Perm: Yes

June 22, 2020

Prepared by: Anita K Smith

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