

| | | |
|-----------------------------|-----------------------------------------------|-------------------------|
| Customer 1-Page Full | Residential-Single Family Freestanding | MLS# : 220010467 |
|-----------------------------|-----------------------------------------------|-------------------------|



Status: Active
Style: 1 Story
Address:
 6945 Hollyhock Drive, New Albany, OH 43054
Unit/Suite #:

List Price: \$539,365
Original List Price: \$521,670
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 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 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 |
| Totals | 3 | 3 | 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 on New Albany Road, heading North to New Albany-Condit Road. Follow signs to community.

Characteristics

SqFt Documented: 2,468
SqFt ATFLS: 2,468
Parcel #: 222-004998
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: 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: 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, Bonus Room, Den - Non Bsmt, Dining Room, Eat Space/Kit, Living Room

Parking: 2 Car Garage, Attached Garage

Garage/EnclosdSpaces: 2

Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator

Accessibility Features

Y/N: No

Mid/High Rise: No

Alternate Uses:

Fireplace: One, Gas Log

Lot Characteristics:

Exterior Amenities: Patio

Warranty:

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 Portico with bonus suite! This spacious home offers 3 bedrooms, 3 full bathrooms, a den, a sitting room and a bonus suite! This home offers a universal design with wider doors and hallways. The kitchen offers white staggered cabinetry, Quartz counter tops, Stainless steel appliances, pendant lighting, tile back splash, a large center island and oil rubbed bronze hardware. Other features include engineered hardwood in the main living areas and upgraded carpet and pad in the bedrooms. The 1st floor bathrooms offer high rise vanities with Quartz counter tops and oil rubbed bronze hardware. This home offers upgraded trim and crown molding throughout, transom windows and a larger 36" gas fireplace with custom built ins with glass surrounding the fireplace. 55+ community!

Dir Neg w/Sell Perm: Yes

June 22, 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 Monday, June 22, 2020 12:42 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.