



Status: Active
Style: 1 Story
Address:
 3334 Timberside Drive, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$254,900
Original List Price: \$269,900
Showing Start Date: 07/21/2018
Days On Market: 48
Cumulative DOM: 48
Possession: 10/31/18

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	2	2	0	1	1			1		1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: Villas at Woodcutter **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** Powell **Township:** Liberty
Directions: I-270 N, Sawmill Rd N to Sawmill Pkwy, cross Powell Rd, cross Seldom Seen Rd, community 2 miles on right - Woodcutter Drive.

Characteristics

SqFt Documented: 1,580
SqFt ATFLS: 1,700
Parcel #: 319-240-01-031-553
County: Delaware

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 24
Comm Dev Chrg: Yes

Acreage:
 Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: 10/31/18

Lot Size (Side): CND
Year Built: 2004
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,700 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 300 Per: Month
HOA /COA Cntct Name/Phone: 614-766-1515 / RPM
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 320 **Reserve Contribution:** 354

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, Stone, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Den - Non Bsmt, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

Warranty: Home
New Financing: Conventional, FHA
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities:

Property Description: New Price! Impeccable 1 story open floor plan offering 2 bedrooms, den, 4 season sunroom, 2 baths & 2 car attached garage w/attic storage. Cathedral ceilings & granite countertops throughout, laminate wood floors in dining room, kitchen & laundry room, newer hot water tank, added cabinetry in laundry & kitchen. Living room features a gas-log fireplace w/built-in mantle & glass French doors leading to sunroom. Kitchen offers custom tile backsplash, newer SS Frigidaire Gallery appliances, newer sink, faucet & disposal, pantry & breakfast counter separating dining area. Master bdrm features Palladian window, lighted fan, walk-in closet & full bath w/double sinks, vanity seating, step-in shower & linen closet. Guest bdrm & den are steps from 2nd full bath w/tub-shower. Popular Canterbury model

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) ~ Buyer disclosures: ~ Buyer pays \$354 original capital contribution fee and \$320 HOA transfer fee at closing ~ Owner pays \$235/year Golf Village Master Association fee ~ Title Co. Unity Title, Westerville, Kim Parsons, 614-246-8542, kparsons@unitytitle.net

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction/Online Bidding: No **Auction Date:** **Sub Agency:** No **SA Amount:** **SA Type:** Buy Brkr/Tenant Rep: Yes **BB/TR Amount:** 3 **BB/TR Type:** % **VRC:** Yes
LD: 07/20/2018 **XD:** 12/19/2018

Sub Property Type: Condo Shared Wall

Showing Start Date: 07/21/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250

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 Andrew N Smith 614-207-9700
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October 01, 2018

Prepared by: Andrew N Smith

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