



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: \$258,900
Original List Price: \$269,900
Showing Start Date: 07/21/2018
Days On Market: 29
Cumulative DOM: 29
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 **Doc SqFt Src:** Realist **Acreage:** **Lot Size (Side):** CND
SqFt ATFLS: 1,700 **ATFLS Source:** Builder **Lot Size (Front):** CND **Year Built:** 2004
Parcel #: 319-240-01-031-553 **Tax District:** 24 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** Yes **Assessment:** **Tax Abatement:** No
Abatement End Date:
Taxes (Yrly): 4,700 **Tax Year:** 2017

Addl Acc Conditions: None Known **HOA/COA Y/N:** Yes
Cmplex/Sub Amenities: Clubhouse; Fitness **HOA/COA Fee:** 300 **Per:** Month
Facility: Pool **HOA /COA Cntct Name/Phone:** 614-766-1515 / RPM
Tenant Occupied: No **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 **Warranty:** Home
Heating: Forced Air, Gas **New Financing:**
Bsmt: No **Accessibility Features Y/N:** Conventional, FHA
Foundation: Slab **No**
Exterior: Cement Fiber Board, Stone, Wood Siding **Mid/High Rise:** No
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Den - Non Bsmt, Dining Room, Living Room **Alternate Uses:**
Parking: 2 Car Garage, Attached Garage, Opener **Fireplace:** One, Gas Log
Garage/EnclosdSpaces: 2 **Lot Characteristics:**
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator **Exterior Amenities:**
Tax:

Property Description: Impeccable 1 story open floor plan offering 2 bedrooms, den, 4 season sunroom, 2 baths & a 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!

Ag't to Ag't Remarks: (See CR Full 2-Page Report for full text) Seller needs possession through October ~ 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
Sub Property Type: Condo Shared Wall **LD:** 07/20/2018 **XD:** 12/19/2018
Showing Start Date: 07/21/2018

Listing Office: 01370 **EPCON Realty, Inc.** 614-761-1010 **Ofc Fax:** 614-761-1155
Listing Member: 2002023035 **Andrew N Smith** 614-207-9700 **Agent Other Phone:** 614-766-1515
Agent Email: gocondo@epconcommunities.com **Epcon Realty, Inc.**
Brokerage License #: 0000328250 **Showing Phone #:** 614-255-5588 **Pref Agt Fax:** 614-389-3574
September 12, 2018 **Prepared by:** Andrew N Smith **Addl Contact Info:** 614-766-1515

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