

Customer 1-Page Full	Residential-Condo Shared Wall	MLS# : 220024224
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Status: Active
Style: 1 Story
Address:
 7308 Falls View Circle, Delaware, OH 43015
Unit/Suite #:

List Price: \$219,900
Original List Price: \$219,900
Showing Start Date: 07/25/2020
Days On Market: 2
Possession: Negotiable

	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	0	0	0	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: Village at North Falls **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: Rt. 23 North to Gooding Road, follow to the Village at North Falls, turn left into the community and then left at the stop sign..

Characteristics

SqFt Documented: 1,225
SqFt ATFLS: 1,225
Parcel #: 318-230-02-006-512
County: Delaware

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 27
Comm Dev Chrg: No

Acreage: 0
Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable

Lot Size (Side): CND
Year Built: 2006
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,438 **Tax Year:** 2019

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

HOA/COA Y/N: Yes
HOA/COA Fee: 320 Per: Month
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HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 320 Reserve Contribution: 330

Features

Air Conditioning: Central
Heating: Forced Air,Gas
Bsmt: No
Foundation: Slab
Exterior: Brick,Wood Siding
Rooms: 1st Flr Owner Suite,1st Flr Laundry,Dining Room,Living Room
Parking: 2 Car Garage,Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One,Gas Log
Lot Characteristics: Wooded
Exterior Amenities: Patio
Warranty:
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items: No
Tax:

Property Description: Single story 2 bedroom Villa with 2 full bathrooms, a private garden patio and a 2 car attached garage with attic storage. This home offers an open concept kitchen with Kenmore appliances, cherry cabinets & added cabinet package, the dining & living rooms offer engineered hardwood flooring, vaulted ceiling with can lighting, lighted ceiling fan and gas log fireplace. The entry has an added full view storm door overlooking the garden patio. This home offers a wooded lot with mature trees.

Dir Neg w/Sell Perm: No

July 23, 2020

Prepared by: Anita K Smith

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