

Customer 1-Page Full	Residential-Single Family Freestanding	MLS# : 220020447
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Status: Active
Style: 1 Story
Address:
 3734 Backstretch Way, Grove City, OH 43123
Unit/Suite #:

List Price: \$423,600
Original List Price: \$427,265
Showing Start Date: 06/25/2020
Days On Market: 173
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	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: The Courtyards at Beulah Park **School District:** SOUTH WESTERN CSD 2511 FRA CO. **Corp Lim:** Grove City **Township:** None
Directions: 270 South to Grove City, South on Rt 62, follow to Beulah Park

Characteristics
SqFt Documented: 1,659 **Doc SqFt Src:** Builder/Architect Statement **Acreage:** 0 **Lot Size (Side):** 0
SqFt ATFLS: 1,659 **ATFLS Source:** Builder **Lot Size (Front):** 0 **Year Built:** 2020
Parcel #: 00 **Tax District:** 00 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Franklin **Comm Dev Chrg:** Yes **Assessment:** **Tax Abatement:** No
Possession: At closing **Abatement End Date:**
Taxes (Yrly): **Tax Year:**

Addl Acc Conditions: None Known **HOA/COA Y/N:** Yes
Complex/Sub Amenities: Clubhouse; Fitness Facility; Pool; Sidewalk **HOA/COA Fee:** 225 **Per:** Month
Tenant Occupied: No **HOA/COA Fee Includes:** Common Area Only; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 0 **Reserve Contribution:** 800

Features
Air Conditioning: Central **Accessibility Features Y/N:** No **Warranty:**
Heating: Forced Air,Gas **Mid/High Rise:** No **New Financing:**
Bsmt: No **Alternate Uses:** Conventional,FHA,VA
Foundation: Slab **Fireplace:** One,Gas Log **New Construction:** Yes
Exterior: Brick,Stone,Wood Siding **Lot Characteristics:** **Approx Complete Date:** 12/01/2020
Rooms: 1st Flr Owner Suite,1st Flr Laundry,4-Season Room - Heated,Dining Room,Living Room **Exterior Amenities:** Patio **Manufactured Housing Y/N:** No
Parking: 2 Car Garage,Attached Garage **Manufactured Housing:**
Garage/EnclosdSpaces: 2 **Leased Items:** No
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator **Tax:**

Property Description: NEW BUILD/Quick possession!! Freestanding "fee simple" Palazzo model with 2 bedrooms, 2 full bathrooms, four seasons rooms, covered rear porch off of master bedroom, open Deluxe kitchen with staggered cabinetry, Quartz counter tops, pendant lighting, stainless steel appliances and tile back splash. Other features in this spacious single story home include laminate plank floors in all main living areas, upgraded carpet and pad in both bedrooms, gas log fireplace, transom windows, tray ceilings with upgraded trim package throughout, oversized laundry room with built in cabinets and both bathrooms offer tile flooring and Quartz counter tops. Relax and entertain on the beautiful private courtyard with family and friends.

Dir Neg w/Sell Perm: No
December 14, 2020 **Prepared by:** Anita K Smith

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