

Customer 1-Page Full

Residential-Single Family Freestanding

MLS# : 221011346



**Status:** Coming Soon  
**Style:** 2 Story  
**Address:**  
 10483 Elderberry, Plain City, OH 43064  
**Unit/Suite #:**

**List Price:** \$619,900  
**Original List Price:** \$619,900  
**Active on MLS:** 04/17/2021  
**Days On Market:**  
**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	1	1	0	0	0	0	0	0	0	0	1
Entry Lvl	2	2	0	0	1	1	1	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
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>								

**Location****Subdiv/Cmplx/Comm:** Courtyards at Jerome Village**School District:** DUBLIN CSD 2513 FRA CO.**Corp Lim:** None**Township:** Jerome**Directions:** N on Ryan Parkway, West on Hyland Croy, Right onto Elderberry, 2nd home on the left**Characteristics****SqFt Documented:****SqFt ATFLS:** 2,769**Parcel #:** 17-0012033-4170**County:** Union**Doc SqFt Src:****ATFLS Source:** Builder/Owner**Tax District:** 17**Comm Dev Chrg:** Yes**Acreage:** 0**Lot Size (Front):** 0**Mult Parcels/Sch Dis:****Assessment:****Possession:** Negotiable**Lot Size (Side):** 0**Year Built:** 2019**Built Prior to 1978:** No**Tax Abatement:** No**Abatement End Date:****Taxes (Yrly):** 9,961 **Tax Year:** 2020**Addl Acc Conditions:** None Known**Complex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk**Tenant Occupied:** No**HOA/COA Y/N:** Yes**HOA/COA Fee:** 189 **Per:** Month

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**HOA/COA Fee Includes:** Common Area Only; Lawn Care; Snow Removal; Trash**HOA/COA Transfer Fee:** 320 **Reserve Contribution:** 500**Features****Air Conditioning:** Central**Heating:** Forced Air, Gas**Bsmt:** No**Foundation:** Slab**Exterior:** Brick, Stone, Wood Siding**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Bonus Room, Den - Non Bsmt, Dining Room, Eat Space/Kit, Family Rm/Non Bsmt, Rec Rm/Bsmt**Parking:** 2 Car Garage, Attached Garage**Garage/Enclosed Spaces:** 2**Interior Amenities:** Dishwasher; Electric Water Heater; Gas Range; Microwave; Refrigerator**Accessibility Features****Y/N:** No**Mid/High Rise:** No**Alternate Uses:****Fireplace:** One, Gas Log**Lot Characteristics:****Exterior Amenities:**

Fenced Yard, Patio

**Warranty:****New Financing:**

Conventional, FHA

**New Construction:** No**Approx Complete****Date:****Manufactured****Housing Y/N:** No**Manufactured****Housing:****Leased Items:** No**Tax:**

**Property Description:** Stunning, one of a kind, Epcon Promenade w/ 3 bedrooms, 3 full bathrooms, den, sitting room, bonus suite, family room, private courtyard & 2.5 car attached garage. This beauty has every option imaginable including a deluxe kitchen w/staggered white cabinetry, soft close drawers, SS appliances, beverage station, Quartz counter tops, custom lighting, Apron sink, upgraded hardware w/rubbed oil bronze finish, family room offers a floor to ceiling stacked stone wall surrounding the 42" fireplace w/wood beam mantel, engineered hardwoods throughout the first floor, upgraded trim package, transom windows, custom lighting, barn doors, bathrooms feature raised vanities, Quartz counter tops, soft close drawers, bonus room w/wet bar, courtyard w/pergola, pavers & Synlawn - Prepare to Fall in Love!!

**Dir Neg w/Sell Perm:** No**April 15, 2021****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. © 2021 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Thursday, April 15, 2021 3:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.