

## Customer 1-Page Full

## Residential-Condo Freestanding

MLS# : 221004615



**Status:** Active  
**Style:** 2 Story  
**Address:**  
 5179 Threshing Place, Delaware, OH 43015  
**Unit/Suite #:**

**List Price:** \$484,900  
**Original List Price:** \$489,900  
**Active on MLS:** 02/21/2021  
**Days On Market:** 62  
**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	1	1	0	0	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	0
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Price Farms **School District:** BUCKEYE VALLEY LSD 2102 DEL CO. **Corp Lim:** None **Township:** Concord  
**Directions:** Home Road West to South Section Line Road, turn North at roundabout and the community will be on your right. Turn onto Price Farms Way, turn left onto Sunrise Way, turn left onto Threshing Place.

**Characteristics**

**SqFt Documented:** 2,364  
**SqFt ATFLS:** 2,468  
**Parcel #:** 319-220-01-046-521  
**County:** Delaware

**Doc SqFt Src:** Realist  
**ATFLS Source:** Builder floor plan  
**Tax District:** 07  
**Comm Dev Chrg:** Yes

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

**Lot Size (Side):** CND  
**Year Built:** 2018  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 7,914 **Tax Year:** 2019

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

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 382 **Per:** Month  
 /  
**HOA/COA Fee Includes:** Cable/Satellite; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 75 **Reserve Contribution:** 800

**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, Bonus Room, Den - Non Bsmt, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/Enclosd Spaces:** 2  
**Interior Amenities:** Dishwasher; Gas Range; Microwave; Refrigerator; Security System

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

**Property Description:** OPEN SUN, MAY 2, 2-4 PM. Free-standing Epcon Portico with bonus suite! This home offers 3 bedrooms, 3 full bathrooms, a den, a bonus room, first floor owner's suite & laundry. The open kitchen offers a deluxe layout with staggered cabinetry, Quartz counter tops, custom lighting, stainless steel appliances, large center island overlooking the dining and living rooms. Throughout the home you will find an abundance of natural light, custom light fixtures, tray ceilings, crown molding, engineered hardwood flooring and views of the private courtyard. The bonus suite is a wonderful space for family gatherings, movie nights and hobbies. The 2,5 car garage is perfect for extra storage. FHA approved community for the HECM for purchase program.

**Dir Neg w/Sell Perm:** No

**April 23, 2021**

**Prepared by:** Anita K Smith

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