

Customer 1-Page Full Residential-Condo Shared Wall MLS# : 221045279



Status: Coming Soon
Style: Cape Cod/1.5 Story
Address: 6280 Brickside Drive, New Albany, OH 43054
Unit/Suite #:
List Price: \$345,900
Original List Price: \$345,900
Active on MLS: 11/20/2021
Days On Market:
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	1	1	0	0	0	0	0	0	0	0	0
Entry Lvl	2	1	1	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	3	2	1								

Location

Subdiv/Cmplx/Comm: Cobblestone at the Preserve
School District: COLUMBUS CSD 2503 FRA CO.
Corp Lim: Columbus
Township: None

Directions: Follow GPS to 6280 Brickside Drive, New Albany

Characteristics

SqFt Documented: 2,013
SqFt ATFLS: 2,013
Parcel #: 010-283035
County: Franklin
Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 010
Comm Dev Chrg: Yes
Acreage: 0
Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: At closing
Lot Size (Side): CND
Year Built: 2006
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,860 **Tax Year:** 2020

Addl Acc Conditions: None Known
Complex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Pool
Tenant Occupied: No
HOA/COA Y/N: Yes
HOA/COA Fee: 285 **Per:** Month /
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Security; Snow Removal; Trash
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 282

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:
Exterior Amenities: Patio
Sewer: Public Sewer
Warranty:
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing Leased Items: No
Tax:

Property Description: Popular Epcon Chateau model offering 3 bedrooms, 2.5 bathrooms, open living & dining room with vaulted ceilings, cherry cabinets with stainless steel appliances, extra cabinet package, newer faucet, main living areas offer wood laminate flooring, living room has gas log fireplace with tile flooring at foyer and hearth. Other features include a newer hot water tank, ceiling fans and window blinds throughout, storm door, new wall paint & freshly cleaned. This home also offers a garden patio with nature views and a 2.5 car attached garage with attic storage.

Dir Neg w/Sell Perm: No

November 19, 2021

Prepared by: Anita K Smith

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6280 Brickside Dr



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Sidewalk to front door



Garden patio



Attached garage



Beautiful views!



Foyer & living room



Gas log fireplace



Dining & living rooms



laminated wood floors



View to kitchen



Dining area



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Stairs



1/2 bath first floor



Primary bedroom



Primary bedroom



Primary bedroom



Primary bath



Guest bedroom, first floor



Guest bedroom



Upstairs bedroom



Bedroom 3



Upstairs bedroom



Upstairs full bath



Walk in closet



Laundry & storage room



Community pond



Clubhouse



Pool deck



Pool



Community pond



Community pond



Entrance to community



Welcome to Cobblestone!

