

<b>Agent Full 1-Page</b>	<b>Residential-Condo Freestanding</b>	<b>MLS# : 220041921</b>
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**Status:** Active  
**Style:** 1 Story  
**Address:**  
 5160 Threshing Place, Delaware, OH 43015  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$454,900  
**Original List Price:** \$469,900  
**Days On Market:** 148  
**Cumulative DOM:** 148  
**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	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>2</b>	<b>2</b>	<b>0</b>								

#### Location

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

#### Characteristics

<b>SqFt Documented:</b> 1,757	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 0	<b>Lot Size (Side):</b> CND
<b>SqFt ATFLS:</b> 1,893	<b>ATFLS Source:</b> Builder floor plan	<b>Lot Size (Front):</b> CND	<b>Year Built:</b> 2018
<b>Parcel #:</b> 319-220-01-046-537	<b>Tax District:</b> 07	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Delaware	<b>Comm Dev Chrg:</b> Yes	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> At closing	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 7,396 <b>Tax Year:</b> 2019

**Addl Acc Conditions:** None Known

**Cmplex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk

**Tenant Occupied:** No

**HOA/COA Y/N:** Yes

**HOA/COA Fee:** 382 **Per:** Month

**HOA /COA Cntct Name/Phone:** Omni / 614-547-9393

**HOA/COA Fee Includes:** Cable/Satellite; Ext. Building Maint.; Insurance; 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, Den - Non Bsmt, Dining Room, Living Room

**Parking:** 2 Car Garage, Attached Garage

**Garage/Enclosd Spaces:** 2

**Interior Amenities:** Dishwasher; Gas Range; Gas Water Heater; Humidifier; Microwave; Refrigerator

**Accessibility Features Y/N:** No

**Mid/High Rise:** No

**Alternate Uses:**

**Fireplace:**

**Lot Characteristics:** Water View

**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:** Popular Portico model with 2 bedrooms, a den, a sitting room, a private courtyard & a 2.5 car attached garage. This home offers over \$100K in builder options including a universal design with wider doors & hallways, flush entry into the home through the garage & front door & a over-sized roll in shower. The Deluxe kitchen layout has Stainless steel GE appliances, Quartz tops, apron sink, 42" cabinets w/soft close doors & drawers, tile back splash and pendant, under cabinet & can lighting. The home has engineered hardwood floors in the main living areas & upgraded carpeting & pad throughout. Other features include a tankless gas direct vent water heater, whole house humidifier, transom windows, tray ceilings, 2 Velux sun tunnels, Quartz tops w/raised vanities in both baths, & much more

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) Epcon Portico with added sitting room, 1,893 square feet. OPEN SUNDAY, 05/02/2021, 2-4 p.m. Monthly dues include high speed internet, cable, clubhouse, pool, fitness room, all exterior maintenance, lawn care, snow removal, trash collection & recycling. At closing, buyer to reimburse Seller \$800 for the capital reserve contribution and pay the \$75 transfer fee to Omni properties.

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

**Contact Name:**

**Contact Phone:**

#### Listing Info

**Auction/Online Bidding:** No **Auction Date:** **Sub Agency:** No **SA Amount:** **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 Percent **VRC:** Yes

**Sub Property Type:** Condo Freestanding

**LD:** 12/02/2020

**XD:** 05/20/2021

**Listing Office:** 01370

**Listing Member:** 658005521 Lic #: 2005015080

**Agent Email:** [asmith@epconcommunities.com](mailto:asmith@epconcommunities.com)

**Brokerage License #:** 0000328250

EPCON Realty, Inc.

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Principal Broker

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**Add Contact Info:**

April 28, 2021

Prepared by: Anita K Smith

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