

Customer 1-Page Full	Residential-Condo Freestanding	MLS# : 224012500
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Status: Active
Style: 1 Story
Address:
 3319 Polden Hill Drive 22, New Albany, OH 43054
Unit/Suite #: 22

List Price: \$729,900
Original List Price: \$749,900
Days On Market: 54

	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	1	1	1	1	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
Totals	2	2	1								

Location
Subdiv/Cmplx/Comm: The Courtyards at Morse Circle **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO. **Corp Lim:** None **Township:** Jefferson
Directions: Follow GPS

Showing Considerations:
Characteristics

<p>SqFt Documented: 2,118 SqFt ATFLS: 2,118 Parcel #: 170-005011 County: Franklin</p>	<p>Doc SqFt Src: Realist ATFLS Source: Realist Tax District: 170 Comm Dev Chrg: No</p>	<p>Acreage: 0.06 Lot Size (Front): CND Mult Parcels/Sch Dis: Assessment:</p>	<p>Lot Size (Side): CND Year Built: 2022 Built Prior to 1978: No Tax Abatement: No Abatement End Date: Taxes (Yrly): 11,949 Tax Year: 2023</p>
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Addl Acc Conditions: None Known
Complex/Sub Amenities: Clubhouse; Fitness Facility; Pool; Sidewalk

HOA/COA Y/N: Yes
HOA/COA Fee: 244 **Per:** Month
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HOA/COA Fee Includes: Common Area Only; Lawn Care; Snow Removal; Trash

Features

<p>Air Conditioning: Central Heating: Forced Air, Gas Bsmt: No Foundation: Slab Exterior: Cement Fiber Board, Wood Siding Rooms: 1st Flr Primary Suite, 1st Flr Laundry, 4-Season Room - Heated, Den/Home Office - Non Bsmt, Dining Room, Eat Space/Kit, Living Room Parking: 2 Car Garage, Attached Garage, Opener Garage/Enclosd Spaces: 2 Interior Amenities: Dishwasher; Electric Water Heater; Gas Range; Humidifier; Refrigerator</p>	<p>Accessibility Features Y/N: No Mid/High Rise: No Alternate Uses: Fireplace: One, Direct Vent, Gas Log Lot Characteristics: Exterior Amenities: Fenced Yard, Patio Water Source: Public Water Source Sewer: Public Sewer</p>
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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: Stunning single story Promenade in desirable Courtyards at Morse Circle. This free-standing ranch condo includes a den, sitting room, 2.5 baths & an open layout perfect for entertaining family & friends. Interior features include a universal design, tray ceilings, upgraded trim package, solid core doors, smooth ceilings, custom lighting & ceiling fans, transom windows & hardwood flooring throughout. The Gourmet kitchen layout includes an abundance of cabinetry, lighted upper cabinets, GE profile SS appliances, Quartz counter tops, tile back splash, range hood & walk in pantry. This home has been upgraded with many custom features throughout. Laundry includes LG washer & dryer & built in cabinets. Bathrooms offer Quartz counter tops & tile flooring. Fenced courtyard!

June 19, 2024 **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. © 2024 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Wednesday, June 19, 2024 12:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Promenade ranch



Gourmet kitchen



Pendant lighting



Gourmet kitchen



Tile back splash



Gas cook-top



Island



Kitchen & dining rooms



Patio doors to courtyard



Open floor plan



Dining room



Barn doors to den



Den



Dining room



Living room



Tray ceilings



Living room



Gas fireplace with mantel



Decorative shelving



Custom blinds



Foyer



Primary suite



Primary bedroom



Barn style doors



Sitting room



Sitting room



Tray ceilings



Hardwood floors



Primary walk in closet



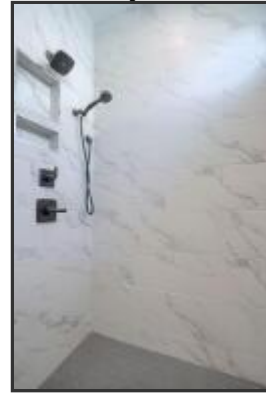
Primary, double sink vanity



Primary shower, transom window



Primary shower



Guest bedroom



Foyer



Guest bedroom



Guest bath



Guest bath



Mud room, back entry



Half bath



Laundry, utility room



Twilight



Covered front porch



Epcon Promenade III

Front door



Courtyard



Rear courtyard



Access from sitting & dining rooms



Courtyard with privacy fence



The Courtyards at Morse Circle



Clubhouse



Pool

