

**Customer 1-Page Full**

**Residential-Single Family Freestanding**

**MLS# : 221000846**



**Status:** Active

**Style:** 1 Story

**Address:**

10475 Elderberry Drive, Plain City, OH 43064

**Unit/Suite #:**

**List Price:** \$569,900

**Original List Price:** \$589,900

**Days On Market:** 207

**Possession:** Immediate

|                      | BR | FB | HB | LIV | Din | Eat<br>SP | Fam | Den | Great | Util<br>Sp | Rec |
|----------------------|----|----|----|-----|-----|-----------|-----|-----|-------|------------|-----|
| <b>Up 2</b>          | 0  | 0  | 0  | 0   | 0   | 0         | 0   | 0   | 0     | 0          | 0   |
| <b>Up1</b>           | 0  | 0  | 0  | 0   | 0   | 0         | 0   | 0   | 0     | 0          | 0   |
| <b>Entry<br/>Lvl</b> | 2  | 2  | 0  | 1   | 1   | 0         | 0   | 1   | 0     | 1          | 0   |
| <b>Down 1</b>        | 0  | 0  | 0  | 0   | 0   | 0         | 0   | 0   | 0     | 0          | 0   |
| <b>Down 2</b>        | 0  | 0  | 0  | 0   | 0   | 0         | 0   | 0   | 0     | 0          | 0   |
| <b>Totals</b>        | 2  | 2  | 0  |     |     |           |     |     |       |            |     |

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Jerome Village

**School District:** DUBLIN CSD 2513 FRA CO.

**Corp Lim:** None

**Township:** Jerome

**Directions:** North on Ryan Parkway, West on Hyland Croy Road, Right onto Elderberry, model home is on the corner

**Characteristics**

**SqFt Documented:** 2,510

**SqFt ATFLS:** 2,510

**Parcel #:** 17-0012033-4180

**County:** Union

**Doc SqFt Src:** Realist

**ATFLS Source:** Realist

**Tax District:** 17

**Comm Dev Chrg:** Yes

**Acreage:** 0.13

**Lot Size (Front):**

**Mult Parcels/Sch Dis:**

**Assessment:**

**Possession:** Immediate

**Lot Size (Side):**

**Year Built:** 2019

**Built Prior to 1978:** No

**Tax Abatement:** No

**Abatement End Date:**

**Taxes (Yrly):** 11,094 **Tax Year:** 2019

**Addl Acc Conditions:** None Known

**Complex/Sub Amenities:**

**Tenant Occupied:** No

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

**HOA/COA Fee:** 189 **Per:** Month

/

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

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

**Garage/EnclosdSpaces:** 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:** End Unit,Fenced Yard,Patio

**Sewer:**

**Warranty:**

**New Financing:**

Conventional

**New Construction:** No

**Approx Complete**

**Date:**

**Manufactured**

**Housing Y/N:** No

**Manufactured**

**Housing:**

**Leased Items:** No

**Tax:**

**Property Description:** BUILDERS MODEL HOME!! Free-standing Promenade III model home with over \$153K in options! 2 beds, den, sitting room, mud room & dog wash station, upgraded trim package, crown molding, universal doors & hallways, solid core doors, home technology package, deluxe kitchen layout. GE Cafe series SS appliances, soft close drawers, Apron sink, Quartz counter tops, double wall ovens w/convection, tile back splash, pendant lighting, engineered hardwoods in main living areas, gas fireplace w/mantel & tech tube feature, transom windows, tray ceilings, skylights, mudroom bench, raised bathroom vanities w/Quartz counter tops & framed mirrors, build in sink & cabinetry in laundry room, barn doors on den & sitting room, fenced courtyard w/brick paver patio, pet turf & pergola. Quick close!!

**Dir Neg w/Sell Perm:** Yes

**August 05, 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, August 05, 2021 2:39 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**BUILDERS MODEL**



**Paver patio**



**Epcon Promenade III**

**Fenced courtyard**



**Green space**



**Green space**



**open views**





**Entry foyer**



**Living room**



**Living room view to courtyard**



**Living room view**



**Kitchen**



**Kitchen cabinets**



**Kitchen island**



**Kitchen Apron sink**



**Dining room**



**Study**



**Owner's bedroom tray ceilings**



**Owner's bedroom lighting**



**Owner's bedroom**



**Sitting room**



**Owner's bath**



**Universal shower**



**Owner's closet**



**Guest bedroom**



**Guest bath**



**Laundry room**



**Mud room**



**Pet washing station**



**Paver patio with Pergola**

