



**Status:** Contingent Finance and Inspection  
**Contingency Reason:** Contingent Finance and Inspection  
**Style:** 1 Story  
**Address:**  
 6067 Blendon Chase Drive, Westerville, OH 43081  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$179,500  
**Original List Price:** \$179,500  
**Showing Start Date:** 11/19/2018  
**Days On Market:** 29  
**Cumulative DOM:** 29  
**Possession:** negotiable

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	2	2	0	1		1				1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

**Location**

**Subdiv/Cmplx/Comm:** Blendon Chase **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None  
**Directions:** Ulry Rd, East on Blendon Chase, unit on right just before the curve.  
**Characteristics**

**SqFt Documented:** 1,237  
**SqFt ATFLS:** 1,237  
**Parcel #:** 010-257056  
**County:** Franklin

**Doc SqFt Src:** Realist  
**ATFLS Source:** Realist  
**Tax District:** 010  
**Comm Dev Chrg:** No

**Acreage:** 0.04  
**Lot Size (Front):** CND  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** negotiable

**Lot Size (Side):** CND  
**Year Built:** 2001  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 2,067 **Tax Year:** 2017

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

**Addl Acc Conditions:** None Known **HOA/COA Fee:** 206 **Per:** month  
**Cmplex/Sub Amenities:** Clubhouse **HOA /COA Cntct Name/Phone:** Jody Rine / 614-799-9800  
**Tenant Occupied:** No **HOA/COA Fee Includes:** Common Area Only; Ext. Building Maint.; Irrigation; Lawn Care; Sewer; Snow Removal; Trash; Water  
**HOA/COA Transfer Fee:** Reserve Contribution:

**Features**

**Air Conditioning:** Central  
**Heating:** Gas  
**Bsmt:** No  
**Foundation:** Slab  
**Exterior:** Brick  
**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, 3-Season Room, Eat Space/Kit, Living Room  
**Parking:** 1 Car Garage, Attached Garage, Opener  
**Garage/EnclosSpaces:** 1  
**Interior Amenities:** Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator; Security System

**Accessibility Features Y/N:**  
 No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:**  
**Lot Characteristics:**  
**Exterior Amenities:** End Unit, Patio

**Warranty:** Home  
**New Financing:**  
 Conventional, FHA, VA  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:**  
**Tax:** Homestead

**Property Description:** Welcome to this quiet home located toward the back of the complex. Vaulted great room is open to the eating area and kitchen with seating at the counter and large pantry. Enjoy the two large bedrooms each with a full bath. Relax in the 3-season room with sliding doors on 3 sides, ceiling fan and TV access. The extended garage with attic has great space for storage. Front patio offers more outdoor space. Newer water heater. Wonderful neighborhood for walking and enjoying the pond. Clubhouse available for gatherings. Peaceful yet close to so much!

**Agt to Agt Remarks: (See CR Full 2-Page Report for full text)** See documents for RPD. Homegard warranty in place for \$609. Title services by First Ohio Title, Kylie Petrey at kylie.petrey@firstohiotitle.com. Freezer in garage does not convey.

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

**Contact Name:**

**Contact Phone:**

**Listing Info**

**Auction/Online Bidding:** No **Auction Date:** **Sub Agency:** No **SA Amount:** **SA Type:** Buy Brkr/Tenant Rep: Yes **BB/TR Amount:** 3 **BB/TR Type:** % **VRC:** No  
**LD:** 11/18/2018

**Sub Property Type:** Condo Shared Wall

**Showing Start Date:** 11/19/2018

**Listing Office:** 07636  
**Listing Member:** 658021413 Lic #: 2013003137  
**Agent Email:** timrice189@gmail.com  
**Brokerage License #:** 2009000708  
**December 17, 2018**

HER, Realtors  
 Timothy B Rice

614-471-7400 **Ofc Fax:** 614-471-4990  
 614-406-0323 **Agent Other Phone:** 614-476-9801  
**Pref Agt Fax:** 614-471-4990  
**Addl Contact Info:**

**Showing Phone #:** 614-255-5588

**Prepared by:** Carolyn S Davis

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