Agent Full 1-Page	Residential-Condo Shared Wall	MLS# : 218001778

Status: Active
Style: 1 Story
Address:
381 Castle Pines Drive, Columbus, OH 43230
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: $259,900
Original List Price: $259,900
Showing Start Date: 01/26/2018
Days On Market: 2
Cumulative DOM: 2
Possession: 3 days after closing

	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				1	
Down 1	0	0	1								1
Down 2	0	0	0								
Totals	2	2	1								

Location

Subdiv/Cmplx/Comm: Gahanna Village at Castle Pines **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO. **Corp Lim:** Gahanna **Township:** Mifflin
Directions: Hamilton Road South of Morse Road, community entrance is located across from CVS on Hamilton Road

Characteristics

SqFt Documented: 1,573
SqFt ATFLS: 1,573
Parcel #: 025-011301
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 025
Comm Dev Chrg: No

Acreage: 0
Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: 3 days after closing

Lot Size (Side): CND
Year Built: 1996
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,562 **Tax Year:** 2016

Addl Acc Conditions: None Known
Cmplex/Sub Amenities:
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 295 **Per:** Month
HOA /COA Cntct Name/Phone: June Clayman / 614-842-1922
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Irrigation; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 150 Reserve Contribution: 0

Features

Air Conditioning: Central
Heating: Forced Air,Gas
Bsmt: Yes **Desc:** Partial
Foundation: Block
Exterior: Brick,Stucco
Rooms: 1st Flr Owner Suite,1st Flr Laundry,Dining Room,Eat Space/Kit,Living Room,Rec Rm/Bsmt
Parking: 2 Car Garage,Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Humidifier; Microwave; Refrigerator; Security System; Whirlpool/Tub

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One,Gas Log
Lot Characteristics: Cul-de-Sac
Exterior Amenities: Deck,End Unit,Irrigation System

Warranty: Home
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items: No
Tax:

Property Description: Impeccable ranch condo nestled in the heart of Gahanna! Beautiful home has updates including a newer furnace & a newly remodeled kitchen with high end finishes including stainless steel appliances, granite counter tops, custom back splash & wood laminate flooring. The open great room has a gas log fireplace, a vaulted ceiling with 2 newer skylights and a patio door leading to a deck which overlooks mature trees. Both bathrooms have been recently updated with walk in showers and custom tile. The guest bathroom has granite tops and the owners bathroom has cultured marble tops and heated floors. The partially finished basement also offers a half bath, a built in desk, and two glass block windows. This home has a 2 car attached garage with a concrete driveway. Beautiful private setting!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Showings start on Friday, January 26th at Noon. Partially finished basement is not included in the square footage disclosed on MLS. Title Company will be Unity Title, Kim Parsons, kparsons@unitytitle.net. Possession to be 3 days after closing. We have multiple showing requests. Please leave all offers open through Sunday, 1/28 at 8:00 p.m.

Dir Neg w/Sell Perm: No **Contact Name:** **Contact Phone:**

Listing Info

Auction: No **Auction Date:** **Sub Agency:** No **SA Amount:** **SA Type:** **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 **BB/TR Type:** % **VRC:** Yes
Sub Property Type: Condo Shared Wall **LD:** 01/24/2018 **XD:** 05/24/2018
Showing Start Date: 01/26/2018

Listing Office:01370 EPCON Realty, Inc. 614-761-1010 **Ofc Fax:**614-761-1155
Listing Member: 2005015080 Anita K Smith 614-207-2526 **Agent Other Phone:**614-766-1515
Agent EMail: asmith@epconcommunities.com **Pref Agt Fax:**614-389-3574
Brokerage License #: 0000328250 **Showing Phone #:** 614-255-5588 **Addl Contact Info:**

January 25, 2018 **Prepared by:** Andrew N Smith

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