



Status: Active
Style: 1 Story
Address:
 2575 Trotterslane Drive, Columbus, OH 43235
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$174,900
Original List Price: \$174,900
Showing Start Date: 04/14/2018
Days On Market: 2
Cumulative DOM: 2
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	1	1	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	1	1								

Location

Subdiv/Cmplx/Comm: Trotters Chase **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 N, Sawmill Rd S, left on Ressler Rd (behind Carriage Shopping Center) 315 to Bethel Rd, right on Pickford

Characteristics

SqFt Documented: 1,051
SqFt ATFLS: 1,051
Parcel #: 590-217704
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 590
Comm Dev Chrg: No

Acreage: 0
 Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable

Lot Size (Side): CND
Year Built: 1989
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 2,967 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 170 Per: Mo
HOA /COA Cntct Name/Phone: Case Bowen - Aimee / 614-799-9800
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 150 Reserve Contribution: 180

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Brick, Cement Fiber Board, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room
Parking: 1 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 1
Interior Amenities: Dishwasher; Gas Range; Gas Water Heater; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Log Woodburning
Lot Characteristics:
Exterior Amenities: Patio

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

Property Description: Featuring a ranch style condominium with 2 bedrooms, 1.5 bath, 1 car attached garage w/keypad & pull-down ladder to attic storage, garden patio with added landscaping and privacy fence. Numerous updates include 2" Plantation style blinds & newer flooring throughout, custom pantry in kitchen, Insinkerator garbage disposal, added storm door, master bedroom closet system, remote control Hampton Bay ceiling fan w/heater, newer bathroom sinks & faucets, elevated master bath toilet, added grab bars, newer GE hot water heater, added attic roof fan w/furnace access created, newer HVAC system w/programmable thermostat, newer appliances including washer & dryer. This home is well maintained & move-in ready!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) NOTE: Showings begin Saturday, April 14, 2018 at Noon. ~ Epcon's Villa model. ~ Buyer disclosures: Buyer pays \$150 HOA transfer fee and \$180 Capital reimbursement contribution, both one time fees at closing. ~ Title Co: Unity Title, Weterville, Kim Parsons - 614-246-8542

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: 04/11/2018

XD: 09/03/2018

Showing Start Date: 04/14/2018

Listing Office: 01370

EPCON Realty, Inc.

614-761-1010

Ofc Fax: 614-761-1155

Listing Member: 2002023035

Andrew N Smith

614-207-9700

Agent Other Phone: 614-766-1515

Agent EMail: gocondo@epconcommunities.com

Epcon Realty, Inc.

Pref Agt Fax: 614-389-3574

Brokerage License #: 0000328250

Showing Phone #: 614-255-5588

Addl Contact Info: 614-766-1515

April 12, 2018

Prepared by: Andrew N Smith

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