



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 5746 Timber Top Drive, Hilliard, OH 43026  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$315,900  
**Original List Price:** \$319,900  
**Showing Start Date:** 05/05/2018  
**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	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	2	2	0	1	1	0	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
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Woods at Hayden Run      **School District:** COLUMBUS CSD 2503 FRA CO.      **Corp Lim:** Columbus      **Township:** None  
**Directions:** 1-270 N to Rt. 33 W(Avery Road Exit). Turn S on Avery to Hayden Run Road, Turn W on Hayden Run. Community will be on the left just after Leppert Road.

**Characteristics**

**SqFt Documented:** 1,600  
**SqFt ATFLS:** 1,600  
**Parcel #:** 010-289212  
**County:** Franklin

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

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

**Lot Size (Side):** CND  
**Year Built:** 2010  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 4,685    **Tax Year:** 2017

**Addl Acc Conditions:** None Known  
**Complex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 270 Per: Month  
**HOA /COA Cntct Name/Phone:** Real Property Mgmt / 614-766-6500  
**HOA/COA Fee Includes:** Ext. Building Maint.; Lawn Care; Sewer; Snow Removal; Trash; Water  
**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, 4-Season Room - Heated, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/Enclosd Spaces:** 2  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator

**Warranty:**  
**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Gas Log  
**Lot Characteristics:**  
**Exterior Amenities:** Patio  
**New Financing:** Conventional  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** Free-standing condo with 2 bedrooms, 2 full bathrooms, 4 seasons room/den, tray ceilings, transom windows, custom window covering throughout, gas fireplace, open kitchen with large center island, staggered wall cabinets, Corian counter tops, under cabinet and pendent lighting, engineered hardwood floors in main living areas, Ceramic tile in foyer, fireplace hearth and in both bathrooms, Laundry room has added white wall cabinets & the Whirlpool washer & dryer are included, oversized walk-in closet off of master bathroom, private fenced courtyard - patio furniture is negotiable. This very active community has a clubhouse, social room, fitness room and swimming pool.

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) Epcon's Palazzo model with 4 seasons room. Title Company will be Unity Title, Kim Parsons, kparsons@unitytitle.net. \$500 Capital reserve contribution to seller and \$320 property transfer fee shall be paid by buyer at closing - please write both buyer charges in offer.

**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  
**LD:** 05/02/2018    **XD:** 10/02/2018  
**Showing Start Date:** 05/05/2018

**Sub Property Type:** Condo Freestanding

**Listing Office:** 01370  
**Listing Member:** 2005015080  
**Agent Email:** [asmith@epconcommunities.com](mailto:asmith@epconcommunities.com)  
**Brokerage License #:** 0000328250  
**May 30, 2018**

**EPCON Realty, Inc.**    614-761-1010    **Ofc Fax:** 614-761-1155  
**Anita K Smith**    614-207-2526    **Agent Other Phone:** 614-766-1515  
**Showing Phone #:** 614-255-5588    **Pref Agt Fax:** 614-389-3574  
**Prepared by:** Andrew N Smith    **Addl Contact Info:** Andrew Smith @ 614-207-9700

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