



Status: Active
Style: 1 Story
Address:
 5005 Deer Forest Place, Westerville, OH 43081
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$139,900
Original List Price: \$139,900
Showing Start Date: 06/09/2018
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	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	2	1	1	1	1	0	0	0	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
Totals	2	1	1								

Location

Subdiv/Cmplx/Comm: Deer Run Condominium **School District:** WESTERVILLE CSD 2514 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: Rt. 161 East, exit at Little Turtle Way, turn left at light, Deer Run Condominium will be on your right.

Characteristics

SqFt Documented: 938
SqFt ATFLS: 938
Parcel #: 600-209000
County: Franklin
Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 600
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 1987
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 1,743 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 200 Per: Month
HOA /COA Cntct Name/Phone: Case Bowen / 614-799-9800
HOA/COA Fee Includes: 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, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room
Parking: 1 Car Garage, Attached Garage
Garage/EnclosdSpaces: 1
Interior Amenities: Dishwasher; Electric Range; Refrigerator

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

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

Property Description: Impeccable single story 2 bedroom condo with a 1 car attached garage located at the Deer Run Condominium. This home has newer features including a new furnace & A/C system in 2017, newer hot water tank & a new kitchen faucet, kitchen has laminate wood floors, living room has vaulted ceiling and wood burning fireplace with glass doors, large framed mirror over fireplace, added ceiling fan and storm door. Laundry room includes stackable washer and dryer, master bathroom has double sink vanity, large walk in closet off of master bedroom, private garden patio and additional attic storage above the attached garage. This community has a clubhouse with fitness room and swimming pool. Easy access to freeways, shopping and restaurants.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) SHOWINGS START ON SATURDAY, JUNE 9TH AT NOON!! At closing, Buyer to reimburse Seller \$180 for the original capital reserve and pay a one time new buyer fee to the management company in the amount of \$150. Title company will be Unity Title, Kim Parsons, kparsons@unitytitle.net.

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:** No

Sub Property Type: Condo Shared Wall

LD: 06/06/2018

XD: 10/04/2018

Showing Start Date: 06/09/2018

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 #: 6144-255-5588

Addl Contact Info:

June 07, 2018

Prepared by: Andrew N Smith

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