



Status: Active
Style: 1 Story
Address:
 5554 Eventing Way, Hilliard, OH 43026
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$439,900
Original List Price: \$439,900
Showing Start Date: 05/05/2018
Days On Market: 57
Cumulative DOM: 57
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	1	0	0	0	1	0	0	0	1
Down 2	0	0	0	0	0	0	0	0	0	0	0
Totals	2	2	1								

Location

Subdiv/Cmplx/Comm: The Courtyards at Hayden Run **School District:** HILLIARD CSD 2510 FRA CO. **Corp Lim:** Hilliard **Township:** Norwich
Directions: 1-270 North to Rt. 33 W (Avery Road Exit). Turn S on Avery Road to Hayden Run Road. Turn Right or West onto Hayden Run. Community will be on the right, just before Leppert Road.

Characteristics

SqFt Documented: 2,941 **Doc SqFt Src:** Builder/Architect Statement
SqFt ATFLS: 2,941 **ATFLS Source:** Builder
Parcel #: 050-011340 **Tax District:** 050
County: Franklin **Comm Dev Chrg:** No

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

Lot Size (Side): CND
Year Built: 2015
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 8,626 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 299 **Per:** Month
HOA /COA Cntct Name/Phone: Real Property Mgmt / 614-766-6500
HOA/COA Fee Includes: Ext. Building Maint.; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 320 **Reserve Contribution:** 500

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: Yes **Desc:** Egress Window(s); Full
Foundation: Poured
Exterior: Brick, Stone, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Den - Non Bsmt, Dining Room, Living Room, Rec Rm/Bsmt
Parking: 2 Car Garage
Garage/Enclosd Spaces: 2
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator

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

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

Property Description: Free-standing condo with basement! Why build new when you can have it all in this Portico model with 2 bedrooms, 2.5 baths, den, covered porch off of master, and a private fenced courtyard. This home has numerous upgrades including tray ceilings, trim package, transom windows, sun tunnels, custom shutters, Deluxe kitchen with island, Maple Cabinets-Cashmere Auburn color, granite counter tops, pendent & under cabinet lighting, stainless appliances including French door refrigerator, stainless steel wall mounted hood venting to outside, custom light fixtures, engineered hardwood floors, L-shaped Roman shower in master bathroom, raised vanities with cultured marble tops, partially finished basement, 2.5 car garage w/attic storage, community has pool and fitness room. 2,555 total square feet!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) FHA approved community _ HECM financing available - Epcon's Portico model with partially finished basement. Title company will be Unity Title, Kim Parsons, kparsons@unitytitle.net. Capital reserve reimbursement to Seller is \$500 & management company transfer fee is \$320 - 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

Sub Property Type: Condo Freestanding

Listing Office: 01370
Listing Member: 2005015080
Agent Email: asmith@epconcommunities.com
Brokerage License #: 0000328250
June 27, 2018

EPCON Realty, Inc.
 Anita K Smith
Showing Phone #: 614-255-5588
Prepared by: Carolyn S Davis

Showing Start Date: 05/05/2018
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 614-207-2526 **Agent Other Phone:** 614-766-1515
Pref Agt Fax: 614-389-3574
Addl Contact Info: Andrew Smith @ 614-207-9700

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