



Status: Active
Style: 1 Story
Address:
 10330 Silverbell Drive, Plain City, OH 43064
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$429,900
Original List Price: \$429,900
Showing Start Date: 07/02/2018
Days On Market: 7
Cumulative DOM: 7
Possession: December 2018

	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
Totals	2	2	0								

Location**Subdiv/Cmplx/Comm:** The Courtyards at Jerome Village**School District:** DUBLIN CSD 2513 FRA CO.**Corp Lim:** None **Township:** Jerome**Directions:** 270 N to 33 W towards Marysville, Post Road, exit turn right towards Plain City, left on Hyland Croy, Ryan Parkway is at 3rd roundabout.**Characteristics****SqFt Documented:** 1,659**Doc SqFt Src:** Builder/Architect Statement**Acreage:** 0**Lot Size (Side):** 0**SqFt ATFLS:** 1,659**ATFLS Source:** Builder

Lot Size (Front): 0

Year Built: 2017**Parcel #:** 17-0012033-2860**Tax District:** 17**Mult Parcels/Sch Dis:****Built Prior to 1978:** No**County:** Union**Comm Dev Chrg:** Yes**Assessment:****Tax Abatement:** No**Possession:** December 2018**Abatement End Date:****Taxes (Yrly):** 736 **Tax Year:** 2017**HOA/COA Y/N:** Yes**Addl Acc Conditions:** None Known**HOA/COA Fee:** 157 **Per:** Month**Cmplex/Sub Amenities:** Clubhouse; Fitness Facility; Pool; Sidewalk**HOA /COA Cntct Name/Phone:** Sheri Burke / 614-766-6500**Tenant Occupied:** No**HOA/COA Fee Includes:** Lawn Care; Snow Removal; Trash**HOA/COA Transfer Fee:** 320 **Reserve Contribution:** 500**Features****Air Conditioning:** Central**Accessibility Features Y/N:** No**Heating:** Forced Air, Gas**Mid/High Rise:** No**Bsmt:** No**Alternate Uses:****Foundation:** Slab**Fireplace:** One, Gas Log**Exterior:** Brick, Stone, Wood Siding**Lot Characteristics:** Pond; Water View**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Living Room**Exterior Amenities:** Patio, Screen Porch**Parking:** 2 Car Garage, Attached Garage**Garage/Enclosed Spaces:** 2**Interior Amenities:** Dishwasher; Gas Range; Microwave; Refrigerator**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: Impeccable 'Fee Simple' home w/ 2 beds, 2 baths, 4 seasons room, screened porch, private courtyard, kitchen offers Quartz counter tops, upgraded appliances, tile back splash, pendant & under counter lighting, soft close drawers, hardwood floors in main living areas, upgraded trim package, transom windows, custom wood shutters & lighting, gas log FP with mantel, granite surround & tech tube, Quartz counter tops & ceramic tile in baths, raised vanities, California closets, professionally landscaped courtyard with added screened porch, paver stones, arbor, water feature and Synlawn grass - enjoy the look of grass with NO yard maintenance! This home has so many custom features and is priced below reproduction cost! Move in and enjoy!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Palazzo model with 4 season room and screened porch ~ Seller needs delayed possession until new build property is completed. ~ Title work will be with Unity Title, Kim Parsons, kparsons@unitytitle.net. ~ Buyer to pay management transfer fee of \$320 and reimburse Seller \$500 for the original capital reserve contribution.

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:** 06/27/2018**XD:** 12/19/2018**Sub Property Type:** Single Family Freestanding**Showing Start Date:** 07/02/2018**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

Epccon Realty, Inc.

Pref Agt Fax: 614-389-3574**Brokerage License #:** 0000328250**Showing Phone #:** 614-255-5588**Addl Contact Info:****July 03, 2018****Prepared by:** Andrew N Smith

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