



**Status:** Active  
**Style:** 2 Story  
**Address:**  
 4333 Bridgeside Place, New Albany, OH 43054  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$247,900  
**Original List Price:** \$247,900  
**Showing Start Date:** 07/28/2018  
**Days On Market:** 1  
**Cumulative DOM:** 1  
**Possession:** Negotiable

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	1	1	0								
Entry Lvl	2	1	1	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
<b>Totals</b>	<b>3</b>	<b>2</b>	<b>1</b>								

**Location**

**Subdiv/Cmplx/Comm:** Windsor Bridge at the Preserve **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None  
**Directions:** I-270 E, Morse Rd E, Hamilton Rd N, Thompson Rd E, community on left.

**Characteristics**

**SqFt Documented:** 2,075  
**SqFt ATFLS:** 1,870  
**Parcel #:** 010-271673  
**County:** Franklin

**Doc SqFt Src:** Realist  
**ATFLS Source:** Builder  
**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:** 2004  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 4,132 **Tax Year:** 2017

**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:** Clubhouse; Fitness Facility; Pool  
**Tenant Occupied:** Yes

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 260 **Per:** Mo  
**HOA /COA Cntct Name/Phone:** Capital Property / 614-481-4411  
**HOA/COA Fee Includes:** Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water  
**HOA/COA Transfer Fee:** 260 **Reserve Contribution:** 274

**Features**

**Air Conditioning:**  
**Heating:** Forced Air, Gas  
**Bsmt:** No  
**Foundation:** Slab  
**Exterior:** Cement Fiber Board, Stone, Wood Siding  
**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage, Opener  
**Garage/EnclosdSpaces:** 2  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Gas Log  
**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 2 story, 3 bedroom, 3 walk-in closets w/custom organizers, 2.5 bathrooms, 1st floor laundry, garden patio w/privacy fence & pond views, 2 car attached garage w/attic storage. White trim package throughout, laminate wood floors in kitchen, laundry room, dining room, living room and hallway, kitchen offers natural oak cabinetry w/addd cabinet & counter package, custom backsplash, breakfast counter & pantry, living room features vaulted ceiling w/lighted fan, gas-log fireplace w/built-in mantle, tile hearth & surround & matching tile entry foyer. Master bath offers step-in shower w/custom shower head & linen closet, 2nd bedroom & half bathroom complete the first floor. 2nd floor offers large guest suite & 2nd full bath w/tub-shower & linen closet. Move in ready!

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) SHOWINGS begin Saturday, July 28 at Noon - No Early Showings Please ~ Epcon's 'Chateau' model. Buyer disclosures: ~ Buyer pays \$150 HOA transfer fee and \$274 Capital Contribution fee at closing. ~ Owner pays approx. \$35/quarter to New Albany Preserve Master Association. ~ Title Co. Unity Title, Westerville, 614-246-8542, Kim Parsons, kparsons@unitytitle.net

**Dir Neg w/Sell Perm:** No

**Contact Name:**

**Contact Phone:**

**Listing Info**

**Auction/Online Bidding:** 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:** 07/26/2018

**XD:** 12/26/2018

**Sub Property Type:** Condo Shared Wall

**Showing Start Date:** 07/28/2018

**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

**July 26, 2018**

**Prepared by:** Andrew N Smith

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