



Status: Active
Style: 1 Story
Address:
 3691 Orchard Way, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$254,900
Original List Price: \$254,900
Showing Start Date: 08/18/2018
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	0	0	0								
Entry Lvl	3	2	0	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	3	2	0								

Location**Subdiv/Cmplx/Comm:** Orchards at Big Bear Farms**School District:** OLENTANGY LSD 2104 DEL CO.**Corp Lim:** None **Township:** Liberty**Directions:** I-270 N, Sawmill Rd/Sawmill Parkway N, cross Powell Rd, community 1/2 mile on left**Characteristics**

SqFt Documented: 1,412
SqFt ATFLS: 1,500
Parcel #: 319-314-01-021-536
County: Delaware

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 25
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 1999
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,867 **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: 270 **Per:** Month
HOA /COA Cntct Name/Phone: Towne Properties / 614-781-9961
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 225 **Reserve Contribution:** 304

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, Stone, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 3-Season Room, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 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:
Exterior Amenities:

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 1 story, 3 bdrm, 2 full bath, 3 season sunroom, 2 car garage w/pull-down ladder to attic storage. Cathedral ceilings & white trim package throughout, laminate wood floors in living room & dining room, ceramic tile floors in kitchen, laundry room, master bath & guest bath. Kitchen offers white cabinetry, pantry, appliances including gas range, built-in microwave, fridge & dishwasher, newer faucet & entry to laundry room, Whirlpool washer & dryer included. Living room features gas-log fireplace w/ custom hearth & surround, Palladian window & glass French doors leading to sunroom. Master suite offers walk-in closet & full bath w/double sinks, large vanity & step-in shower w/tiled bench seat. Guest bath offers tub/shower. 1,700 sf w/sunroom. Fresh paint throughout. Move in ready!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) ~ SHOWINGS begin Saturday, August 18, 2018 at noon - No Early Showings please. Epcon's Canterbury model ~ Buyer disclosures: Buyer pays \$304 capital contribution fee & \$225 HOA transfer fee at closing ~ Unity Title, Westerville, Kim Parsons, 614-246-8542, 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:** 08/17/2018**XD:** 12/23/2018**Sub Property Type:** Condo Shared Wall**Showing Start Date:** 08/18/2018**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**August 17, 2018****Prepared by:** Andrew N Smith

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