



Status: Active
Style: 2 Story
Address:
 8136 Summitpoint Place, Lewis Center, OH 43035
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$399,900
Original List Price: \$399,900
Showing Start Date: 08/25/2018
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	2	0	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	3	3	0								

Location

Subdiv/Cmplx/Comm: Courtyards at Hidden Ravines **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: I-270 N, 23 N, cross Polaris Pkwy, right onto Hidden Ravines, left into community

Characteristics

SqFt Documented: 2,215 **Doc SqFt Src:** Realist **Acreeage:** **Lot Size (Side):** CND
SqFt ATFLS: 2,174 **ATFLS Source:** Builder **Lot Size (Front):** CND **Year Built:** 2016
Parcel #: 318-321-01-006-538 **Tax District:** 27 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** No **Assessment:** **Tax Abatement:** No
Abatement End Date:
Taxes (Yrly): 7,193 **Tax Year:** 2017

HOA/COA Y/N: Yes **HOA/COA Fee:** 218 **Per:** Month
HOA /COA Cntct Name/Phone: CPS - Katie Berk / 614-481-4411
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 500

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

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, Stone
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Bonus Room, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Gas Range; Humidifier; Microwave; Refrigerator

Property Description: Detached 2 story, 3 bed, 4 season room, 3 full bath, private fenced courtyard, screened porch off master suite w/access to courtyard & 2.5 car gar. Deluxe kitchen w/staggered cabinetry, Quartz counters, tile backsplash, GE ss appliances to include double ovens, French door fridge, gas cook-top range, built-in microwave & dishwasher, soft-close drawers & pantry w/sliding shelves. Large center island w/pendant lighting & seating. Open dining room w/sliding doors to courtyard, living room w/gas-log fp, mantle, tile hearth & marble surround. Master bath w/L-shaped w/i shower, raised vanity, double sinks & lg w/i closet. Guest bed & 2nd full bath w/raised vanity & step-in shower & laundry rm w/wash tub & cabinets. 2nd floor offers 3rd bdrm & full bath w/tub-shower, raised vanity & linen closet

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

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

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) SHOWINGS: Begin Saturday, August 25, 2018 at noon - no early showings please. ~ Epcon's Palazzo w/bonus suite model. Buyer disclosures: Buyer pays \$500 Capital contribution fee & \$150 HOA transfer fee at closing ~ 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: 08/22/2018 **XD:** 12/31/2018
Showing Start Date: 08/25/2018

Sub Property Type: Condo Freestanding

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 22, 2018 **Prepared by:** Andrew N Smith

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