Agent Full 1-Page	Residential-Condo Shared Wall	MLS# : 218032650

Status: Active
Style: 1 Story
Address:
3876 Coral Creek Court, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: $269,900
Original List Price: $269,900
Showing Start Date: 08/30/2018
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	2	2	2	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	2								

Location

Subdiv/Cmplx/Comm: Seldom Seen Acres **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Liberty
Directions: I-270 N, Sawmill Rd/Parkway N, cross Powell Rd, left on Seldom Seen Rd, left into community

Characteristics

SqFt Documented: 1,244
SqFt ATFLS: 1,400
Parcel #: 319-314-01-021-640
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: 2012
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 5,261 **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: 285 **Per:** Month
HOA /COA Cntct Name/Phone: Towne Properties / 614-781-6169
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 75 Reserve Contribution: 370

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

Property Description: 1 story 2 bedroom, 2 full bath, private fenced courtyard & over sized 2 car garage w/ladder to attic storage & added keypad. Upgrades include white trim package throughout, crown molding, tray ceilings, transom windows, engineered wood floors in living room, dining room & kitchen & sliding doors leading to courtyard from living room and master bedroom. Kitchen offers staggered Birch cabinetry, added cabinet package, tumbled tile back splash & GE stainless appliances. Bathrooms offer tile floors & raised vanities w/cultured marble tops, spacious laundry with added storage cabinets & wash tub, private courtyard w/privacy fence & added gas line for fire pit. Living room features gas-log fireplace w/built-in mantle, tile hearth & surround & matching tile entry foyer.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's 'Bramante' model. Buyer disclosres: ~ Buyer pays $75 HOA transfer fee and $370 Capital contribution fee at closing ~ Title Co. - Unity Title, Westerville, Kim Parsons, 614-246-8542, kparsons@unitytitle.net NOTE: Showings begin Thursday, Aug. 30th at noon - No Early Showings Please

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: 08/28/2018 **XD:** 12/03/2018
Sub Property Type: Condo Shared Wall
Showing Start Date: 08/30/2018

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 28, 2018 **Prepared by:** Andrew N Smith

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