



Status: Active
Style: 1 Story
Address:
 31 Calumet Drive S, Granville, OH 43023
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$349,900
Original List Price: \$349,900
Showing Start Date: 09/15/2018
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	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	3	2	0	1	1	1	0	0	1	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	3	2	0								

Location

Subdiv/Cmplx/Comm: Preserve at Lexington Woods **School District:** SOUTHWEST LICKING LSD 4510 LIC CO. **Corp Lim:** None **Township:** Harrison
Directions: RT. 161 East to Granville, take Rt 37 to Outville Road to Lexington Woods Drive - follow to Calumet Drive S.

Characteristics

SqFt Documented: 2,029
SqFt ATFLS: 2,029
Parcel #: 025-069144-00.028
County: Licking

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 025
Comm Dev Chrg: No

Acreage: 0.31
Lot Size (Front): 85
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable

Lot Size (Side): 159
Year Built: 1999
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,798 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Sidewalk
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 350 **Per:** Year
HOA /COA Cntct Name/Phone: Thad Reynolds / 614-206-6221
HOA/COA Fee Includes: Common Area Only
HOA/COA Transfer Fee: 0 **Reserve Contribution:** 0

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: Yes **Desc:** Full
Foundation: Block
Exterior: Brick, Vinyl Siding, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Eat Space/Kit, Living Room
Parking: 2 Car Garage, Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Garden/Soak Tub; Microwave; Refrigerator

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

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

Property Description: Impeccable single story home with 3 bedrooms, 2 full baths, a newly remodeled kitchen with Quartz counter tops, new GE appliances, new disposal, new sink & faucet, new cabinets with soft close drawers & doors, bay window with built in seat, living room offers vaulted ceilings with 2 sky lights & gas log fireplace w/remote, newer wall paint & carpet throughout, hardwood floors in entry foyer & dining room, ceramic tile in bathrooms, newer door hardware & custom light fixtures & window treatments, custom built-ins & wainscoting, garage offers newer overhead door, textured floor & wall tool track, Kenmore W&D included, Radon system in place, beautifully landscaped back yard w/white picket fence, newer HVAC system, see attached list for more features in this one of a kind home!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Showings start on Saturday, 9/15/18 at NOON - OPEN HOUSE Sunday, 9/16/18, 2-4 p.m. Title agency will be Unity Title, 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:** No
LD: 09/12/2018 **XD:** 03/10/2019

Sub Property Type: Single Family Freestanding

Showing Start Date: 09/15/2018

Listing Office: 01370

EPCON Realty, Inc.

614-761-1010

Ofc Fax: 614-761-1155

Listing Member: 2005015080

Anita K Smith

614-207-2526

Agent Other Phone: 614-766-1515

Agent Email: asmith@epconcommunities.com

Pref Agt Fax: 614-389-3574

Brokerage License #: 0000328250

Showing Phone #: 614-255-5588

Addl Contact Info:

September 12, 2018

Prepared by: Andrew N Smith

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Andrew N Smith on Wednesday, September 12, 2018 4:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Status: Active
Style: 1 Story
Address:
 8824 Linksway Drive, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$255,900
Original List Price: \$255,900
Showing Start Date: 09/15/2018
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	0	1	1			1		1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: Stone Bridge at Golf Village **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** Powell **Township:** Liberty
Directions: I-270 N, Sawmill Parkway N, cross Powell Rd, cross Seldom Seen Rd, community on left

Characteristics

SqFt Documented: 1,520
SqFt ATFLS: 1,700
Parcel #: 319-314-01-002-639
County: Delaware

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 24
Comm Dev Chrg: Yes

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

Lot Size (Side): CND
Year Built: 2003
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 5,307 **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: 254 Per: Mo
HOA /COA Cntct Name/Phone: Case Bowen / 614-799-9800
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 150 Reserve Contribution: 342

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, 4-Season Room - Heated, Den - Non Bsmt, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

Warranty: Home
Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities:
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Property Description: 1 story 2 bed, den, 2 full bath, 4 season sunroom & attached 2 car garage w/added keypad & attic storage. Cathedral ceilings throughout & engineered wood floors in main living areas. Living room features corner fireplace w/built-in mantle, Granite hearth & surround, large Palladian window, lighted fan & glass French doors leading to sunroom. Kitchen w/Oak cabinetry, Granite countertops, tile backsplash, added sun tunnel, newer faucet, breakfast counter, pantry & entry to laundry room & garage. Dining room is open between kitchen & living room. Master bedroom w/adjoining walk-in closet & full bath w/double sinks, step-in shower & linen closet. Guest bedroom & den are steps from 2nd full bathroom offering tub/shower & linen closet.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Canterbury model. ~ Buyer disclosures: Buyer pays \$150 HOA transfer fee & \$342 Capital Contribution fee at closing. ~ Buyer pays approx. \$235/year Golf Village Master Association fee ~ Liberty Community Infrastructure fee applies: Vol 82/Pg 017/ Instrument 0009845 SHOWINGS BEGIN SATURDAY, SEPT 15 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

Sub Property Type: Condo Shared Wall

LD: 09/12/2018

XD: 01/27/2019

Showing Start Date: 09/15/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
September 12, 2018

EPCON Realty, Inc. 614-761-1010
 Andrew N Smith 614-207-9700
 Epcon Realty, Inc.
Showing Phone #: 614-255-5588

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