



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	Doc SqFt Src: Realist	Acreeage: 0	Lot Size (Side): CND
SqFt ATFLS: 1,700	ATFLS Source: Builder	Lot Size (Front): CND	Year Built: 2003
Parcel #: 319-314-01-002-639	Tax District: 24	Mult Parcels/Sch Dis:	Built Prior to 1978: No
County: Delaware	Comm Dev Chrg: Yes	Assessment:	Tax Abatement: No
		Possession: Negotiable	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	Warranty: Home
Heating: Forced Air, Gas	Accessibility Features Y/N: No
Bsmt: No	New Financing: Conventional
Foundation: Slab	New Construction: No
Exterior: Cement Fiber Board, Stone, Wood Siding	Mid/High Rise: No
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Den - Non Bsmt, Dining Room, Living Room	Alternate Uses:
Parking: 2 Car Garage, Attached Garage, Opener	Fireplace: One, Gas Log
Garage/EnclosdSpaces: 2	Lot Characteristics:
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator	Exterior Amenities:
	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	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
September 12, 2018	Prepared by: Andrew N Smith	

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