Agent Full 1-Page	Residential-Single Family Freestanding	MLS# : 218035557

Status: Active
Style: 1 Story
Address:
213 Kildare Street, Granville, OH 43023
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: $314,900
Original List Price: $314,900
Showing Start Date: 09/21/2018
Days On Market: 2
Cumulative DOM: 2
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	0	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: Village Green **School District:** GRANVILLE EVSD 4501 LIC CO. **Corp Lim:** Granville **Township:** Granville
Directions: From Granville, take Newark Granville Road East to Kildare, turn right into the community

Characteristics

SqFt Documented: 1,970
SqFt ATFLS: 1,970
Parcel #: 020-042348-01.083
County: Licking

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 020
Comm Dev Chrg: No

Acreage: 0.25
Lot Size (Front): 85
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable

Lot Size (Side): 128
Year Built: 1997
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,800 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 250 **Per:** Year
HOA /COA Cntct Name/Phone: Jeff Gill / 740-587-1900
HOA/COA Fee Includes: Common Area Only
HOA/COA Transfer Fee: Reserve Contribution:

Features

Air Conditioning: Central
Heating: Forced Air,Gas
Bsmt: Yes **Desc:** Crawl; Full
Foundation: Block
Exterior: Aluminum Siding,Brick
Rooms: 1st Flr Owner Suite,1st Flr Laundry,3-Season Room,Den - Non Bsmt,Dining Room,Eat Space/Kit,Great Room,Rec Rm/Bsmt
Parking: 2 Car Garage,Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator; Security System

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

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

Property Description: Charming single family home with 3 bedrooms, 2 full baths, great room, formal dining room, kitchen with eat-in area, screened porch, 2 car attached garage, newer paver patio, professionally landscaped yard, large corner lot, washer & dyer included, 3rd bedroom is being used as a den with built in desk and bookcases, tray ceilings in great room with gas log fireplace & 60" tv & surround sound system, beautiful woodwork & solid doors throughout, whole house back up generator, Kit. with Kenmore appliances, window over the sink, cork flooring, eat-in area has custom corner cabinet, master bathroom has large soaking tub and tile flooring, basement is partially finished and has an abundance of storage. This home is immaculate inside & out plus it offers a heated concrete driveway & irrigation!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Showings start on Friday, 9/21/18 at Noon! They have a puppy that will be crated during showings - please do not let her out of the crate.

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: 09/19/2018 **XD:** 01/19/2019
Sub Property Type: Single Family Freestanding
Showing Start Date: 09/21/2018

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 20, 2018 **Prepared by:** Anita K Smith

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