



Status: Active
Style: 1 Story
Address:
 4167 Cobbler Road, New Albany, OH 43054
Unit/Suite #:

List Price: \$219,900
Original List Price: \$219,900
Showing Start Date: 09/26/2018
Days On Market: 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: Cobblestone at the Preserve **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 E, Morse Rd E, Hamilton Rd N, Thompson Rd E, community 1/2 mile on left

Characteristics

SqFt Documented: 1,281
SqFt ATFLS: 1,324
Parcel #: 010-280818
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 010
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2006
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,599 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 232 **Per:** Month
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:** 282

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

Property Description: Single story 2 bed, 2 full bath, 2 car attached garage w/pull down ladder to attic storage & added keypad, garden patio w/privacy fence. Kitchen offers Cherry stained Maple cabinetry, added cabinet/counter package, Whirlpool SS appliances, breakfast counter & pantry. Laundry room w/added wash tub & large walk-in storage room. Living room features gas-log fireplace w/custom mantle, tile hearth & surround & vaulted ceiling w/lighted fan. Master bedroom offers lighted fan, adjoining walk-in closet & full bath w/step-in shower, newer high rise elongated toilet, linen closet & medicine cabinet. Guest bedroom is steps from 2nd full bath offering tub/shower. Newer flooring in main living areas, added gate on patio fence & added self-storing storm door.

Dir Neg w/Sell Perm: No

September 24, 2018

Prepared by: Andrew N Smith

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