



Status: Active
Style: 2 Story
Address:
 8136 Summitpoint Place, Lewis Center, OH 43035
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$393,900
Original List Price: \$399,900
Showing Start Date: 08/25/2018
Days On Market: 37
Cumulative DOM: 37
Possession: Negotiable

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	1	1	0								
Entry Lvl	2	2	0	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	3	3	0								

Location

Subdiv/Cmplx/Comm: Courtyards at Hidden Ravines **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: I-270 N, 23 N, cross Polaris Pkwy, right onto Hidden Ravines, left into community

Characteristics

SqFt Documented: 2,174 **Doc SqFt Src:** Builder/Architect Statement **Acreage:** **Lot Size (Side):** CND
SqFt ATFLS: 2,174 **ATFLS Source:** Builder **Year Built:** 2016
Parcel #: 318-321-01-006-538 **Tax District:** 27 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** No **Assessment:** **Tax Abatement:** No
Abatement End Date:
Taxes (Yrly): 7,193 **Tax Year:** 2017

Addl Acc Conditions: None Known **HOA/COA Y/N:** Yes **HOA/COA Fee:** 218 **Per:** Month
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; **HOA /COA Cntct Name/Phone:** CPS - Katie Berk / 614-481-4411
Pool **HOA/COA Fee Includes:** Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal;
Tenant Occupied: Yes **Trash**
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 500

Features

Air Conditioning: Central **Warranty:** Home
Heating: Forced Air, Gas **New Financing:**
Bsmt: No **Conventional, FHA**
Foundation: Slab **Mid/High Rise:** No **New Construction:** No
Exterior: Cement Fiber Board, Stone **Alternate Uses:** **Approx Complete Date:**
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Bonus Room, Dining **Fireplace:** One, Gas Log **Manufactured Housing Y/N:**
 Room, Living Room **Lot Characteristics:** **Manufactured Housing:**
Parking: 2 Car Garage, Attached Garage, Opener **Exterior Amenities:** Fenced **Leased Items:**
Garage/EnclosdSpaces: 2 **Yard, Patio** **Tax:**
Interior Amenities: Dishwasher; Gas Range; Humidifier; Microwave; Refrigerator

Property Description: Impeccable Epcon freestanding condo, 3 beds/3baths, 4 seasons room, private courtyard, screened porch off master suite w/access to courtyard & 2.5 car gar. Deluxe kitchen w/Quartz counter tops, tile backsplash, SS appliances include double ovens, French door refrigerator, gas cook-top range, built-in microwave & dishwasher, soft-close drawers & pantry w/sliding shelves. Large center island w/pendant lighting. Open dining room w/sliding doors to courtyard, living room w/gas-log fp, mantle, tile hearth & marble surround. Master bath w/L-shaped w/i shower, raised vanity, double sinks & lg w/i closet. Guest bed & 2nd full bath w/raised vanity & step-in shower & laundry rm w/wash tub & cabinets. 2nd floor offers 3rd bdrm & full bath w/tub-shower, raised vanity & linen closet
Agt to Agt Remarks: (See CR Full 2-Page Report for full text) OPEN HOUSE SUN, 9/30, 2-4 p.m. Epcon's Palazzo w/bonus suite model. Buyer disclosures: Buyer pays \$500 Capital contribution fee & \$150 HOA transfer fee at closing ~ Closing: Unity Title, Westerville, Kim Parsons, 614-246-8542, 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:** Yes
LD: 08/22/2018 **XD:** 12/31/2018
Showing Start Date: 08/25/2018
Sub Property Type: Condo Freestanding
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 27, 2018 **Prepared by:** Andrew N Smith

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