



**Status:** Active  
**Style:** 2 Story  
**Address:**  
 8288 Coppertop Lane 75A, Lewis Center, OH 43035  
**Unit/Suite #:** 75A  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$309,900  
**Original List Price:** \$314,900  
**Showing Start Date:** 09/08/2018  
**Days On Market:** 36  
**Cumulative DOM:** 36  
**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								
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Hidden Ravines **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange  
**Directions:** Rt. 23 North, right onto E. Hidden Ravines Drive, right onto Coppertop Drive

**Characteristics**

**SqFt Documented:** 2,091 **Doc SqFt Src:** Builder/Architect Statement **Acreeage:** Lot Size (Front): CND **Lot Size (Side):** CND  
**SqFt ATFLS:** 2,091 **ATFLS Source:** Builder **Mult Parcels/Sch Dis:** **Year Built:** 2017  
**Parcel #:** 318-321-01-009-510 **Tax District:** 27 **Assessment:** **Built Prior to 1978:** No  
**County:** Delaware **Comm Dev Chrg:** No **Possession:** Negotiable **Tax Abatement:** No  
**Taxes (Yrly):** **Tax Year:**

**Addl Acc Conditions:** None Known **HOA/COA Y/N:** Yes  
**Cmplex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk **HOA/COA Fee:** 209 **Per:** Month  
**Tenant Occupied:** No **HOA /COA Cntct Name/Phone:** Capital Prop. Sols / 614-481-4411  
**HOA/COA Fee Includes:** Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 150 **Reserve Contribution:** 500

**Features**

**Air Conditioning:** Central **Warranty:**  
**Heating:** Forced Air, Gas **New Financing:** Conventional  
**Bsmt:** No **Mid/High Rise:** No **New Construction:** No  
**Foundation:** Slab **Alternate Uses:**  
**Exterior:** Wood Siding **Fireplace:**  
**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room **Lot Characteristics:** Pond; Water View  
**Parking:** 2 Car Garage, Attached Garage **Exterior Amenities:** Patio  
**Garage/EnclosdSpaces:** 2 **Tax:**  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator

**Property Description:** Location, location, location! Spacious 3 bedroom condo backs to community pond, kitchen with White GE appliances, brushed nickel hardware, Birch level 3 wall cabinets, upgraded laminate counter tops, can lighting, level 2 carpeting in main living areas & bedrooms, ceramic tile at entry foyer, bathrooms have level 3 cabinets with matching laminate tops, L-shaped walk in shower in master bathroom & upgraded exhaust fan with added heater, first floor laundry room with added laundry tub, upgraded shelving package throughout, 2" faux wood blinds throughout, oversized 2.5 car attached garage, concrete driveway, clubhouse with large entertaining room, fitness room, swimming pool and exterior fireplace. This community is conveniently located to shopping and restaurants. Great space for the price!

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) SHOWINGS START ON SATURDAY, 9/8 AT NOON! ~ Epcon's Cala model with added bonus suite. ~ At closing, Buyer to reimburse Seller \$500 for the original capital reserve contribution and pay the management company transfer fee of \$150. ~ Kim Parsons at 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:** Yes  
**Sub Property Type:** Condo Shared Wall **LD:** 09/05/2018 **XD:** 12/28/2018  
**Showing Start Date:** 09/08/2018  
**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:**  
**October 10, 2018** **Prepared by:** Andrew N Smith

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