



Status: Active
Style: 1 Story
Address:
 180 Whistling Way Drive, Lewis Center, OH 43035
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$349,900
Original List Price: \$349,900
Showing Start Date: 10/27/2018
Days On Market: 1
Cumulative DOM: 1
Possession:

	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	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: The Courtyards at Hidden Ravines **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: I-270 N, 23 N, cross Powell Rd/Polaris Pkwy, Right on Hidden Ravines Dr, left into community, left on Whistling Way.

Characteristics

SqFt Documented: 1,497
SqFt ATFLS: 1,659
Parcel #: 318-321-01-006-528
County: Delaware

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 27
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2016
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 7,170 **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: 218 **Per:** Mo
HOA /COA Cntct Name/Phone: CPS - Katie Berk / 614-481-4411
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal;
 Trash
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 500

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, Stone, Wood Siding
Rooms: 1st Flr Owner Suite, 4-Season Room - Heated, Dining Room, Living Room
Parking: 2 Car Garage
Garage/EnclosSpaces: 2
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace:
Lot Characteristics:
Exterior Amenities: Fenced Yard, Patio

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

Property Description: Free Standing 2 bed, 2 bath, 4 seasons room, spacious laundry, private fenced courtyard w/Arbor & 2.5 car attached garage. Hardwood floors in Living room, kitchen, dining room, 4 seasons room and hallway leading to bedrooms, Trey ceilings w/crown molding in living room, dining room/kitchen & master suite. Kitchen offers staggered Heritage Maple cabinetry, under-mount lighting, Quartz countertops, large center island w/pendant lighting & seating, stainless GE appliances including double ovens, gas range, French door refrigerator & built-in microwave, open dining room w/sliding doors leading to courtyard. Master bath offers L-shaped shower, raised vanity w/double sinks, tile floors & cultured marble countertops. Guest bath w/tub-shower. Move-in Ready!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's detached Palazzo model. Buyer disclosures: Buyer pays \$150 HOA transfer fee & \$500 Capital contribution fee at closing ~ Unity Title Co, Westerville - Kim Parsons, 614-246-8542 ~ Water & Sewer paid separate from HOA fees ~ Showings start Saturday, Oct. 27th at noon

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: 10/24/2018 **XD:** 04/08/2019

Sub Property Type: Condo Freestanding

Showing Start Date: 10/27/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
October 24, 2018

EPCON Realty, Inc. 614-761-1010
 Andrew N Smith 614-207-9700
 Epcon Realty, Inc.
Showing Phone #: 614-255-5588
Prepared by: Andrew N Smith

Ofc Fax: 614-761-1155
Agent Other Phone: 614-766-1515
Pref Agt Fax: 614-389-3574
Addl Contact Info: 614-766-1515

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