



Status: Active
Style: 1 Story
Address:
 2573 Trotterslane Drive, Columbus, OH 43235
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$172,900
Original List Price: \$174,900
Showing Start Date: 11/03/2018
Days On Market: 31
Cumulative DOM: 31
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	1	1	1	1					1	
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	1	1								

Location

Subdiv/Cmplx/Comm: Trotters Chase **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 N, Sawmill Rd S approx. 5 miles, left on Ressler Rd (behind Carriage Square Shopping Center), community on left or 315 to Bethel Rd, approx. 3 miles to Pickford Dr (across from Graters Ice Cream store), community on right

Characteristics

SqFt Documented: 1,051
SqFt ATFLS: 1,051
Parcel #: 590-217703
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 590
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 1989
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 2,967 **Tax Year:** 2017

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

HOA/COA Y/N: Yes
HOA/COA Fee: 170 Per: Mo
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: 180

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Brick, Cement Fiber Board, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room
Parking: 1 Car Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Log Woodburning
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: Featuring a 1 story, 2 bedroom, 1.5 bathrooms, garden patio with privacy fence & 1 car attached garage, 2" Plantation style blinds throughout. Kitchen offers white cabinetry, wood-look vinyl floors, refrigerator, electric range, newer dishwasher & microwave and laundry closet. Open dining room and living room w/wood burning fireplace, lighted fan & vaulted ceiling. Owner suite offers walk-in closet & full bath with tub/shower, newer medicine cabinet, wood look vinyl floors. Guest bedroom and half bathroom complete this move-in ready condo. Also offering all new windows, new furnace, nest thermostat and newer paint throughout including white trim. Community amenities include clubhouse & social room, perfect for hosting your holiday gatherings, fitness center and outdoor swimming pool.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Back on the Market - due to Buyer's Remorse ~ Epcon's Villa model ~ Buyer disclosures: Buyer pays \$150 HOA transfer fee and \$180 Capital contribution fee at 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: 10/31/2018 **XD:** 03/29/2019

Sub Property Type: Condo Shared Wall

Showing Start Date: 11/03/2018

Listing Office: 01370
Listing Member: 658010990 Lic #: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
December 07, 2018

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Prepared by: Andrew N Smith

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