



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: \$307,900
Original List Price: \$314,900
Showing Start Date: 09/08/2018
Days On Market: 126
Cumulative DOM: 126
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: 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 (Side):** CND
SqFt ATFLS: 2,091 **ATFLS Source:** Builder **Lot Size (Front):** CND **Year Built:** 2017
Parcel #: 318-321-01-009-510 **Tax District:** 27 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** No **Assessment:** **Tax Abatement:** No
Possession: Negotiable **Abatement End Date:**
Taxes (Yrly): 6,471.52 **Tax Year:** 2018

HOA/COA Y/N: Yes **HOA/COA Fee:** 230 **Per:** Month **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 **Approx Complete Date:**
Parking: 2 Car Garage, Attached Garage **Exterior Amenities:** Patio **Manufactured Housing Y/N:** No
Garage/EnclosdSpaces: 2 **Leased Items:** No
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator **Tax:**

Property Description: Location, location, location! Spacious 3 bedroom condo backs to community pond, kitchen with GE appliances, brushed nickel hardware, Birch level 3 wall cabinets, can lighting, level 2 carpeting in main living areas & bedrooms, ceramic tile at entry foyer, bathrooms have level 3 cabinets, 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, over-sized 2.5 car attached garage with custom epoxy flooring & concrete driveway. The clubhouse features a large entertaining room, fitness room, swimming pool and exterior fireplace. This community is conveniently located to shopping and restaurants. Excellent square footage for the price!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) 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
LD: 09/05/2018 **XD:** 02/28/2019
Showing Start Date: 09/08/2018

Sub Property Type: Condo Shared Wall

Listing Office: 01370 **EPCON Realty, Inc.** 614-761-1010 **Ofc Fax:** 614-761-1155
Listing Member: 658010990 Lic #: 2002023035 **Andrew N Smith** 614-207-9700 **Agent Other Phone:** 614-766-1515
Agent Email: gocondo@epconcommunities.com **Epcon Realty, Inc.**
Brokerage License #: 0000328250 **Showing Phone #:** 614-255-5588 **Pref Agt Fax:** 614-389-3574
January 08, 2019 **Prepared by:** Andrew N Smith **Addl Contact Info:**