Agent Full 1-Page	Residential-Condo Freestanding	MLS# : 219026221

Status: Active
Style: 2 Story
Address:
10848 Killaloe Drive, Dublin, OH 43017
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: $520,250
Original List Price: $520,250
Showing Start Date: 07/17/2019
Days On Market: 3
Possession: At closing

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

Location

Subdiv/Cmplx/Comm: The Courtyards at Muirfield Ridge **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** None **Township:** Concord
Directions: Head north at roundabout at Glick and Manley Roads, entrance is across from Corazon entrance on the Jerome side. Model address is at 10875 Manley Road, Dublin, 43017.

Characteristics

SqFt Documented: 2,826
SqFt ATFLS: 2,826
Parcel #: 600-334-04-034-508
County: Delaware

Doc SqFt Src: Builder/Architect Statement
ATFLS Source: Builder
Tax District: 600
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2019
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): **Tax Year:**

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

HOA/COA Y/N: Yes
HOA/COA Fee: 199 **Per:** Month
HOA /COA Cntct Name/Phone: Omni / 614-547-9393
HOA/COA Fee Includes: Insurance; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 0 Reserve Contribution: 500

Features

Air Conditioning: Central
Heating: Forced Air,Gas
Bsmt: No
Foundation: Slab
Exterior: Stone,Wood Siding
Rooms: 1st Flr Owner Suite,1st Flr Laundry,Bonus Room,Den - Non Bsmt,Dining Room,Living Room
Parking: 2 Car Garage,Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One,Gas Log
Lot Characteristics:
Exterior Amenities: Patio

Warranty:
New Financing: Conventional,FHA,VA
New Construction: Yes
Approx Complete Date: 07/17/2019
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items: No
Tax:

Property Description: Beautiful NEW build free-standing condo located in Dublin! Promenade model with bonus suite offering 3 bedrooms, 3 full bathrooms, a den and a 2.5 car oversized garage. The open gourmet kitchen offers staggered cabinetry, soft closed drawers, roll out trays, Granite counter tops, pendent lighting, GE Stainless appliances, engineered hardwood flooring in all main living areas, upgraded trim and molding throughout, gas log fireplace, upgraded carpeting & pad in bedrooms, elevated vanities with Quartz counter tops & ceramic tile floors in all bathrooms, transom windows, added covered porch off of the master bedroom, private fenced courtyard. Move in ready home in popular Muirfield Ridge. Amenities include large clubhouse, fitness room and swimming pool.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Tax rate for this community: 0.0251

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:** No
LD: 07/17/2019 **XD:** 12/31/2019
Showing Start Date: 07/17/2019
Sub Property Type: Condo Freestanding

Listing Office:01370 EPCON Realty, Inc. 614-761-1010 **Ofc Fax:**614-761-1155
Listing Member: 658005521 Lic #:2005015080 Anita K Smith 614-207-2526 **Agent Other Phone:**614-766-1515
Agent EMail: asmith@epconcommunities.com **Pref Agt Fax:**614-389-3574
Brokerage License #: 0000328250 **Showing Phone #:** 614-207-2526 **Addl Contact Info:** Anita Smith, asmith@epconcommunities.com
July 19, 2019 **Prepared by:** Anita K Smith

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