



**Status:** Active  
**Style:** 2 Story  
**Address:**  
 10548 Elderberry Drive, Plain City, OH 43064  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$401,880  
**Original List Price:** \$401,880  
**Showing Start Date:** 07/18/2019  
**Days On Market:** 2  
**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	0
Entry Lvl	2	2	0	1	1	0	0	0	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 Jerome Village      **School District:** DUBLIN CSD 2513 FRA CO.      **Corp Lim:** None      **Township:** Jerome  
**Directions:** 270 N, 33 W to Post Road, turn left onto Hyland Croy, Left on Ryan Parkway, community is across from the JV Community Center.

**Characteristics**

**SqFt Documented:**  
**SqFt ATFLS:** 2,034  
**Parcel #:** 17-0012033-3930  
**County:** Union

**Doc SqFt Src:** None  
**ATFLS Source:** Builder  
**Tax District:** 17  
**Comm Dev Chrg:** Yes

**Acreage:** 0  
 Lot Size (Front): 0  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** At closing

**Lot Size (Side):** 0  
**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:** Bike/Walk Path; Fitness Facility; Pool; Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 165 Per: Month  
**HOA /COA Cntct Name/Phone:** RPM / 614-766-6500  
**HOA/COA Fee Includes:** 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, 4-Season Room - Heated, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/EnclosSpaces:** 2  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator

**Warranty:**  
**New Financing:**  
 Conventional, FHA, VA  
**New Construction:** Yes  
**Approx Complete Date:** 07/18/2019  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** NEW Build Fee Simple home located in popular Jerome Village! This spacious Palazzo with bonus suite model offers 3 bedrooms, 3 full bathrooms, a four seasons room, perfect for a home office or den, and a private fenced courtyard for relaxing or entertaining family and friends. Interior features include a 36" cabinetry package, Granite counter tops, ceramic tile back splash, GE Stainless steel appliances, and pendant lighting. This home offers engineered hardwood flooring in the main living areas, ceramic tile floors in the bathrooms and upgraded carpet and pad in the 3 bedrooms. Master bathroom offers elevated vanities with Granite tops. Upgraded trim package throughout the home and a 2.5 car attached garage. This is only 1 of 3 New build homes remaining!

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) Tax rate is: 0.0273

**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:** 07/18/2019      **XD:** 12/31/2019

**Sub Property Type:** Single Family Freestanding

**Showing Start Date:** 07/18/2019

**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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