



Status: Pending
Style: 1 Story
Address:
 4131 Aumbrey Court, New Albany, OH 43054
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$279,900
Original List Price: \$279,900
Showing Start Date: 08/11/2019
Days On Market: 2
Possession:

	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	0	0	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	2	2	0								

Location

Subdiv/Cmplx/Comm: Cobblestone at the Preserve **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: Hamilton Road south to Thompson Road, Head East on Thompson Road to Stonewalk Lane.

Characteristics

SqFt Documented: 1,627
SqFt ATFLS: 1,627
Parcel #: 010-277004
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 010
Comm Dev Chrg: Yes

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

Lot Size (Side): CND
Year Built: 2005
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,928 **Tax Year:** 2019

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: Yes

HOA/COA Y/N: Yes
HOA/COA Fee: 239 **Per:** Month
HOA /COA Cntct Name/Phone: Case Bowen Company / 614-799-9800
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 150 **Reserve Contribution:** 282

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Brick, 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/Enclosd Spaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

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

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

Property Description: Single story Epcon Abbey model with 2 bedrooms, 2 full bathrooms and a four seasons room. This home offers cathedral ceilings throughout, an open kitchen with an extra wall of cabinets and large breakfast bar, a gas log fireplace, and a spacious 2 car attached garage with attic storage. The outdoor patio overlooks one of the community ponds. Enjoy carefree living in one of the most desired communities in New Albany.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Tenant occupied - 24 hour notice to show. At closing, buyer to reimburse Seller \$282 for the capital reserve contribution and pay the management company transfer fee of \$150.

Dir Neg w/Sell Perm: No
Listing Info

Contact Name: **Contact Phone:**

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: 08/10/2019 **XD:** 12/09/2019

Sub Property Type: Condo Shared Wall

Showing Start Date: 08/11/2019

Listing Office: 01370
Listing Member: 658010990 **Lic #:** 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250
August 12, 2019

EPCON Realty, Inc. 614-761-1010 **Ofc Fax:** 614-761-1155
 Andrew N Smith 614-207-9700 **Agent Other Phone:** 614-766-1515
 Epcon Realty, Inc. **Pref Agt Fax:** 614-389-3574
Showing Phone #: 614-255-5588 **Addl Contact Info:**
Prepared by: Andrew N Smith

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