



Status: Active
Style: 1 Story
Address:
 6187 Stonewalk Lane LB, New Albany, OH 43054
Unit/Suite #: LB
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$239,900
Original List Price: \$239,900
Showing Start Date: 08/17/2019
Days On Market: 1
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	2	0	1	1					1	
Down 1	0	0	0								
Down 2	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: I-270 E, Morse Rd. E, Hamilton Rd. N, Thompson Rd. E, community 3/4 mile on left.

Characteristics

SqFt Documented: 1,281 **Doc SqFt Src:** Realist **Acreeage:** Lot Size (Front): CND **Lot Size (Side):** CND
SqFt ATFLS: 1,324 **ATFLS Source:** Builder **Mult Parcels/Sch Dis:** **Year Built:** 2005
Parcel #: 010-276181 **Tax District:** 010 **Assessment:** **Built Prior to 1978:** No
County: Franklin **Comm Dev Chrg:** No **Possession:** Negotiable **Tax Abatement:** No
Taxes (Yrly): 3,504 **Tax Year:** 2019

Addl Acc Conditions: None Known **HOA/COA Y/N:** Yes
Cmplex/Sub Amenities: Clubhouse; Fitness **HOA/COA Fee:** 239 Per: Month
Facility: Pool **HOA /COA Cntct Name/Phone:** R. Bollinger / 614-799-9800
Tenant Occupied: No **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:** 282

Features

Air Conditioning: Central **Warranty:** Home
Heating: Forced Air, Gas **New Financing:** Conventional
Bsmt: No **New Construction:** No
Foundation: Slab **Approx Complete Date:**
Exterior: Cement Fiber Board, Stone, Wood Siding **Manufactured Housing Y/N:** No
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room **Manufactured Housing:**
Parking: 2 Car Garage, Attached Garage, Opener **Leased Items:**
Garage/EnclosdSpaces: 2 **Exterior Amenities:** Patio
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator **Tax:**

Property Description: Extensively remodeled kitchen and bathrooms, 1 story 2 bed, 2 full bath, laundry room including w & d, storage room, garden patio & 2 car garage. Quartz counter tops throughout, white cabinetry, added cabinet/counter top in kitchen, custom tile backsplash, soft close drawers, custom pulls, single bowl sink, custom faucet & peninsula w/bar seating, wood look ceramic tile floors in kitchen, laundry room, storage room & master bath. Dining room is open between kitchen & living room offering vaulted ceiling w/lighted fan, gas log f.p. & windows on 3 walls allowing for plenty of natural lighting. Master bath features custom tile walk-in shower w/glass enclosure, new cabinetry, custom sink and linen closet. Guest bath offers new cabinetry, custom sink & tub/shower. This home will sell quickly!!!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Villa model. Buyer disclosures: ~ Buyer pays \$150 HOA transfer fee and \$282 Capital Contribution reimbursement fee to seller at closing. ~ Unity Title, Westerville, Kim Parsons, 614-246-8542 ~ \$115.80/year New Albany Master Preserve Fee, separate from HOA fees. ~ SHOWINGS: Start Saturday, Aug. 17 at noon

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
Sub Property Type: Condo Shared Wall **LD:** 08/14/2019 **XD:** 08/14/2019
Listing Office: 01370 **Showing Start Date:** 08/17/2019
Listing Member: 658010990 Lic #:2002023035 **EPCON Realty, Inc.** 614-761-1010 **Ofc Fax:** 614-761-1155
Agent Email: gocondo@epconcommunities.com **Andrew N Smith** 614-207-9700 **Agent Other Phone:** 614-766-1515
Brokerage License #: 0000328250 **Epcon Realty, Inc.** **Pref Agt Fax:** 614-389-3574
August 14, 2019 **Showing Phone #:** 614-255-5588 **Addl Contact Info:** 614-207-2526
Prepared by: Andrew N Smith

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