



Status: Active
Style: 1 Story
Address:
 5412 Tathwell Drive, New Albany, OH 43054
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$359,900
Original List Price: \$359,900
Showing Start Date: 08/24/2019
Days On Market: 6
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: Woods at Sugar Run **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: I-270 E, 161 E, New Albany Rd exit, left over 161 to New Albany Rd, left on New Albany Rd, community on left after Giant Eagle shopping center.

Characteristics

SqFt Documented: 1,659
SqFt ATFLS: 1,659
Parcel #: 010-291197
County: Franklin

Doc SqFt Src: Builder/Architect Statement
ATFLS Source: Builder
Tax District: 010
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2012
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,606 **Tax Year:** 2019

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

HOA/COA Y/N: Yes
HOA/COA Fee: 296 Per: Month
HOA /COA Cntct Name/Phone: J. Grooms / 614-799-9800
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: 500

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board, 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, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Refrigerator

Warranty: Home
Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace:
Lot Characteristics:
Exterior Amenities: Patio
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Property Description: Beautiful free-standing condo located at the Woods at Sugar Run in New Albany! This home has been remodeled throughout with new kitchen, bathroom and laundry room cabinets, counter tops, sinks, door hardware, backsplash, lighting, appliances, flooring, etc. The open floor plan has an added four seasons room, tray ceilings, crown molding, transom windows, lighted ceiling fans, custom shutters, can lighting, engineered hardwood floors, ceramic tile at the entry foyer, laundry and bathrooms, a new large custom walk in shower with full bench seat, subway tile and high rise vanities. This home will not disappoint!!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) SHOWINGS start Saturday, Aug. 24th at NOON ~ send offers to Anita at asmith@epconcommunities.com ~ Buyer disclosures: Buyer pays \$150 HOA transfer fee and \$500 Capital Contribution reimbursement fee at closing. ~ Unity Title, Westerville, Kim Parsons, 614-246-8542, 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

Sub Property Type: Condo Freestanding

LD: 08/21/2019

XD: 10/01/2019

Showing Start Date: 08/24/2019

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.

Pref Agt Fax: 614-389-3574

Brokerage License #: 0000328250

Showing Phone #: 614-255-5588

Addl Contact Info: 614-207-2526

August 26, 2019

Prepared by: Andrew N Smith

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