



Status: Active
Style: 1 Story
Address:
 3876 Coral Creek Court, Powell, OH 43065
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$294,900
Original List Price: \$294,900
Showing Start Date: 09/08/2019
Days On Market: 1
Possession: Negotiable

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	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: Seldom Seen Acres **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Liberty
Directions: Sawmill Parkway North, left on Seldom Seen Road, left onto Chasticy and right onto Coral Creek Court.

Characteristics

SqFt Documented: 1,244
SqFt ATFLS: 1,400
Parcel #: 319-314-01-021-640
County: Delaware

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 25
Comm Dev Chrg: No

Acreage: 0
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): 5,316 **Tax Year:** 2018

Addl Acc Conditions: None Known
Cmplx/Sub Amenities: Clubhouse; Fitness Facility; Gated Community;
 Pool; Sidewalk
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 285 **Per:** Month
HOA /COA Cntct Name/Phone: CPS / 614-481-4411
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Irrigation; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 225 **Reserve Contribution:** 370

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, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage
Garage/EnclosSpaces: 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:
Exterior Amenities: Irrigation System, Patio

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

Property Description: Adorable single story condo in popular Seldom Seen Acres. This Epcon Bramante model offers 2 bedrooms, 2 full bathrooms, an upgraded kitchen with Quartz counter tops, staggered cabinetry, new stainless appliances, hardwood floors in main living areas, ceramic tile floors in entry foyer, fireplace hearth and in both bathrooms, custom closets & lighting throughout, living room has cathedral ceilings with gas log fireplace and mantel, large sliding door leads to a private fenced courtyard with gas line and Synthetic pet grass, oversized 2.5 car garage has professionally coated floors, custom built in cabinets and overhead storage. The community offers a clubhouse with swimming pool and fitness center. This home is impeccable!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Showings start at open house on Sunday, September 8th at 1:00 p.m. At closing, buyer to reimburse Seller \$370 for the original capital reserve contribution and pay a one time new owner fee to the association's management company in the amount of \$225. Closing to be at Unity Title, Kim Parsons, 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
LD: 09/05/2019 **XD:** 12/22/2019

Sub Property Type: Condo Shared Wall

Showing Start Date: 09/08/2019

Listing Office: 01370
Listing Member: 658005521 Lic #: 2005015080
Agent Email: asmith@epconcommunities.com
Brokerage License #: 0000328250
September 05, 2019

EPCON Realty, Inc. 614-761-1010
 Anita K Smith 614-207-2526

Ofc Fax: 614-761-1155
Agent Other Phone: 614-766-1515
Pref Agt Fax: 614-389-3574
Addl Contact Info:

Showing Phone #: 614-255-5588

Prepared by: Anita K Smith

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