



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 10282 Spicebrush Drive, Plain City, OH 43064  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$479,900  
**Original List Price:** \$479,900  
**Showing Start Date:** 09/06/2019  
**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		1	
Down 1	0	0	1								
Down 2	0	0	0								
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>1</b>								

**Location**

**Subdiv/Cmplx/Comm:** Courtyards at Jerome Village      **School District:** DUBLIN CSD 2513 FRA CO.      **Corp Lim:** None      **Township:** Jerome  
**Directions:** 270 N, 33 W to Post Rd, turn left onto Hyland Croy, left on Ryan Parkway, community is across from the JV Community Center.

**Characteristics**

**SqFt Documented:** 1,773  
**SqFt ATFLS:** 1,776  
**Parcel #:** 17-0012033-3180  
**County:** Union

**Doc SqFt Src:** Realist  
**ATFLS Source:** Builder  
**Tax District:** 17  
**Comm Dev Chrg:** No

**Acreeage:** 0  
 Lot Size (Front): 0  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** Negotiable

**Lot Size (Side):** 0  
**Year Built:** 2018  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 7,467      **Tax Year:** 2018

**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 170 Per: Month  
**HOA /COA Cntct Name/Phone:** RPM / 614-766-6500  
**HOA/COA Fee Includes:** Common Area Only; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 320      Reserve Contribution: 500

**Features**

**Air Conditioning:** Central  
**Heating:** Forced Air, Gas  
**Bsmt:** Yes **Desc:** Egress Window(s); Partial  
**Foundation:** Poured  
**Exterior:** Brick, Cement Fiber Board, Stone, Wood Siding  
**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, Den - Non Bsmt, Dining Room, Living Room  
**Parking:** 2 Car Garage  
**Garage/EnclosdSpaces:** 2  
**Interior Amenities:** Dishwasher; Gas Range; Microwave; Refrigerator

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Gas Log  
**Lot Characteristics:**  
**Exterior Amenities:** Fenced Yard, Patio

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

**Property Description:** Beautiful free standing Epcon built Portico basement home with 2 bedrooms, den, 2.5 baths, partially finished basement, private courtyard w/ screened porch & 2.5 car garage. Engineered hardwood floors in main living areas, tile floors in bathrooms & laundry room, upgraded trim package, Quartz countertops, raised bathroom vanities, transom windows in living room & den and sliding glass doors in master bdrm & patio door w/built-in blinds in dining room. Kitchen offers staggered Bisque cabinetry, double roll-out trays in base cabinets, roll-out trash can, GE Profile SS appliances, center island w/pendant lighting & single bowl sink, open dining room, gas-log fp w/custom mantle in living room, master bath w/L-shaped shower, double sinks, guest bath w/tub-shower, 42" cabinets in laundry room.

**Agt to Agt Remarks:** (See CR Full 2-Page Report for full text) Fee Simple home / owners cover insurance inside and out Buyer disclosures: Buyer to reimburse Seller \$500 at closing for original capital reserve contribution and pay \$320 HOA transfer fee. Closing-Unity Title, kparsons@unitytitle.net / Kim Parsons, 614-246-8542

**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:** 09/06/2019      **XD:** 03/06/2020

**Sub Property Type:** Single Family Freestanding

**Showing Start Date:** 09/06/2019

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

EPCON Realty, Inc.      614-761-1010  
 Andrew N Smith      614-207-9700  
 Epcon Realty, Inc.  
**Showing Phone #:** 614-255-5588

**Ofc Fax:** 614-761-1155  
**Agent Other Phone:** 614-766-1515  
**Pref Agt Fax:** 614-389-3574  
**Addl Contact Info:** 614-207-2526

**September 06, 2019**

**Prepared by:** Anita K Smith

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