



Status: Active
Style: 1 Story
Address:
 10519 Spindle Lane, Plain City, OH 43064
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$414,900
Original List Price: \$419,900
Showing Start Date: 07/27/2019
Days On Market: 49
Possession: At closing

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

Characteristics

SqFt Documented: 1,752
SqFt ATFLS: 1,776
Parcel #: 17-0012033-2870
County: Union

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 17
Comm Dev Chrg: Yes

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

Lot Size (Side):
Year Built: 2016
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 7,454 **Tax Year:** 2018

Addl Acc Conditions: None Known
Complex/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: Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 320 **Reserve Contribution:** 500

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, Den - Non Bsmt, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage
Garage/Enclosed Spaces: 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: End Unit, Patio, Screen Porch

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: Single story Epcon Portico with premium view of community pond! This beautiful home offers 2 bedrooms, 2 full bathrooms, a den and a private courtyard with a screened porch. With over \$81,000 in builder upgrades, this home offers an abundance of features including a Deluxe kitchen with Granite counter tops, SS appliances, pendent lighting, soft close doors & drawers, oil rubbed bronze hardware, engineered hardwood flooring throughout the main living rooms, bathrooms offer elevated vanities, granite counter tops, tile floors, L-shaped walk in shower in master bath, laundry room with custom built in cabinets, screened porch off of the master, large front porch facing the pond, a private fenced courtyard with professional landscaping & pavers. Amenities include the JV pool & fitness room.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) NEW PRICE on September 9th!! Seller is motivated and wants offer!! Closing to take place at Unity Title, Kim Parson, kparsons@unitytitle.net. Buyer to reimburse Seller \$500 at closing for original capital reserve contribution.

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction/Online Bidding: No **Auction Date:** No **Sub Agency:** No **SA Amount:** SA **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 **BB/TR Type:** VRC: Yes

Sub Property Type: Single Family Freestanding

LD: 07/24/2019

XD: 11/17/2019

Showing Start Date: 07/27/2019

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

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Showing Phone #: 614-255-5588

Prepared by: Andrew N Smith

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