Agent Full 1-Page	Residential-Condo Freestanding	MLS# : 219044250

Status: Active
Style: 1 Story
Address:
5412 Tathwell Drive 9-5412, New Albany, OH 43054
Unit/Suite #: 9-5412
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: $359,900
Original List Price: $359,900
Showing Start Date: 12/05/2019
Days On Market: 1
Cumulative DOM: 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: 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: 1,531
SqFt ATFLS: 1,659
Parcel #: 010-291197
County: Franklin

Doc SqFt Src: Realist
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; Sidewalk
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 296 **Per:** Month
HOA /COA Cntct Name/Phone: Case Bowen / 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: Brick,Cement Fiber Board
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

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace:
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:
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 entry foyer, laundry and bathrooms, new custom walk-in shower w/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 Thursday, Dec. 5 ~ send offers to Anita 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:** **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 Percent **VRC:** Yes
LD: 12/03/2019 **XD:** 02/25/2020
Sub Property Type: Condo Freestanding
Showing Start Date: 12/05/2019

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

December 03, 2019 **Prepared by:** Andrew N Smith

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