



Status: Active
Style: Cape Cod/1.5 Story
Address:
 6910 Rothwell Street 21-691, New Albany, OH 43054
Unit/Suite #: 21-691
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$379,900
Original List Price: \$379,900
Showing Start Date: 07/18/2020
Days On Market: 1
Cumulative DOM: 1
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	1	1	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	3	3	0								

Location

Subdiv/Cmplx/Comm: The Woods at Sugar Run **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: Rt 161 East to New Albany, exit on New Albany Road heading North. Turn left at Giant Eagle and the community will be on your left. Turn left onto Rothwell.

Characteristics

SqFt Documented: 1,960
SqFt ATFLS: 2,034
Parcel #: 010-294057
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Builder
Tax District: 010
Comm Dev Chrg: No

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

Lot Size (Side): CND
Year Built: 2014
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 6,517 **Tax Year:** 2019

Addl Acc Conditions: None Known

Complex/Sub Amenities: Clubhouse; Fitness Facility; Pool; Sidewalk

Tenant Occupied: No

HOA/COA Y/N: Yes

HOA/COA Fee: 320.37 **Per:** Month

HOA /COA Cntct Name/Phone: Case Bowen / 614-799-9800

HOA/COA Fee Includes: 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, Wood Siding

Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Living Room

Parking: 2 Car Garage, Attached Garage

Garage/Enclosd Spaces: 2

Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator; Security System

Accessibility Features Y/N: No

Mid/High Rise: No

Alternate Uses:

Fireplace: One, Gas Log

Lot Characteristics:

Exterior Amenities: Fenced Yard, Patio

Warranty:

New Financing:

Conventional

New Construction: No

Approx Complete Date:

Manufactured Housing Y/

N: No

Manufactured Housing:

Leased Items: No

Tax:

Property Description: Spacious freestanding condo, Epcon Palazzo with bonus suite offering 3 bedrooms, 3 full bathrooms, a four seasons room, a 2.5 car garage and a private rear courtyard with covered porch. The open concept kitchen offers a large island with granite counter tops, white appliances and pendent lighting. The main living areas including the kitchen, living and dining rooms offer engineered hardwood flooring, transom windows and custom lighting. The laundry and master suite are located on the first floor, along with a 2nd bedroom. Upstairs you will find a bonus suite or 3rd bedroom along with another full bath. The dining room and master bedroom both offer access to the private fenced courtyard. The oversized 2.5 car garage is a perfect place for additional storage. Possession at closing!

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Showings start on Saturday, July 18th. At closing, buyer agrees to reimburse the Seller \$500 for the original capital reserve contribution and pay the management company transfer fee of \$150. Closing & Title Services to be provided by Unity Title. Kim Parsons - kparsons@unitytitle.net. Community pool and clubhouse are currently closed due to Covid19.

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:** No

LD: 07/15/2020

XD: 10/30/2020

Sub Property Type: Condo Freestanding

Showing Start Date: 07/18/2020

Listing Office: 01370

EPCON Realty, Inc.

614-761-1010

Ofc Fax: 614-761-1155

Listing Member: 658005521 Lic #: 2005015080

Anita K Smith

614-207-2526

Agent Other Phone: 614-766-1515

Agent EMail: asmith@epconcommunities.com

Showing Phone #: 614-255-5588

Pref Agt Fax: 614-389-3574

Brokerage License #: 0000328250

Addl Contact Info:

July 15, 2020

Prepared by: Anita K Smith

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