

Customer 1-Page Full	Residential-Single Family Freestanding	MLS# : 220028349
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Status: Active
Style: 1 Story
Address:
 10238 Spicebrush Drive, Plain City, OH 43064
Unit/Suite #:

List Price: \$479,900
Original List Price: \$479,900
Showing Start Date: 08/22/2020
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	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 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, turn R into the community, follow to Spicebrush

Characteristics

SqFt Documented: 1,949	Doc SqFt Src: Realist	Acreage: 0.12	Lot Size (Side):
SqFt ATFLS: 2,034	ATFLS Source: Builder	Lot Size (Front):	Year Built: 2018
Parcel #: 17-0012033-3560	Tax District: 17	Mult Parcels/Sch Dis:	Built Prior to 1978: No
County: Union	Comm Dev Chrg: Yes	Assessment:	Tax Abatement: No
		Possession: Negotiable	Abatement End Date:
			Taxes (Yrly): 9,606 Tax Year: 2019

Addl Acc Conditions: None Known **HOA/COA Y/N:** Yes
Complex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Sidewalk **HOA/COA Fee:** 170 Per: Month
Tenant Occupied: No **HOA/COA Fee Includes:** Common Area Only; Ext. Building Maint.; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 320 **Reserve Contribution:** 500

Features

Air Conditioning: Central	Accessibility Features Y/N: No	Warranty:
Heating: Forced Air, Gas	Mid/High Rise: No	New Financing: Conventional
Bsmt: No	Alternate Uses:	New Construction: No
Foundation: Slab	Fireplace: One, Gas Log	Approx Complete Date:
Exterior: Brick, Stone, Wood Siding	Lot Characteristics:	Manufactured Housing Y/N:
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, 4-Season Room - Heated, Dining Room, Living Room	Exterior Amenities: Patio, Screen Porch	No
Parking: 2 Car Garage, Attached Garage		Manufactured Housing:
Garage/Enclosd Spaces: 2		Leased Items: No
Interior Amenities: Dishwasher; Gas Range; Humidifier; Microwave; Refrigerator		Tax:

Property Description: Free standing "fee simple" home offering 3 bedrooms, 3 full bathrooms, a four seasons room, a private fenced courtyard and a screened porch. This home has an abundance of upgrades including a deluxe kitchen with staggered cabinets, granite counter tops, tile back splash, pendant lighting, stainless steel appliances and under cabinet lighting. The open living room offers a gas log fireplace with mantel and built in shelving on each side. Engineered hardwood floors flow through the main living areas on the first floor. There are 3 full bathrooms in this home and an abundance of storage areas. The master bedroom, bathroom and laundry are all conveniently located on the first floor. The side courtyard has custom travertine tiles and professional landscaping. This home is impeccable!

Dir Neg w/Sell Perm: No **Prepared by:** Anita K Smith
August 19, 2020

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