

Customer 1-Page Full	Residential-Condo Shared Wall	MLS# : 220031319
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Status: Active
Style: 1 Story
Address:
 7307 Falls View Circle, Delaware, OH 43015
Unit/Suite #:

List Price: \$265,900
Original List Price: \$265,900
Showing Start Date: 09/12/2020
Days On Market: 2
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 Village at North Falls **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: Rt. 23 North, left onto Courdoroy, left onto Falls Peak and left onto Falls View Circle.

Characteristics

SqFt Documented: 1,410	Doc SqFt Src: Realist	Acreage: 0	Lot Size (Side): CND
SqFt ATFLS: 1,700	ATFLS Source: Owner	Lot Size (Front): CND	Year Built: 2006
Parcel #: 318-230-02-006-506	Tax District: 27	Mult Parcels/Sch Dis:	Built Prior to 1978: No
County: Delaware	Comm Dev Chrg: No	Assessment:	Tax Abatement: No
		Possession: At closing	Abatement End Date:
			Taxes (Yrly): 4,417 Tax Year: 2019

Addl Acc Conditions: None Known	HOA/COA Y/N: Yes	
Complex/Sub Amenities: Clubhouse; Fitness Facility; Pool	HOA/COA Fee: 315 Per: Month	
Tenant Occupied: No	HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water	
	HOA/COA Transfer Fee: 320 Reserve Contribution: 330	

Features

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

Property Description: Open and spacious Canterbury floor plan offering 2 bedrooms, a den, a four seasons sunroom and a 2 car attached garage. This home has an open kitchen with bisque cabinetry, white appliances, granite counter tops, an extra wall of cabinets, laminate flooring in the main living areas, cathedral ceilings, gas log fireplace, ceiling fans, window blinds, master bedroom with private bath, walk in shower with seat, custom master bedroom closet, guest bedroom with full guest bath, heated and cooled four seasons room with french doors, 2 car attached garage with attic storage above. Community clubhouse with pool and fitness facility (currently closed due to Covid). This community is conveniently located and provides easy access to Powell and Lewis Center areas, shopping & restaurants.

Dir Neg w/Sell Perm: No

September 10, 2020

Prepared by: Anita K Smith

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