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|-----------------------------|---|-------------------------|
| <b>Customer 1-Page Full</b> | <b>Residential-Single Family Freestanding</b> | <b>MLS# : 220042770</b> |
|-----------------------------|---|-------------------------|



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 3758 Backstretch Way, Grove City, OH 43123  
**Unit/Suite #:**

**List Price:** \$508,062  
**Original List Price:** \$508,062  
**Showing Start Date:** 12/10/2020  
**Days On Market:** 5  
**Possession:** At closing

|                  | BR | FB | HB | LIV | Din | Eat SP | Fam | Den | Great | Util Sp | Rec |
|------------------|----|----|----|-----|-----|--------|-----|-----|-------|---------|-----|
| <b>Up 2</b>      | 0  | 0  | 0  | 0   | 0   | 0      | 0   | 0   | 0     | 0       | 0   |
| <b>Up1</b>       | 1  | 1  | 0  | 0   | 0   | 0      | 0   | 0   | 0     | 0       | 0   |
| <b>Entry Lvl</b> | 2  | 2  | 0  | 1   | 1   | 0      | 0   | 1   | 0     | 1       | 0   |
| <b>Down 1</b>    | 0  | 0  | 0  | 0   | 0   | 0      | 0   | 0   | 0     | 0       | 0   |
| <b>Down 2</b>    | 0  | 0  | 0  | 0   | 0   | 0      | 0   | 0   | 0     | 0       | 0   |
| <b>Totals</b>    | 3  | 3  | 0  |     |     |        |     |     |       |         |     |

#### Location

**Subdiv/Cmplx/Comm:** The Courtyards at Beulah Park **School District:** SOUTH WESTERN CSD 2511 FRA CO. **Corp Lim:** Grove City **Township:** None  
**Directions:** Take 270 South to Grove City, South on Rt. 62, follow to Beulah Park

#### Characteristics

**SqFt Documented:** 2,769  
**SqFt ATFLS:** 2,769  
**Parcel #:** 004-016052  
**County:** Franklin

**Doc SqFt Src:** Builder/Architect Statement  
**ATFLS Source:** Builder  
**Tax District:** 004  
**Comm Dev Chrg:** Yes

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

**Lot Size (Side):** 0  
**Year Built:** 2020  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** **Tax Year:**

**Addl Acc Conditions:** None Known

**Cmplex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 225 **Per:** Month  
 /  
**HOA/COA Fee Includes:** Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 0 **Reserve Contribution:** 800

#### 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, Bonus Room, Den - Non Bsmt, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/EnclosdSpaces:** 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:** Fenced Yard, Patio

**Warranty:**  
**New Financing:**  
 Conventional, FHA, VA  
**New Construction:** Yes  
**Approx Complete Date:**  
 12/10/2020  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** NEW Build with quick possession! Spacious Promenade with bonus suite offering an open concept living space with 3 bedrooms, 3 full bathrooms, a den, and a bonus suite. This home offers a deluxe kitchen with Granite counter tops, a large island, GE stainless steel appliances with a counter depth refrigerator, convection microwave, gas cook-top and double ovens, tile back splash, and pendant lighting. This home also has upgraded trim package, transom windows, gas log fireplace, first floor master bedroom and laundry room. Move right in and start entertaining in this lovely home - it is perfect for entertaining, inside and outside on the private courtyard.

**Dir Neg w/Sell Perm:** Yes

**December 14, 2020**

**Prepared by:** Anita K Smith

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Monday, December 14, 2020 12:25 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.