

## Customer 1-Page Full

## Residential-Condo Freestanding

MLS# : 220043050



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 6475 Trinity Knoll Landing, Delaware, OH 43015  
**Unit/Suite #:**

**List Price:** \$502,300  
**Original List Price:** \$502,300  
**Showing Start Date:** 12/14/2020  
**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	1	1	0	0	0	0	0	0	0	0	1
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
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at River Bluff **School District:** BUCKEYE VALLEY LSD 2102 DEL CO. **Corp Lim:** None **Township:** Concord  
**Directions:** Take Home Road west to S. Section Line Road, head North and the community will be on the left.

**Characteristics**

**SqFt Documented:**  
**SqFt ATFLS:** 2,769  
**Parcel #:** 320-110-02-001-503  
**County:** Delaware

**Doc SqFt Src:** None  
**ATFLS Source:** Builder  
**Tax District:** 320  
**Comm Dev Chrg:** Yes

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

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

**Addl Acc Conditions:** None Known  
**Complex/Sub Amenities:** Clubhouse; Fitness Facility; Pool; Sidewalk  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 225 **Per:** Month  
**HOA/COA Fee Includes:** Ext. Building Maint.; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 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/Enclosd Spaces:** 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:** Patio  
**Warranty:**  
**New Financing:** Conventional, FHA, VA  
**New Construction:** Yes  
**Approx Complete Date:** 02/26/2021  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** New Build - Promenade with bonus suite offering 3 bedrooms, 3 full bathrooms, a den, rear covered porch, private fenced patio and a 2.5 car attached garage. This spacious open concept home is perfect for entertaining family & friends! Other great features include a deluxe kitchen layout, universal design with wider doors and hallways, upgraded trim package with crown molding and solid core doors, gas log fireplace, 2 added skylights in the kitchen and transom windows throughout. This home is at drywall stage and ready for buyer selections. Final sales price will change once buyer makes their selections.

**Dir Neg w/Sell Perm:** Yes  
**December 15, 2020**

**Prepared by:** Anita K Smith

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