

<b>Customer 1-Page Full</b>	<b>Residential-Condo Freestanding</b>	<b>MLS# : 220043085</b>
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**Status:** Active  
**Style:** 1 Story  
**Address:**  
 6467 Trinity Knoll Landing, Delaware, OH 43015  
**Unit/Suite #:**

**List Price:** \$523,750  
**Original List Price:** \$523,750  
**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
<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	1
<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 River Bluff **School District:** BUCKEYE VALLEY LSD 2102 DEL CO. **Corp Lim:** None **Township:** Concord  
**Directions:** Home Road west to S. Section Line Road, head North at Roundabout and the community will be on your left

**Characteristics**

**SqFt Documented:**  
**SqFt ATFLS:** 2,468  
**Parcel #:** 00  
**County:** Delaware

**Doc SqFt Src:**  
**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

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

**HOA/COA Y/N:** Yes

**HOA/COA Fee:** 225 **Per:** Month

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**HOA/COA Fee Includes:** Ext. Building Maint.; 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:** Patio

**Warranty:**  
**New Financing:** Conventional, FHA, VA  
**New Construction:** Yes  
**Approx Complete Date:** 12/14/2020  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** NEW build - Portico model with 3 bedrooms, 3 full baths, den, bonus suite, private courtyard with covered rear porch and a 2.5 car attached garage. This home offers universal doors and hallways, upgraded trim package, shiplap on fireplace wall, transom windows, deluxe kitchen layout, GE Stainless steel appliances, Quartz counter tops, laminate plank flooring in main living areas, upgraded carpet & padding in bedrooms, raised height vanities in both bathrooms with Quartz counter tops and tile floors, first floor laundry - over \$132,000 in builder options!! Quick possession!!

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

**December 15, 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 Tuesday, December 15, 2020 12:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.