

Customer 1-Page Full	Residential-Condo Freestanding	MLS# : 220043170
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Status: Active
Style: 1 Story
Address:
 6452 Nature Nook Drive, Lewis Center, OH 43035
Unit/Suite #:

List Price: \$452,200
Original List Price: \$452,200
Showing Start Date: 12/15/2020
Days On Market: 1
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 Courtyards at the Ravines **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Orange
Directions: Rt. 23 North to Lewis Center Drive, turn right and continue straight, community will be on the right.

Characteristics

SqFt Documented:
SqFt ATFLS: 1,776
Parcel #: 318-220-04-008-518
County: Delaware

Doc SqFt Src: None
ATFLS Source: Builder
Tax District: 318
Comm Dev Chrg: No

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: 199 **Per:** Month
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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, 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: Fenced Yard, Patio

Warranty: Building
New Financing:
 Conventional, FHA, VA
New Construction: Yes
Approx Complete Date: 12/15/2020
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items: No
Tax:

Property Description: NEW Build - Portico single story with 2 bedrooms, den, 2 full baths, private courtyard with rear covered porch, 2.5 car attached garage. This home features an open layout with transom windows, tray ceilings, universal design with wider doors and hallways, upgraded trim package with crown molding, shiplap on fireplace wall, a deluxe kitchen layout with Quartz counter tops, GE stainless steel appliances, 36" gas log fireplace, laminate plank flooring in main living areas, upgraded carpeting and pad in bedrooms, raised vanities, Quartz counter tops and tile flooring in both bathrooms, private fenced patio & 2.5 car attached garage with attic storage. This home offers quick possession!!

Dir Neg w/Sell Perm: Yes

December 15, 2020

Prepared by: Anita K Smith

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