

<b>Customer 1-Page Full</b>	<b>Residential-Condo Freestanding</b>	<b>MLS# : 221000676</b>
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**Status:** Coming Soon  
**Style:** 1 Story  
**Address:**  
 67 Park Knoll Place, Powell, OH 43065  
**Unit/Suite #:**

**List Price:** \$399,900  
**Original List Price:** \$399,900  
**Active on MLS:** 01/13/2021  
**Showing Start Date:** 01/16/2021  
**Days On Market:**  
**Possession:** Negotiable

	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>	0	0	0	0	0	0	0	0	0	0	0
<b>Entry Lvl</b>	2	2	0	1	1	0	0	0	0	1	0
<b>Down 1</b>	0	0	1	0	0	0	1	0	0	0	1
<b>Down 2</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	2	2	1								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards of Powell      **School District:** OLENTANGY LSD 2104 DEL CO.      **Corp Lim:** Powell      **Township:** Liberty  
**Directions:** Sawmill Parkway North, turn right onto Seldom Seen Road, cross over railroad tracks, turn left onto Village Park Drive, turn right into the community onto Courtyard Crossing Drive, turn left onto Park Knoll Place.

**Characteristics**

**SqFt Documented:** 1,475  
**SqFt ATFLS:** 2,253  
**Parcel #:** 319-422-06-012-565  
**County:** Delaware

**Doc SqFt Src:** Realist  
**ATFLS Source:** Owner  
**Tax District:** 24  
**Comm Dev Chrg:** No

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

**Lot Size (Side):** CND  
**Year Built:** 2015  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 7,545      **Tax Year:** 2019

**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:**  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 325 Per: Month

**HOA/COA Fee Includes:** Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water  
**HOA/COA Transfer Fee:** 320      Reserve Contribution: 500

**Features**

**Air Conditioning:** Central  
**Heating:** Forced Air, Gas  
**Bsmt:** Yes      **Desc:** Egress Window(s); Full  
**Foundation:** Poured  
**Exterior:** Brick, Stone, Wood Siding  
**Rooms:** 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Living Room, Rec Rm/Bsmt  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/Enclsd Spaces:** 2  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator; Whirlpool/Tub

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Gas Log  
**Lot Characteristics:**  
**Exterior Amenities:** End Unit, Fenced Yard, Hot Tub, Patio, Screen Porch

**Warranty:**  
**New Financing:**  
 Conventional  
**New Construction:** No  
**Approx Complete Date:**  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** Free-standing condo w/finished basement in popular Powell community. Epcon Palazzo w/2 bedrooms, 2.5 bathrooms, family room in basement, first floor owners suite and laundry, private fenced courtyard w/screened porch, professional landscaping & hot tub, 2.5 car attached garage with attic storage. This home offers engineered hardwood flooring in main living areas, upgraded carpeting & pad in bedrooms, open kitchen with staggered cabinets, Quartz counter tops, GE appliances include upgraded refrigerator & dishwasher, can lighting, under cabinet & pendant lighting, Chandelier in dining room, living room has a fireplace w/battery start, bathrooms offer raised height vanities, finished basement has a family room w/wet bar and wine refrigerator, craft room and back up sump pump with battery.

**Dir Neg w/Sell Perm:** No

**January 11, 2021**

**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. © 2021 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Monday, January 11, 2021 9:49 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.