

## Customer 1-Page Full

## Residential-Single Family Freestanding

MLS# : 221000975



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 6789 Summersweet Drive, New Albany, OH 43054  
**Unit/Suite #:**

**List Price:** \$523,540  
**Original List Price:** \$523,540  
**Showing Start Date:** 01/12/2021  
**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 New Albany **School District:** NEW ALBANY PLAIN LSD 2508 FRA CO. **Corp Lim:** New Albany **Township:** Plain  
**Directions:** Rt. 161 East, exit to New Albany Road, turn left heading north, cross over interstate and turn right onto New Albany Road, follow signs to Courtyards at New Albany

**Characteristics**

**SqFt Documented:** 2,585  
**SqFt ATFLS:** 2,585  
**Parcel #:** 222-005051  
**County:** Franklin

**Doc SqFt Src:** Builder/Architect Statement  
**ATFLS Source:** Builder  
**Tax District:** 222  
**Comm Dev Chrg:** No

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

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

**Addl Acc Conditions:** 55+ Community  
**Cmplex/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:** 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, 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; Gas Water Heater; Microwave; Refrigerator; Whirlpool/Tub

**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:**  
 01/11/2021  
**Manufactured Housing Y/N:** No  
**Manufactured Housing:**  
**Leased Items:** No  
**Tax:**

**Property Description:** NEW Build - Portico model offering 3 bedrooms, 3 full bathrooms, den, sitting room, . bonus suite, 2.5 car attached garage & private fenced courtyard. Deluxe kitchen layout including white cabinetry, GE SS appliances, double wall oven, gas cook-top, counter depth french door refrigerator, granite counter tops, pendant & under cabinet lighting, large center island, engineered hardwood flooring in main living areas, upgraded carpeting in bedrooms, 36" gas log fireplace, universal shower in owner's bath, ceramic tile flooring in laundry and bathrooms, upgraded trim package, crown molding, Jacuzzi whirlpool tub in guest bath & tankless gas water heater.

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

**January 13, 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 Wednesday, January 13, 2021 4:12 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.