

<b>Customer 1-Page Full</b>	<b>Residential-Single Family Freestanding</b>	<b>MLS# : 221000846</b>
-----------------------------	---	-------------------------



**Status:** Active  
**Style:** 1 Story  
**Address:**  
 10475 Elderberry Drive, Plain City, OH 43064  
**Unit/Suite #:**

**List Price:** \$589,900  
**Original List Price:** \$589,900  
**Showing Start Date:** 01/11/2021  
**Days On Market:** 3  
**Possession:** March 15, 2021

	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	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>	2	2	0								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Jerome Village      **School District:** DUBLIN CSD 2513 FRA CO.      **Corp Lim:** None      **Township:** Jerome  
**Directions:** North on Ryan Parkway, West on Hyland Croy Road, Right onto Elderberry, model home is on the corner

**Characteristics**

<b>SqFt Documented:</b> 2,510	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 0.13	<b>Lot Size (Side):</b>
<b>SqFt ATFLS:</b> 2,510	<b>ATFLS Source:</b> Realist	<b>Lot Size (Front):</b>	<b>Year Built:</b> 2019
<b>Parcel #:</b> 17-0012033-4180	<b>Tax District:</b> 17	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Union	<b>Comm Dev Chrg:</b> Yes	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> March 15, 2021	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 11,094 <b>Tax Year:</b> 2019

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

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 189 Per: Month  
 /  
**HOA/COA Fee Includes:** Ext. Building Maint.; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 320      Reserve Contribution: 500

**Features**

<p><b>Air Conditioning:</b> Central  <b>Heating:</b> Forced Air, Gas  <b>Bsmt:</b> No  <b>Foundation:</b> Slab  <b>Exterior:</b> Brick, Stone, Wood Siding  <b>Rooms:</b> 1st Flr Owner Suite, 1st Flr Laundry, Den - Non Bsmt, Dining Room, Living Room  <b>Parking:</b> 2 Car Garage, Attached Garage  <b>Garage/Enclosd Spaces:</b> 2  <b>Interior Amenities:</b> Dishwasher; Gas Range; Microwave; Refrigerator; Security System</p>	<p><b>Accessibility Features Y/N:</b> No  <b>Mid/High Rise:</b> No  <b>Alternate Uses:</b>  <b>Fireplace:</b> One, Gas Log  <b>Lot Characteristics:</b>  <b>Exterior Amenities:</b> End Unit, Fenced Yard, Patio</p>	<p><b>Warranty:</b>  <b>New Financing:</b> Conventional  <b>New Construction:</b> No  <b>Approx Complete Date:</b>  <b>Manufactured Housing Y/N:</b> No  <b>Manufactured Housing:</b>  <b>Leased Items:</b> No  <b>Tax:</b></p>
--	--	---

**Property Description:** BUILDERS MODEL HOME IS NOW AVAILABLE! Free-standing Promenade III model home with over \$153K in options! 2 beds, 2 baths, den, sitting room, mud room & dog wash station, upgraded trim package, crown molding, universal doors & hallways, solid core doors, home technology package, deluxe kitchen layout. GE Cafe series SS appliances, soft close drawers, Apron sink, Quartz counter tops, double wall ovens w/convection, tile back splash, pendant lighting, engineered hardwoods in main living areas, gas fireplace w/mantel & tech tube feature, transom windows, tray ceilings, skylights, mudroom bench, raised bathroom vanities w/Quartz counter tops & framed mirrors, build in sink & cabinetry in laundry room, barn doors on den & sitting room, fenced courtyard w/brick paver patio, pet turf & pergola.

**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 4:10 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.