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| Customer 1-Page Full | Residential-Condo Freestanding | MLS# : 221004615 |
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Status: Coming Soon
Style: 2 Story
Address:
 5179 Threshing Place, Delaware, OH 43015
Unit/Suite #:

List Price: \$489,900
Original List Price: \$489,900
Active on MLS: 02/21/2021
Showing Start Date:
Days On Market:
Possession: Negotiable

| | 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 |
| Totals | 3 | 3 | 0 | | | | | | | | |

Location

Subdiv/Cmplx/Comm: The Courtyards at Price Farms **School District:** BUCKEYE VALLEY LSD 2102 DEL CO. **Corp Lim:** None **Township:** Concord
Directions: Home Road West to South Section Line Road, turn North at roundabout and the community will be on your right. Turn onto Price Farms Way, turn left onto Sunrise Way, turn left onto Threshing Place.

Characteristics

SqFt Documented: 2,364 **Doc SqFt Src:** Realist **Acreage:** 0 **Lot Size (Side):** CND
SqFt ATFLS: 2,468 **ATFLS Source:** Builder floor plan **Lot Size (Front):** CND **Year Built:** 2018
Parcel #: 319-220-01-046-521 **Tax District:** 07 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No
County: Delaware **Comm Dev Chrg:** Yes **Assessment:** **Tax Abatement:** No
Possession: Negotiable **Abatement End Date:**
Taxes (Yrly): 7,914 **Tax Year:** 2019

Addl Acc Conditions: None Known**Cmplx/Sub Amenities:** Clubhouse; Fitness Facility; Pool; Sidewalk**Tenant Occupied:** No**HOA/COA Y/N:** Yes**HOA/COA Fee:** 368 **Per:** Month

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HOA/COA Fee Includes: Cable/Satellite; Lawn Care; Snow Removal; Trash**HOA/COA Transfer Fee:** 75 **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/Enclosd Spaces:** 2**Interior Amenities:** Dishwasher; Gas Range; Microwave; Refrigerator; Security System**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: No**Approx Complete Date:****Manufactured Housing Y/N:** No**Manufactured Housing:****Leased Items:** No**Tax:**

Property Description: Free-standing Epcon Portico with bonus suite! This home offers 3 bedrooms, 3 full bathrooms, a den, a bonus room, first floor owner's suite & laundry. The open kitchen offers a deluxe layout with staggered cabinetry, Quartz counter tops, custom lighting, stainless steel appliances, large center island overlooking the dining and living rooms. Throughout the home you will find an abundance of natural light, custom light fixtures, tray ceilings, crown molding, engineered hardwood flooring and views of the private courtyard. The bonus suite is a wonderful space for family gatherings, movie nights and hobbies. The 2.5 car garage is perfect for extra storage. FHA approved community for the HECM for purchase program.

Dir Neg w/Sell Perm: No**February 19, 2021****Prepared by:** Anita K Smith

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