

Customer 1-Page Full Residential-Condo Shared Wall MLS# : 221035453



Status: Coming Soon
Style: 1 Story
Address: 7268 Falls View Circle, Delaware, OH 43015
Unit/Suite #:
List Price: \$249,900
Original List Price: \$249,900
Active on MLS: 09/11/2021
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	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	2	2	0	1	1	0	0	0	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 Village of North Falls
School District: OLENTANGY LSD 2104 DEL CO.
Corp Lim: None
Township: Orange

Directions: North on Rt. 23, left onto Corduroy Road, follow to Village of North Falls, follow to Falls View Circle

Characteristics

SqFt Documented: 1,225
SqFt ATFLS: 1,225
Parcel #: 318-230-02-006-527
County: Delaware
Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 27
Comm Dev Chrg: No
Acreage: 0.69
Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: Negotiable
Lot Size (Side): CND
Year Built: 2007
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 5,725 **Tax Year:** 2020

Addl Acc Conditions: None Known
Complex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No
HOA/COA Y/N: Yes
HOA/COA Fee: 325 **Per:** Month /
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 320 **Reserve Contribution:** 330

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,Dining Room,Living Room
Parking: 2 Car Garage,Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator
Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One,Gas Log
Lot Characteristics:
Exterior Amenities: Patio
Sewer: Public Sewer
Warranty:
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing Leased Items: No
Tax:

Property Description: Single story Epcon Villa model located in desirable Village of North Falls. This 2 bedroom home offers vaulted ceilings in living room with gas log fireplace and stacked stone accent wall, laminate flooring flows through the main living areas, the open kitchen offers cherry cabinets, extra cabinet package, stainless steel appliances, newer sink & faucet, 2 full bathrooms, newer hot water tank, an oversized 2 car garage with attic storage and a private patio with a view of mature trees and landscaping. Community offers numerous ponds, community center, swimming pool and fitness room. Close to shopping, restaurants and hospital.

Dir Neg w/Sell Perm: No

September 09, 2021

Prepared by: Anita K Smith

7268 Falls View Circle



Front of home



2 car garage



Green space & trees



Garden patio



Garden patio



Storm door



Patio views



Entry foyer



View of fireplace



Living room



Gas log fireplace



View to dining room



View to dining & kitchen



Dining room



Dining room



View to living room



Kitchen



Stainless steel appliances



View to laundry



Kitchen



Extra cabinet package



Laminate flooring



Newer sink & faucet



Primary bedroom



Primary bedroom



Primary bath



Guest bedroom



Guest bedroom



Guest bath



Laundry room



Community clubhouse



Community pool



Village of North Falls

