



Status: Coming Soon
Style: 1 Story
Address:
 7264 Falls View Circle, Delaware, OH 43015
Unit/Suite #:

List Price: \$315,900
Original List Price: \$315,900
Active on MLS: 05/21/2022
Days On Market:
Possession: TBD

	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	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	3	3	0								

Location

Subdiv/Cmplx/Comm: Village at North Falls
Directions: Follow GPS to Village at North Falls

School District: OLENTANGY LSD 2104 DEL CO.

Corp Lim: None

Township: Orange

Characteristics

SqFt Documented: 1,791
SqFt ATFLS: 1,791
Parcel #: 318-230-02-006-526
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: TBD

Lot Size (Side): CND
Year Built: 2007
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 7,185 **Tax Year:** 2021

Addl Acc Conditions: None Known

Complex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Pool

Tenant Occupied: No

HOA/COA Y/N: Yes

HOA/COA Fee: 340 **Per:** Month
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HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water

HOA/COA Transfer Fee: 320 **Reserve Contribution:** 330

Features

Air Conditioning: Central

Heating: Forced Air, Gas

Bsmt: No

Foundation: Slab

Exterior: Brick, Wood Siding

Rooms: 1st Flr Primary Suite, 1st Flr Laundry, Dining Room, Living Room

Parking: 2 Car Garage, Attached Garage

Garage/Enclosd Spaces: 2

Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator; Security System

Accessibility Features Y/N: No

Mid/High Rise: No

Alternate Uses:

Fireplace: One, Gas Log

Lot Characteristics:

Exterior Amenities: Patio

Water Source: Public Water Source

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: Spacious 3 bedroom condo located in popular Village at North Falls. This Epcon built Chateau model offers 3 bedrooms, 2.5 baths, vaulted ceiling in main living area, gas log fireplace with mantel & lighted ceiling fan, kitchen offers an abundance of counter tops and cabinets, newer faucet, brand new microwave, GE appliances & tile flooring, bedrooms offer carpeting, lighted ceiling fans and window treatments, first floor laundry with tile flooring. Other features include freshly painted walls, new carpeting throughout in 2021, security system, oversized 2 car garage with attic storage, garden patio. Community also offers clubhouse with pool and fitness room.

Dir Neg w/Sell Perm: No

May 19, 2022

Prepared by: Anita K Smith

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7264 Falls View Circle



Side of home

Front yard



Front of home



Garden patio



Patio



View from patio



Living room



Living room



Gas log fireplace



Vaulted ceiling



View to foyer



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Primary bath



Guest bedroom



Hall bath



Upstairs bedroom



Upstairs bedroom



Upstairs bedroom



Upstairs bath



First floor laundry



Side of home



2 car garage



Green space



Clubhouse



Pool



Community entrance

