



Status: Coming Soon
Style: 1 Story
Address:
 3677 Furlong Drive, Grove City, OH 43123
Unit/Suite #:

List Price: \$464,900
Original List Price: \$464,900
Active on MLS: 05/21/2022
Days On Market:
Possession: Immediate

	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	1	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: Courtyards at Beulah Park **School District:** SOUTH WESTERN CSD 2511 FRA CO. **Corp Lim:** Grove City **Township:** Jackson
Directions: Follow GPS to Beulah Park

Characteristics

SqFt Documented:	Doc SqFt Src: None	Acreage: 0.23	Lot Size (Side):
SqFt ATFLS: 1,519	ATFLS Source: Owner, floor plan	Lot Size (Front):	Year Built: 2022
Parcel #: 040-016286	Tax District: 040	Mult Parcels/Sch Dis:	Built Prior to 1978: No
County: Franklin	Comm Dev Chrg: No	Assessment:	Tax Abatement: No
		Possession: Immediate	Abatement End Date:
			Taxes (Yrly): Tax Year: 2021

Addl Acc Conditions: None Known
Complex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk
Tenant Occupied: No
HOA/COA Y/N: Yes
HOA/COA Fee: 232 **Per:** Month /
HOA/COA Fee Includes: Common Area Only; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 150 Reserve Contribution: 800

Features

Air Conditioning: Central	Accessibility Features Y/N: No	Warranty:
Heating: Forced Air,Gas	Mid/High Rise: No	New Financing:
Bsmt: No	Alternate Uses:	Conventional,FHA,VA
Foundation: Slab	Fireplace: One,Gas Log	New Construction: Yes
Exterior: Brick,Stone,Wood Siding	Lot Characteristics:	Approx Complete Date:
Rooms: 1st Flr Primary Suite,1st Flr Laundry,Dining Room,Eat Space/Kit,Living Room	Exterior Amenities: End Unit,Fenced Yard,Patio	05/19/2022
Parking: 2 Car Garage	Water Source: Public Water Source	Manufactured Housing Y/N: No
Garage/EnclosdSpaces: 2	Sewer: Public Sewer	Manufactured Housing:
Interior Amenities: Dishwasher; Electric Range; Electric Water Heater; Microwave; Refrigerator		Leased Items: No
		Tax:

Property Description: Newly built Epcon fee simple home! Single story Palazzo with 2 bedrooms, 2 full bathrooms, open floor plan with universal design - wider doors and hallways and a roll in shower, covered front porch, rear courtyard and oversized 2.5 car garage with storage. Features include tray ceilings, transom windows, 36" gas log fireplace with wood mantel, staggered kitchen cabinetry with roll out trays in base cabinets, Quartz counter tops, stainless sink, luxury plank flooring in main living areas, upgraded carpet & pad in bedrooms, tile flooring in bathrooms, upgraded trim package throughout & home technology package. Whirlpool appliances will be delivered by 5/26. Landscaping & fencing will be installed as soon as it is available. Owner built new but never moved to Ohio.
Dir Neg w/Sell Perm: No
May 20, 2022

Prepared by: Anita K Smith

3677 Furlong Drive



NEWLY built Epcon condo - never occupied!!

Concrete driveway



Front porch



Palazzo



Front of house



Back of home



Rear courtyard



Foyer



View to living room



Living room



Living room



Fireplace & mantel



Dining & Kitchen



Luxury plank flooring



Kitchen



Quartz countertops



Whirlpool appliances to be installed by end of May

View to living room



Primary bedroom



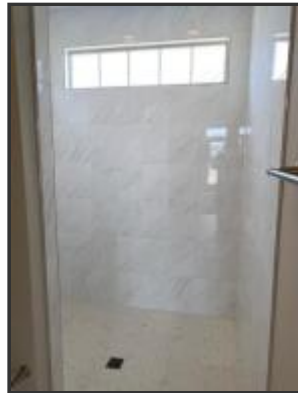
Primary bath



Primary bath



Universal shower



Universal shower



tile flooring



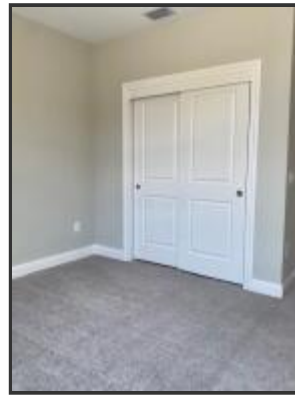
Walk in closet



Guest bedroom



Guest bedroom closet



Guest bath



Tub shower



Laundry & mechanical room



Laundry flooring



Mechanical room



Interior of garage



Attic storage



Community clubhouse



Community pool



Community ammenity



Community sign



Entrance



Beulah Park sculpture

