Customer 1-Page Full	Residential-Condo Freestanding	MLS# : 223038318

Status: Active
Style: 1 Story
Address:
3322 Strickland Drive 40, New Albany, OH 43054
Unit/Suite #: 40

List Price: $639,900
Original List Price: $639,900
Days On Market: 6
Possession: April 30, 2024

	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	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	2	2	0								

Location

Subdiv/Cmplx/Comm: The Courtyards at Morse Circle **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO. **Corp Lim:** None **Township:** Jefferson
Directions: Follow GPS
Showing Considerations:

Characteristics

SqFt Documented: 1,815
SqFt ATFLS: 1,815
Parcel #: 170-004873
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 170
Comm Dev Chrg: No

Acreage: 0.05
Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: April 30, 2024

Lot Size (Side): CND
Year Built: 2021
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 6,228 **Tax Year:** 2022

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 244 **Per:** Month
/
HOA/COA Fee Includes: Common Area Only; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 175 Reserve Contribution: 800

Features

Air Conditioning: Central
Heating: Forced Air,Gas
Bsmt: No
Foundation: Slab
Exterior: Cement Fiber Board,Wood Siding
Rooms: 1st Flr Primary Suite,1st Flr Laundry,4-Season Room - Heated,Den/Home Office - Non Bsmt,Dining Room,Eat Space/Kit,Living Room
Parking: 2 Car Garage,Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Water Heater; Gas Range; Microwave; Refrigerator; Security System

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One,Direct Vent,Gas Log
Lot Characteristics: Pond; Water View
Exterior Amenities: End Unit,Fenced Yard,Patio
Water Source: Public Water Source
Sewer: Public Sewer

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: MODEL home is now available! Single story Portico model offers an open living space w/2 bedrooms, a den, sitting room off primary bedroom, 2 full baths, a 2.5 car attached garage & a fenced courtyard. Interior features include tray ceilings, transom windows, upgraded trim package throughout, universal design w/wider doors & hallways, zero threshold entry, 6ft Western multi-slide door allowing the living space to flow into the courtyard, a Gourmet kitchen layout w/Kraftmaid cabinetry, Quartz counter tops, SS GE Cafe line appliances include French door refrigerator w/hot water dispenser, double ovens & gas cook-top, engineered hardwood floors in main living areas, tile flooring in bathrooms, gas fireplace w/ship lap accent wall in living room - over $155K in upgrades. Pond views.

Dir Neg w/Sell Perm: Yes

November 27, 2023 **Prepared by:** Christine Fuller

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Christine Fuller on Monday, November 27, 2023 11:13 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Photos for MLS # 223038318 3322 Strickland Drive 40, New Albany, OH 43054 $639,900

MODEL HOME

Single story Portico

Concrete driveway

Fenced courtyard

Foyer

Foyer

MLS # 223038318 3322 Strickland Drive 40, New Albany, OH 43054 **$639,900**

Foyer

Living room

Tray ceilings

Engineered flooring

Western patio door

Gas fireplace

Ship-lap accent wall, mantel

Door to courtyard

View to courtyard

Paver stones

Gourmet kitchen

Island seating

Island & pendant lighting

Tray ceilings

Gas cook-top

Tile back splash

Quartz tops

Apron sink

Pantry

View to living room

Dining room

Dining room

Den

Den

Primary bedroom

Primary bedroom

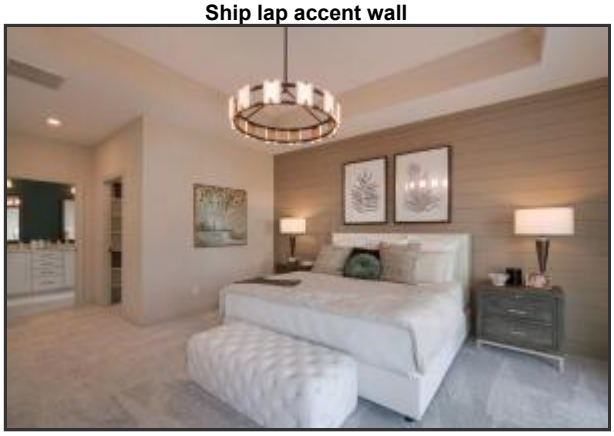
Barn doors to sitting room

Sitting room

Access to courtyard

Tray ceilings

Ship lap accent wall



Custom closets

Primary bath

Primary bath

Primary bath

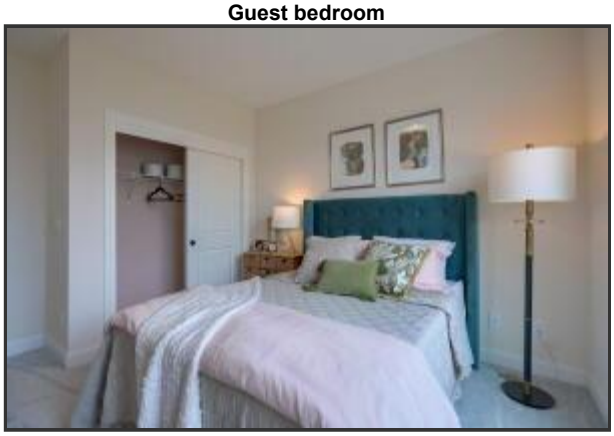
Zero entry shower

MLS # 223038318 3322 Strickland Drive 40, New Albany, OH 43054 **$639,900**

Tile

Guest bedroom

Guest bedroom



Full bath

Full bath

Laundry room

MLS # 223038318 3322 Strickland Drive 40, New Albany, OH 43054 **$639,900**

Built in cabinets

Western patio door

Courtyard

Courtyard

Sylawn

Clubhouse

Clubhouse kitchen

Clubhouse interior

Clubhouse fitness room

Community pool

Courtyards at Morse Circle