12/1/23. 12:03 PM flexmls Web

Customer 1-Page Full

Residential-Condo Shared Wall

Status: Coming Soon Style: 1 Story Address:

4124 Aumbrey Court 37, New Albany, OH 43054

Unit/Suite #: 37

List Price: \$339,900 Original List Price: \$339,900 Active on MLS: 12/02/2023 Days On Market:

MLS#: 223038989

Possession: At closing

	BR	FB	НВ	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 LvI	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: Cobblestone at the Preserve

School District: COLUMBUS CSD 2503 FRA CO.

Corp Lim: Columbus

Township: None

Directions: Follow GPS **Showing Considerations:**

Characteristics

SqFt Documented: 1,281 SqFt ATFLS: 1,281 Parcel #: 010-277790 County: Franklin

Doc SqFt Src: Realist ATFLS Source: Realist Tax District: 010 Comm Dev Chrq: Yes

Acreage: 0.04 Lot Size (Side): CND Year Built: 2005 Lot Size (Front): CND Mult Parcels/Sch Dis: Built Prior to 1978: No Tax Abatement: No Assessment: **Abatement End Date:** Possession: At closing

Taxes (Yrly): 3,999 Tax Year: 2022

Addl Acc Conditions: None Known

Cmplex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness

Facility; Pool

Tenant Occupied: No

HOA/COA Y/N: Yes

HOA/COA Fee: 320 Per: Month

HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal;

Trash; Water

HOA/COA Transfer Fee: 237 Reserve Contribution: 282

Features

Air Conditioning: Central Heating: Forced Air, Gas

Bsmt: No Foundation: Slab

Exterior: Brick, Stone, Wood Siding

Rooms: 1st Flr Primary Suite,1st Flr Laundry, Dining Room, Eat Space/Kit, 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:

Water Source: Public Water

Sewer: Public Sewer

Warranty: **New Financing:** Conventional, VA New Construction: No **Approx Complete Date:**

Exterior Amenities: End Unit, Patio Manufactured Housing Y/N: No Manufactured Housing:

Leased Items: No

Tax:

Property Description: Single story condo is popular Cobblestone at the Preserve! This 2-bedroom Villa offers new interior paint, new carpeting, new vinyl flooring kitchen, laundry & bathrooms, new storm door, new toilets, new ceiling fans, new window blinds, and appliances that are less than 2-years old. Ready for immediate possession!

Dir Neg w/Sell Perm: Yes

December 01, 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 Friday, December 01, 2023 12:03 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.









Attic storage above





Foyer with stormdoor



Living room



Living room



Vaulted ceilings



Gas fireplace



Living room







View to kitchen



Dining room





Kitchen



New flooring





\$339,900







Eat-in area White appliances





Primary bedroom Primary bedroom





Primary bedroom







\$339,900















\$339,900

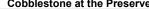












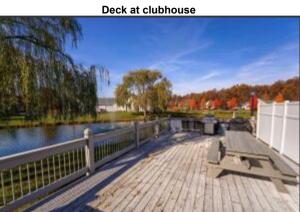


Clubhouse



Pool





Community pond



Gazebo





