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| Customer 1-Page Full | Residential-Condo Shared Wall | MLS# : 224005918 |
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Status: Active
Style: 1 Story
Address:
 6172 Ardmore Way 6, Dublin, OH 43016
Unit/Suite #: 6

List Price: \$409,900
Original List Price: \$409,900
Days On Market: 1
Possession: At closing

| | 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: Villas at Glenealy **School District:** HILLIARD CSD 2510 FRA CO. **Corp Lim:** Dublin **Township:** Washington
Directions: Follow GPS

Showing Considerations:
Characteristics

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| <p>SqFt Documented: 1,850 SqFt ATFLS: 1,850 Parcel #: 274-001367 County: Franklin</p> | <p>Doc SqFt Src: Realist ATFLS Source: Realist Tax District: 274 Comm Dev Chrg: No</p> | <p>Acreage: 0 Lot Size (Front): CND Mult Parcels/Sch Dis: Assessment: Possession: At closing</p> | <p>Lot Size (Side): CND Year Built: 2006 Built Prior to 1978: No Tax Abatement: No Abatement End Date: Taxes (Yrly): 7,052 Tax Year: 2022</p> |
| <p>Addl Acc Conditions: None Known Cmplex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk Tenant Occupied: No</p> | <p>HOA/COA Y/N: Yes HOA/COA Fee: 420 Per: Month / HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water HOA/COA Transfer Fee: 322 Reserve Contribution: 500</p> | | |

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| <p>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, 4-Season Room - Heated, Den/Home Office - Non Bsmt, Dining Room, Eat Space/Kit, Living Room Parking: 2 Car Garage, Attached Garage, Opener Garage/EnclosdSpaces: 2 Interior Amenities: Dishwasher; Electric Range; Gas Water Heater; Microwave; Refrigerator</p> | <p>Accessibility Features Y/N: No Mid/High Rise: No Alternate Uses: Fireplace: One, Gas Log Lot Characteristics: Pond; Water View Exterior Amenities: Patio Water Source: Public Water Source Sewer: Public Sewer</p> | <p>Warranty: New Financing: Conventional New Construction: No Approx Complete Date: Manufactured Housing Y/N: No Manufactured Housing: Leased Items: No Tax:</p> |
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Property Description: Desirable Canterbury model in popular Dublin community! Epcon built condo with cathedral ceilings throughout, 2 bedrooms, den, 4-seasons sunroom, 2 full baths, oversized laundry room, interior storage & more room, 2 car garage & a paver patio with water views. Interior features included freshly painted walls throughout, gas log fireplace, HVAC inspected & serviced w/new blower motor, new GE SS range, refrigerator & microwave, dishwasher was replaced less than 2 years ago, storm door, ceiling fans in living & sunrooms, freshly cleaned carpeting, utility sink, oversized garage w/attic storage. Community offers walking paths, clubhouse with pool & exercise room. Easy access to freeways, shopping, hospitals.

Dir Neg w/Sell Perm: No
March 01, 2024 **Prepared by:** Anita K Smith

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Friday, March 01, 2024 4:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

6172 Ardmore Way



Epcon Canterbury



Front of home



4-seasons room



Paver patio



View of pond



Storm door



foyer



6172 Ardmore Way (24)



6172 Ardmore Way (25)



Living room



Cathedral ceilings



Gas fireplace & mantel



Lighted ceiling fan



4-seasons room



Ceiling fan



French doors



Dining room



Kitchen



New appliances



New appliances



6172 Ardmore Way (40)



View to living room



Den



Guest bedroom



Guest bedroom



Guest bath



Primary bedroom



Primary bath



Walk in closet



Laundry room



2 car garage



Aerial



Community pond



Clubhouse



Clubhouse aerial



Pool



Walking paths



Aerial of pond

