

Customer 1-Page Full	Residential-Single Family Freestanding	MLS# : 224015737
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Status: Coming Soon
Style: 1 Story
Address:
 10239 Spicebrush Drive, Plain City, OH 43064
Unit/Suite #:

List Price: \$489,900
Original List Price: \$489,900
Active on MLS: 05/18/2024
Days On Market:
Possession: Negotiable

	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: The Courtyards at Jerome Village **School District:** DUBLIN CSD 2513 FRA CO. **Corp Lim:** None **Township:** Jerome
Directions: Follow GPS

Showing Considerations:
Characteristics

SqFt Documented: 1,754 SqFt ATFLS: 1,754 Parcel #: 17-0012033-3740 County: Union	Doc SqFt Src: Realist ATFLS Source: Realist Tax District: 17 Comm Dev Chrg: Yes	Acreage: 0.11 Lot Size (Front): Mult Parcels/Sch Dis: Assessment: Possession: Negotiable	Lot Size (Side): Year Built: 2018 Built Prior to 1978: No Tax Abatement: No Abatement End Date: Taxes (Yrly): 9,714 Tax Year: 2023
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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: 243 **Per:** Month /
HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Lawn Care; Snow Removal; Trash
HOA/COA Transfer Fee: 310 Reserve Contribution: 500

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, Opener Garage/Enclosd Spaces: 2 Interior Amenities: Dishwasher; Electric Water Heater; Gas Range; Humidifier; Microwave; Refrigerator	Accessibility Features Y/N: No Alternate Uses: Fireplace: One, Gas Log Lot Characteristics: Exterior Amenities: 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:
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Property Description: Single story free-standing fee simple home in Courtyards at Jerome Village. Epcon built "Palazzo" ranch offering 2 bedrooms, an open floor plan w/tray ceilings, transom windows, sitting room/flex space off primary suite, 2 full bathrooms, private fenced courtyard & a 2.5 car attached garage. Interior features include upgraded trim package, home technology & security system, 36" gas log fireplace w/tech tube & mantel, well appointed kitchen w/staggered wall cabinetry w/soft close doors & drawers, Quartz counter tops, tile back splash, GE SS appliances, island w/single bowl sink, extra pantry & extra pantry storage. Engineered hardwoods throughout the home, tile in bathrooms & laundry, humidifier added to furnace, solid core doors, beautiful courtyard w/arbor & raised plating beds.

Dir Neg w/Sell Perm: No
May 16, 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 Thursday, May 16, 2024 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

10239 Spicebrush Dr



Twilight photo



Landscaping



Covered front porch



Rear courtyard



Courtyard arbor



Private courtyard



Living room & foyer



Living room



36" fireplace & mantel



Tray ceilings, transom windows



Patio door to courtyard



View to kitchen & dining spaces



Dining room



Kitchen



Kitchen



Quartz countertops



Tile back splash



View to dining & living room



Primary suite



Tray ceilings



Sitting room



Flex space



Primary suite



Double sink vanity



Tile walk in shower



Primary shower



Walk in closet



Bedroom 2



Bedroom 2



Full bath



Laundry room



Jerome Village



Clubhouse & pool



Community amenity



Pavilion



Jerome Village

