



**Status:** Active  
**Style:** 2 Story  
**Address:**  
 10320 Spicebrush Drive, Plain City, OH 43064  
**Unit/Suite #:**

**List Price:** \$475,900  
**Original List Price:** \$479,900  
**Active on MLS:** 11/05/2022  
**Days On Market:** 63  
**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	1	1	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
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** The Courtyards at Jerome Village  
**Directions:** Follow GPS to Courtyards at Jerome Village

**School District:** DUBLIN CSD 2513 FRA CO.

**Corp Lim:** None

**Township:** Jerome

**Characteristics**

**SqFt Documented:** 2,144  
**SqFt ATFLS:** 2,144  
**Parcel #:** 17-0012033-2730  
**County:** Union

**Doc SqFt Src:** Builder/Architect Statement  
**ATFLS Source:** Builder/floor plan  
**Tax District:** 17  
**Comm Dev Chrg:** Yes

**Acreage:** 0.08  
**Lot Size (Front):**  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** Immediate

**Lot Size (Side):**  
**Year Built:** 2017  
**Built Prior to 1978:** No  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 8,890 **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:** 225 **Per:** Month  
**HOA/COA Fee Includes:** Common Area Only; Ext. Building Maint.; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 320 **Reserve Contribution:** 500

**Features**

**Air Conditioning:** Central  
**Heating:** Forced Air,Gas  
**Bsmt:** No  
**Foundation:** Slab  
**Exterior:** Brick,Stone,Wood Siding  
**Rooms:** 1st Flr Laundry,4-Season Room - Heated,Bonus Room,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

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One,Gas Log  
**Lot Characteristics:**  
**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:** 1/3/23 - NEW PRICE & IMMEDIATE POSSESSION!! Berton floor plan offering 3 bedrooms, sunroom, bonus room, 3 full bathrooms, private courtyard with pergula and a 2 car attached garage. Interior features include a beautiful open kitchen with staggered white cabinetry, granite counter tops, SS GE appliances, tile back splash and single bowl sink. Other features include upgraded trim package throughout, gas log fireplace, engineered hardwoods in main living areas, premium carpeting & pad in bedrooms, custom lighting, custom plantation shutters on the windows, full view storm door, raised height vanities in the bathrooms, first floor laundry with added laundry tub, 2 car attached garage and a private courtyard with added Pergula. "Condo like services".

**Dir Neg w/Sell Perm:** No

**January 06, 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, January 06, 2023 1:36 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

10320 Spicebrush Dr



Epcon Berton



Front of home



Front door



Back of home



Private courtyard



Outdoor living



Pergula



Living room



Living room



Living room

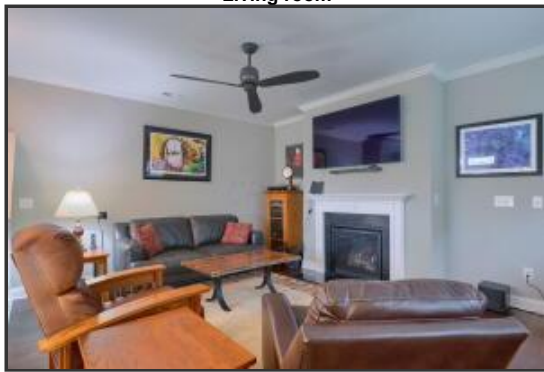


Living room





Living room



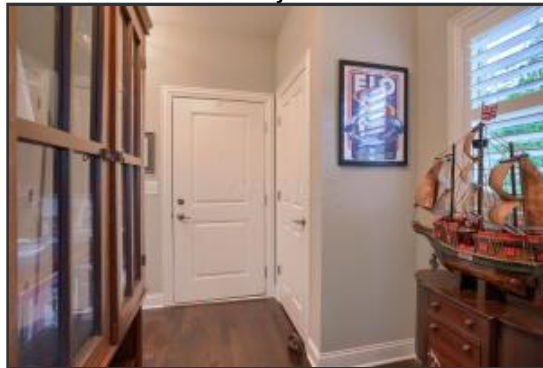
Fireplace



Living room



Foyer



Kitchen



Kitchen



**White cabinetry**



**Island & pendent lighting**



**Sunroom**



**View to courtyard**



**Dining room**



**Dining room**



Primary bedroom



Primary bedroom



Primary bedroom



Primary bath



Walk in shower



2nd bedroom/office





2nd bedroom/office



Stairs to bonus suite



Bonus suite



Bonus suite



Bonus suite



Bonus suite



**Bonus suite**



**Full bath 2**



**Full bath 3**



**Laundry**



**Concrete driveway**



**Jerome Village**





**Community center**



**Pool & fitness**

