



**Status:** Coming Soon  
**Style:** 1 Story  
**Address:**  
 9038 Courtside Lane, Powell, OH 43065  
**Unit/Suite #:**

**List Price:** \$429,900  
**Original List Price:** \$429,900  
**Active on MLS:** 04/01/2022  
**Days On Market:**  
**Possession:** June 2022

	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
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** Seldom Seen Acres **School District:** OLENTANGY LSD 2104 DEL CO. **Corp Lim:** None **Township:** Liberty  
**Directions:** Sawmill Parkway North, turn left onto Seldom Seen Road, turn left into Seldom Seen Acres, turn right onto Coral Creek, follow to Courtside Lane.

**Characteristics**

**SqFt Documented:** 1,632 **Doc SqFt Src:** Realist **Acreage:** **Lot Size (Side):** CND  
**SqFt ATFLS:** 1,776 **ATFLS Source:** Owner/floor plan **Lot Size (Front):** CND **Year Built:** 2012  
**Parcel #:** 319-314-01-021-635 **Tax District:** 25 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** No  
**County:** Delaware **Comm Dev Chrg:** No **Assessment:** **Tax Abatement:** No  
**Possession:** June 2022 **Abatement End Date:**  
**Taxes (Yrly):** 7,371 **Tax Year:** 2021

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

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 350 **Per:** Month  
 /  
**HOA/COA Fee Includes:** Ext. Building Maint.; Insurance; Irrigation; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 150 **Reserve Contribution:** 370

**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, Den/Home Office - Non Bsmt, Dining Room, Living Room  
**Parking:** 2 Car Garage, Attached Garage  
**Garage/EnclosdSpaces:** 2  
**Interior Amenities:** Dishwasher; Gas Range; Gas Water Heater; Microwave; Refrigerator; Security System

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Gas Log  
**Lot Characteristics:** Pond; Water View  
**Exterior Amenities:** Fenced Yard, Irrigation System, Patio, Screen Porch  
**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:** Free-standing Epcon Portico w/2 bedrooms, den, 2 full baths, private courtyard, screened porch & a 2.5 car garage. This pristine, one owner home offers an open floor plan w/engineered hardwood flooring, tray ceilings, transom windows, custom lighting, 2 skylights, kitchen w/staggered cabinetry, granite counter tops, SS appliances, tile back splash, pendant & under cabinet lighting, newer wall paint, upgraded trim w/crown molding, gas fireplace w/mantel, floor outlet & custom window shades, bathrooms offer raised height vanities w/Corian tops & tile flooring, owners walk in closet has custom Elfa shelving system, engineered hardwood flooring in main living areas, Nest thermostat, Ring door bell, Whirlpool W&D, professionally landscaped courtyard, irrigation, with sunset & water views!!

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

**March 17, 2022**

**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. © 2022 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Thursday, March 17, 2022 2:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

9038 Courtside Ln



Covered front porch



Foyer



Living room



Living room



Living room



**Gas fireplace**



**Living room**



**View from LR**



**Kitchen**



**SS appliances**



**Granite tops**



Island



Kitchen



View from kitchen



Dining room



Dining room



French doors



Den



View from dining room



Primary bedroom



Primary bedroom



Primary bedroom



Primary bath



**Custom Elfa closet**



**Guest bedroom**



**Guest bath**



**Guest bath**



**Laundry room**



**Private courtyard**



**Courtyard**



**Courtyard**



**Screened porch**



**Screened porch**



**Rear of home**



**Green space**



**Community pond**



**Back of home**



**Seldom Seen Acres**



**Gated community**



**Clubhouse**



**Community pool**





**Community pond**

