

<b>Agent Full 1-Page</b>	<b>Residential-Build to Suit Condo</b>	<b>MLS# : 219032942</b>
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**Status:** Active  
**Style:** 2 Story  
**Address:**  
 151 Creekside Green Drive, Gahanna, OH 43230  
**Unit/Suite #:**  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**

**List Price:** \$395,000  
**Original List Price:** \$395,000  
**Showing Start Date:** 08/30/2019  
**Days On Market:** 4  
**Possession:** At Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	2	1	0								
Entry Lvl	2	2	0		1	1			1	1	
Down 1	0	0	0								
Down 2	0	0	0								
<b>Totals</b>	<b>4</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** Creekside Green      **School District:** GAHANNA JEFFERSON CSD 2506 FRA CO.  
**Directions:** W on Johnstown Rd, South on James Rd, Right on Creekside Green Drive      **Corp Lim:** Gahanna      **Township:** None

**Characteristics**

<b>SqFt Documented:</b> SqFt ATFLS: 2,501 Parcel #: TBD County: Franklin	<b>Doc SqFt Src:</b> None <b>ATFLS Source:</b> Builder <b>Tax District:</b> 025 <b>Comm Dev Chrg:</b> No	<b>Acreage:</b> <b>Lot Size (Front):</b> CND <b>Mult Parcels/Sch Dis:</b> No <b>Assessment:</b> <b>Possession:</b> At Closing	<b>Lot Size (Side):</b> CND <b>Year Built:</b> 2019 <b>Built Prior to 1978:</b> No <b>Tax Abatement:</b> No <b>Abatement End Date:</b> <b>Taxes (Yrly):</b> <b>Tax Year:</b>
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**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:**  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 300 Per: month  
**HOA /COA Cntct Name/Phone:** Link Real Estate / 614-686-7775  
**HOA/COA Fee Includes:** Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** Reserve Contribution: 250

**Features**

<b>Air Conditioning:</b> Central <b>Heating:</b> Forced Air,Gas <b>Bsmnt:</b> Yes Desc: Egress Window(s); Full <b>Foundation:</b> Block <b>Exterior:</b> Stone,Stucco,Vinyl Siding <b>Rooms:</b> 1st Flr Owner Suite,1st Flr Laundry,Dining Room,Great Room <b>Parking:</b> 2 Car Garage,Opener <b>Garage/EnclosdSpaces:</b> 2 <b>Interior Amenities:</b> Dishwasher; Electric Range; Microwave; Refrigerator	<b>Accessibility Features Y/N:</b> No <b>Mid/High Rise:</b> No <b>Alternate Uses:</b> <b>Fireplace:</b> One,Log Woodburning <b>Lot Characteristics:</b> <b>Exterior Amenities:</b> Patio	<b>Warranty:</b> Building <b>New Financing:</b> <b>New Construction:</b> No <b>Approx Complete Date:</b> 02/15/2020 <b>Manufactured Housing Y/N:</b> No <b>Manufactured Housing:</b> <b>Leased Items:</b> <b>Tax:</b>
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**Property Description:** This custom new build stand alone condo offers the buyer a chance to select their finishes! This wonderful floor plan has a 1st floor master suite, a den, a large open kitchen, dining room and open great room with a vaulted ceiling. The second floor offers 2 large bedrooms and a full bath. Close to airport and easton shopping.

**Agnt to Agt Remarks:** (See CR Full 2-Page Report for full text)

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

**Listing Info**      **Contact Name:**      **Contact Phone:**

**Auction/Online Bidding:** No **Auction Date:**      **Sub Agency:** No **SA Amount:**      **SA Type:** Buy Brkr/Tenant Rep: Yes      **BB/TR Amount:** 3      **BB/TR Type:** %      **VRC:** No  
**Sub Property Type:** Build to Suit Condo      **LD:** 08/30/2019      **Showing Start Date:** 08/30/2019      **XD:** 02/01/2020

<b>Listing Office:</b> 10303 <b>Listing Member:</b> 658001091 Lic #:218670 <b>Agent Email:</b> dan.rako@lead-realty.com <b>Brokerage License #:</b> 2012000308 <b>September 02, 2019</b>	<b>Lead Realty Consultants LLC</b> \      614-475-7200 Dan P Rako      614-374-6590 Dan Rako <b>Showing Phone #:</b> 614-374-6590	<b>Ofc Fax:</b> 614-855-8090 <b>Agent Other Phone:</b> <b>Pref Agt Fax:</b> 614-394-9205 <b>Addl Contact Info:</b>
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**Prepared by:** Dan P Rako  
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