



Chuck Patterson
YOUR Realtor
614-233-1229
realestate@chuckpatterson.com



“NOSY NEIGHBOR LISTINGS”

COMMUNITY: **GROVE CITY AREA 43123**

Customer Brief**Residential-Single Family Freestanding**

Status: Active
MLS#: 221046455
Corp: Columbus
Subdiv/Comp: Alkire Run
School: COLUMBUS
 CSD 2503
 FRA CO.
Style: 2 Story
Bedrooms: 4
Baths F.H.: 2.1
Lot (Front):
Lot (Side):

List Price: \$333,345
 1995 Lake Crest Drive
Township: None
Tax Dist: 010

Original LP: \$333,345
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR:
Acreage: 0.16
Bsmt/Fnd: Egress
 Window(s);
 Full
Exterior: Vinyl Siding
Year Built: 2021
Addl
Acceptance
Cond: None Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 1,680
ATFLS Builder
Source:
Parking: 2 Car Garage; Attached
 Garage; Opener

Directions:

Property Description: Amazing move-in ready 2 Story new home! Spacious homesite, 4 bedrooms, 2.5 bathrooms, white cabinets, kitchen island, granite countertops, SS appliances, LVP flooring, washer and dryer included in 2nd floor laundry, full basement with egress window and 3 piece plumbing rough-in perfect for finishing down the road! Schedule your visit to see this fully-loaded home before its too late!

Sold Date:**Sold Price:****DOM: 6****Customer Brief****Residential-Single Family Freestanding**

Status: Active
MLS#: 221040420
Corp: Grove City
Subdiv/Comp: Autumn Grove
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 1 Story
Bedrooms: 3
Baths F.H.: 2
Lot (Front):
Lot (Side):

List Price: \$399,915
 4408 Limeberry Drive
Township: Jackson
Tax Dist: 040

Original LP: \$399,915
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 1,956
Acreage: 0.2
Bsmt/Fnd: Full
Exterior: Stone; Vinyl
 Siding
Year Built: 2022
Addl
Acceptance
Cond: None Known

Tax No
Abatement: 1,066
Abatement
End Date:
Taxes:
SqFt ATFLS: 1,956
ATFLS Builder
Source:
Parking: 2 Car
 Garage

Directions:**Property Description:****Sold Date:****Sold Price:****DOM: 56**

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$470,404	Original LP: \$470,404
MLS#: 221040414	4373 Limeberry Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Autumn Grove	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 2,115	Tax No
2511 FRA CO.	Acreage: 0.45	Abatement: 1,066
Style: 1 Story	Bsmt/Fnd: Full	Abatement
Bedrooms: 3	Exterior: Brick; Vinyl Siding	End Date:
Baths F.H: 2	Year Built: 2022	Taxes:
Lot	Addl None	SqFt ATFLS: 2,115
(Front):	Acceptance Known	ATFLS Builder
Lot (Side):	Cond:	Source:
		Parking: 3 Car Garage

Directions:

Property Description:

Sold Date:

Sold Price:

DOM: 56

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$414,420	Original LP: \$414,420
MLS#: 221043259	3683 Glacial Lane Lot 94	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Beulah Park	Tax Dist: 040	Unit/Suite #: Lot 94
School: SOUTH WESTERN CSD	SqFt TR: 2,426	Tax No
2511 FRA CO.	Acreage: 0.2	Abatement
Style: 2 Story	Bsmt/Fnd:	Abatement
Bedrooms: 3	Exterior: Vinyl Siding	End Date:
Baths F.H: 2.1	Year Built: 2021	Taxes:
Lot	Addl None	SqFt ATFLS: 2,426
(Front):	Acceptance Known	ATFLS Builder
Lot (Side):	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage; Side Load

Directions: From I-270 take Exit 2 for US-62/OH-3 toward Grove City. Follow US-62/OH-3/Harrisburg Pike to Grove City Road in Grove City. Turn right on Southwest Boulevard

Property Description: ESTIMATED COMPLETION BY THE END OF APRIL. This is a great new 3 bed 2.5 bath home in Beulah Park. The kitchen has upgraded 42" cabinets, granite counters, pendant lighting and a tile wall backsplash. The owners bath has 35" cabinets, a semi frameless shower door and a tile shower wall. An additional 2 bedrooms, 1 full bath, a loft and laundry complete the 2nd floor. An eating space off the kitchen, a great room, a flex living space and a 2 car side load garage round out the entry level. Steps from this home's historic location, a mixed-use path connects you to the library and Grove City's Town Center. Enjoy the park in your community or any of the different metro-parks nearby. Interior photos are of a model, not the actual property.

Sold Date:

Sold Price:

DOM: 35

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$404,080	Original LP: \$394,080
MLS#: 221022289	3191 McKinney Road Lot 5	Zip: 43123
Corp: None	Township: Jackson	County: Franklin
Subdiv/Comp: Browns Farm	Tax Dist: 040	Unit/Suite #: Lot 5
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,537	Tax Abatement: No
Style: 1 Story	Acreage: 0.16	Abatement End Date:
Bedrooms: 3	Bsmt/Fnd: Full	Taxes:
Baths F.H: 2	Exterior: Brick; Vinyl Siding	SqFt ATFLS: 1,537
Lot (Front):	Year Built: 2021	ATFLS plans:
Lot (Side):	Addl Acceptance Cond: None Known	Source:
		Parking: 2 Car Garage; Attached Garage

Directions:

Property Description: Step in the foyer & be greeted by grey wood-like flooring covering the main living areas. Off the foyer is a vestibule leading to 2 guest bedrooms, a hall bathroom, & a linen closet. Enjoy the open-concept layout in the main living space. The kitchen comes with white perimeter cabinets, grey island cabinets, white quartz countertops, & stainless steel appliances. The breakfast bay windows & sliding glass door brings in plenty of natural light. The laundry room is off the garage entry & comes with cabinets for storage. The owner's bedroom comes with a tray ceiling & en-suite bathroom. The bathroom comes with tile floor that flows into the shower, a double sink vanity, massive walk-in closet, & a seat in the shower for comfort. Enjoy the low-maintenance lifestyle & the community pool.

Sold Date:**Sold Price:****DOM:** 168

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$482,710	Original LP: \$482,710
MLS#: 221044309	3215 Farmhouse Lane Lot 2	Zip: 43123
Corp: None	Township: Jackson	County: Franklin
Subdiv/Comp: Browns Farm	Tax Dist: 040	Unit/Suite #: Lot 2
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,836	Tax Abatement: No
Style: 1 Story	Acreage: 0.15	Abatement End Date:
Bedrooms: 3	Bsmt/Fnd: Full	Taxes:
Baths F.H: 2	Exterior: Brick; Vinyl Siding	SqFt ATFLS: 1,946
Lot (Front):	Year Built: 2021	ATFLS plans:
Lot (Side):	Addl Acceptance Cond: None Known	Source:
		Parking: 2 Car Garage; Attached Garage

Directions:

Property Description: INVESTOR OPPORTUNITY - MODEL LEASEBACK. Welcome to our model at Browns Farm. This impressive ranch home comes in at 1,946 square feet with 3 bedrooms, 2 full bathrooms, 2-car garage, and a full basement. As you pull into Browns Farm and walk up to this charming, craftsman-style home and admire the view of the community pool. As you enter the foyer, you're greeted by medium wood-like floors that continue through the home. Off of the foyer sits a vestibule leading to 2 bedrooms and a hall bathroom. These spacious bedrooms are perfect for visiting guests.

Sold Date:**Sold Price:****DOM:** 27

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$490,620	Original LP: \$487,620
MLS#: 221030170	3199 McKinney Road Lot 4	Zip: 43123
Corp: None	Township: Jackson	County: Franklin
Subdiv/Comp: Browns Farm	Tax Dist: 040	Unit/Suite #: Lot 4
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 2,166	Tax: No
Style: 1 Story	Acreage: 0.17	Abatement:
Bedrooms: 4	Bsmt/Fnd: Full	Abatement:
Baths F.H: 3	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Add: None	SqFt ATFLS: 2,166
	Acceptance Cond: Known	ATFLS: plans
		Source:
		Parking: 2 Car Garage; Attached Garage

Directions:

Property Description: Step in the foyer & be greeted by rich wood-like flooring covering the main living areas. Off the foyer is a vestibule leading to 2 guest bedrooms & a hall bathroom. Enjoy the open-concept layout in the main living space. The kitchen comes with dark grey cabinets, a large island, white quartz countertops, & stainless steel appliances. The family room comes with a tray ceiling & plenty of windows looking onto your wooded backyard. Step upstairs to a large bonus room with a full bath perfect for visiting guests. The owner's bedroom comes with a tray ceiling & en-suite bathroom. The bathroom comes with tile floor that flows into the shower, a double sink vanity, massive walk-in closet, & a seat in the shower for comfort. Enjoy the low-maintenance lifestyle & the community pool.

Sold Date:**Sold Price:****DOM:** 124**Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$329,900	Original LP: \$329,900
MLS#: 221045520	1711 Sioux Court	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: INDIAN TRAILS	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,901	Tax: No
Style: 1 Story	Acreage: 0.3	Abatement: 4,552
Bedrooms: 3	Bsmt/Fnd: Crawl; Partial	Abatement:
Baths F.H: 2	Exterior: Brick	End Date:
Lot (Front):	Year Built: 1981	Taxes:
Lot (Side):	Add: None	SqFt ATFLS: 1,901
	Acceptance Cond: Known	ATFLS: Realist
		Source:
		Parking: 2 Car Garage; Attached Garage; Side Load

Directions:

Property Description: Welcome to this immaculate and well maintained custom built all brick 1 story home in the highly sought after Indian Trails. This home offers 3 beds with 2 full baths, 2 car side load garage, eat in kitchen, spacious great room w/ vaulted ceilings, custom built-in shelves & beautiful brick wood burning fireplace, plus an extra flex space (dining/office/den). The owner's suite has a walk-in closet & ensuite bathroom. The ensuite bathroom includes a large double vanity w/ walk-in shower. Additional home perks include new carpet in hallway and bedrooms, first floor laundry with cabinetry, large basement, private patio, updated guest bathroom with granite counter tops & custom glass shower doors. Centrally located close to shopping, dining, parks, & more.

Sold Date:**Sold Price:****DOM:** 18

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221046749
Corp: Grove City
Subdiv/Comp: Ledgestone at Indian Trails
School: SOUTH WESTERN CSD
 2511 FRA CO.
Style: 1 Story
Bedrooms: 3
Baths F.H.: 2
Lot (Front):
Lot (Side):

List Price: \$405,000
 1694 Tuscarora Drive
Township: Jackson
Tax Dist: 040
SqFt TR: 2,116
Acreage: 0.6
Bsmt/Fnd: Full; Walkup
Exterior: Cement Fiber Board
Year Built: 2019
Addl None
Acceptance Known
Cond:

Original LP: \$405,000
Zip: 43123
County: Franklin
Unit/Suite #:
Tax No
Abatement: 7,225
Abatement
End Date:
Taxes:
SqFt 2,116
ATFLS:
ATFLS Realist
Source:
Parking: 3 Car Garage; Attached Garage; Opener

Directions: From London-Groveport Rd head east. Turn left on Buckeye Parkway then left on Tuscarora Drive. Several blocks on the right.

Property Description: This must see 2 yr old custom built ranch home is situated on a triple lot w/ tree reserves equaling 0.6 acres of privacy in beautiful Ledgestone at Indians Trails. Ready for you to move right in, this open concept with high ceilings throughout, has upgrades galore, & includes a wonderful kitchen and dining area that is perfect for entertaining. Spacious kitchen w/granite countertops, soft closing cabinets, large pantry, & much more. Nice owner suite w/soaking tub and shower. Full basement with high ceilings is plumbed for a 3rd bath and is ready to finish with endless possibilities. It includes a wash basin & offers access with a second set of stairs to the garage. Spacious 3+ car garage, w/ ultra-high ceilings. Convenient to shops/dining, parks/walking trails, great school district

Sold Date:

Sold Price:

DOM: 1

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221046072
Corp: Grove City
Subdiv/Comp: Monterey
School: SOUTH WESTERN CSD
 2511 FRA CO.
Style: 1 Story
Bedrooms: 3
Baths F.H.: 1.1
Lot (Front):
Lot (Side):

List Price: \$219,900
 3761 Santa Maria Drive
Township: Jackson
Tax Dist: 040
SqFt TR: 1,257
Acreage: 0.2
Bsmt/Fnd: Full
Exterior: Aluminum Siding; Brick
Year Built: 1965
Addl Estate
Acceptance
Cond:

Original LP: \$219,900
Zip: 43123
County: Franklin
Unit/Suite #:
Tax No
Abatement: 3,356
Abatement
End Date:
Taxes:
SqFt 1,257
ATFLS:
ATFLS Realist
Source:
Parking: 1 Car Garage; Attached Garage; Opener

Directions: North of Dennis Ln

Property Description: Move in ready ranch home in the popular Monterey subdivision. Walk to school and playground. Central Grove City location. Freshly painted throughout. Plank flooring in kitchen and guest bath. Original hardwood floors elsewhere. Sunken family room off kitchen. Fenced back yard. Hurry and move in by Christmas! Professional photographs coming soon!

Sold Date:

Sold Price:

DOM: 4

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding

**Status:** Active**MLS#:** 221046562**Corp:** Columbus**Subdiv/Comp:** Pine Grove**School:** COLUMBUS CSD 2503
FRA CO.**Style:** 2 Story**Bedrooms:** 3**Baths F.H.:** 1.1**Lot****(Front):****Lot (Side):****List Price:** \$205,900

2513 Snowtip Lane

Township: None**Tax Dist:** 010**SqFt TR:** 1,213**Acreage:** 0.08**Bsmt/Fnd:****Exterior:** Vinyl
Siding**Year Built:** 2012**Add Acceptance** None**Cond:** Known**Original LP:** \$205,900**Zip:** 43123**County:** Franklin**Unit/Suite #:****Tax Abatement:** No**Abatement End** 2,453**Date:****Taxes:****SqFt ATFLS:** 1,213**ATFLS Source:** Realist**Parking:** 2 Car Garage; Attached Garage; Opener;
On Street**Directions:** Big Run South to Demorest, turn right. Left on White Spruce, left on Snowtip Lane. Home is on the right side.**Property Description:** Open Sunday 12/5/2021 2-4 pm Cute, cute, cute! This adorable two story located in Pine Grove subdivision is a must see! Original owners....3 bedrooms, 1.5 baths. 2 car garage. Upstairs laundry! (Note REFRIGERATOR DOES NOT STAY!) The driveway backs to green space - perfect for the kids to play! Owners have taken very good care of this home and hate to leave! So close to shopping, schools & freeway access. Don't wait for your chance to call this one HOME!**Sold Date:****Sold Price:****DOM:** 2

Customer Brief

Residential-Single Family Freestanding

**Status:** Active**MLS#:** 221045967**Corp:** Grove City**Subdiv/Comp:** Pinnacle**School:** SOUTH WESTERN
CSD 2511 FRA CO.**Style:** Cape Cod/1.5 Story**Bedrooms:** 3**Baths F.H.:** 2.1**Lot****(Front):****Lot (Side):****List Price:** \$309,900

4642 Snowy Meadow Drive

Township: Jackson**Tax Dist:** 040**SqFt TR:** 1,704**Acreage:** 0.09**Bsmt/Fnd:****Exterior:** Vinyl
Siding**Year Built:** 2006**Add** None**Acceptance** Known**Cond:****Original LP:** \$309,900**Zip:** 43123**County:** Franklin**Unit/Suite #:****Tax** No**Abatement:** 5,430**Abatement****End Date:****Taxes:****SqFt ATFLS:** 2,000**ATFLS** Owner**Source:****Parking:** 2 Car Garage;
Attached Garage**Directions:** West of Buckeye Parkway.**Property Description:** Welcome home to 4642 Snowy Meadow Drive. This is a move in ready 3 bedroom, 2 1/2 bath home located in prestigious Pinnacle . Upon entry from your over sized full front porch you are greeted by an open floor plan with a great room that features huge vaulted ceilings. High quality hard surface flooring flows throughout the entire first floor . From the kitchen walkout to your private patio. Kitchen boasts new stainless appliances. Hard to find First floor owner suite with soaking tub, dual vanities, walk-in shower, and walk-in closet. First floor also features 1/2 bath, laundry room, and storage closets. 2nd floor offers 2 additional bedrooms, full bath, small loft for an office or den, and a large bonus room. Immaculate home owned by Mrs. Clean ! Do not miss this one, these go fast .**Sold Date:****Sold Price:****DOM:** 10**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$255,000	Original LP: \$255,000
MLS#: 221046454	4516 Snowy Meadow Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Pinnacle Greens	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,312	Tax: No
Style: 1 Story	Acreage: 0.08	Abatement: 4,767
Bedrooms: 2	Bsmt/Fnd: Crawl	Abatement End Date:
Baths F.H: 2	Exterior: Vinyl Siding	Taxes:
Lot (Front):	Year Built: 2012	SqFt ATFLS: 1,312
Lot (Side):	Addl: None	ATFLS: Realist
	Acceptance: Known	Source:
	Cond:	Parking: 2 Car Garage; Attached Garage; Opener; 1 Off Street; 2 Off Street; On Street

Directions: South on Buckeye Cir, turn right on Harbour Mist Dr, turns into Grand Strand Dr, left turn on the Snowy Meadow Dr.

Property Description: Unbelievable open ranch floor plan with vaulted ceilings in Pinnacle Greens. Beautiful cabinets with upgraded solid surface counter tops. Hardwood floors throughout foyer, kitchen, great room and dining room. Separate office/den can be used as a 3rd bedroom. The first floor Master bedroom features vaulted ceilings with a nice master bath including a walk in shower. Kitchen Appliances stay and the washer and dryer. Large front porch is very charming. Back concrete patio gives you another place to entertain! This home is a must see! This community fee of \$99 per month pays for the lawn mowing, mulch and bed edging, weed and feed treatment 4 times a year, snow removal on the street only. Fitness center, Party room access and community pool.

Sold Date:

Sold Price:

DOM: 4

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$335,000	Original LP: \$335,000
MLS#: 221046190	6295 Marshall Bay Circle	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Scioto Meadows	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,856	Tax: No
Style: 2 Story	Acreage: 0.28	Abatement: 4,856
Bedrooms: 3	Bsmt/Fnd: Partial	Abatement End Date:
Baths F.H: 2.1	Exterior: Masonry; Vinyl Siding	Taxes:
Lot (Front):	Year Built: 2001	SqFt ATFLS: 2,146
Lot (Side):	Addl: None Known	ATFLS: with finish basement
	Acceptance:	Source: basement
	Cond:	Parking: 2 Car Garage; Opener

040-010551 02/12/2017

Directions: South on High Street; right on Rt 665; Right on Hibbs; left on W. River Drive; right on Richard Ross Road; left on Marshall Bay Circle at 6295

Property Description: Beautiful maintained 3 bedroom, 2.5 bath with upstairs loft/bonus room. Vaulted ceilings, walk-in closet in master bedroom. Updated kitchen, granite countertops. Vaulted ceiling in Great Room, gas fireplace. Hardwood floors throughout. 1st floor laundry, finished basement. Two tier deck with a Gazebo. Fenced yard. The water heater, sump pump, dishwasher was updated 2020. The half bath was also remodeled in 2020.

Sold Date:

Sold Price:

DOM: 11

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$372,715	Original LP: \$372,715
MLS#: 221041660	1481 Channel Place	Zip: 43123
Corp: Columbus	Township: None	County: Franklin
Subdiv/Comp: Sussex Place	Tax Dist: 570	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 2,500	Tax: No
Style: 2 Story	Acreage: 0.2	Abatement: 2,501
Bedrooms: 4	Bsmt/Fnd:	Abatement
Baths F.H: 2.1	Exterior: Brick; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2019	Taxes:
Lot (Side):	Addl None	SqFt ATFLS: 2,500
	Acceptance Known	ATFLS Realist
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions:

Property Description: Investor Sale-Lease Back from Builder, Model Home, Numerous Upgrades (Sunroom, Gas Fireplace, Flooring, Rear Patio, Deluxe Owner's Bath, SS Appliances). 4 Bedrooms, Great Room, 2-1/2 Baths, Large Kitchen Island, Dining Room or Study, Sunroom

Sold Date:**Sold Price:****DOM:** 47

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$409,900	Original LP: \$409,900
MLS#: 221021842	5744 Trail View Crossing	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,771	Tax: No
Style: 1 Story	Acreage: 0.2	Abatement:
Bedrooms: 3	Bsmt/Fnd: Full	Abatement
Baths F.H: 2	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Addl None	SqFt ATFLS: 1,771
	Acceptance Known	ATFLS Builder
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Large 4-bed ranch w/ 3 car garage sitting in a tree-lined lot. W/ an open concept, 9-ft ceilings, & a split bedroom design, this home is ideal for all walks of life. Large great room w/ upgraded flooring & gas fireplace will quickly become the popular place to kick back & relax. The large eat in kitchen w/ dining area plus huge island for extra seating or prep space is the perfect design for entertaining! W/ upgrades such as granite countertops, white cabinets w/ hardware, low maintenance wood plank flooring & a generous walk in pantry it will blow your guests away! Additional upgrades include full basement (plumbed for bath) & exterior upgrades such as an inviting craftsman style front door, stone on all sides of home and concrete patio!

Sold Date:**Sold Price:****DOM:** 172

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$427,900	Original LP: \$432,900
MLS#: 221027003	5866 Trail View Crossing	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 2,500	Tax Abatement: No
2511 FRA CO.	Acreage: 0.19	Abatement End Date:
Style: 2 Story	Bsmt/Fnd: Full	Taxes:
Bedrooms: 4	Exterior: Stone; Vinyl Siding	SqFt ATFLS: 2,500
Baths F.H: 2.1	Year Built: 2021	ATFLS: Builder
Lot (Front):	Addl Acceptance Cond: None Known	Source:
Lot (Side):		Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Trendy new Madison plan in beautiful Trail View Run. Large 4 bedroom 2-story home in Grove City! The spacious great room with 9 ft ceilings is open to a generous kitchen with ample storage, large pantry and counter space. The oversized kitchen island allows for extra seating and the granite counters with tile backsplash, cabinet hardware and wood plank flooring add to the overall appeal. The home features a turnback staircase with wood spindles leading to a spacious loft space as well as 4 large bedrooms. The primary bedroom is your private getaway with en suite bathroom and huge walk-in closet. Other features include full basement (plumbed for bath), upgraded LVP hard surface flooring in main living areas and exterior enhancements such as a farmhouse elevation and concrete patio!

Sold Date: **Sold Price:** **DOM:** 141

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$429,900	Original LP: \$436,900
MLS#: 221044524	5784 Trail View Crossing	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 2,500	Tax Abatement: No
2511 FRA CO.	Acreage: 0.28	Abatement End Date:
Style: 2 Story	Bsmt/Fnd: Full	Taxes:
Bedrooms: 4	Exterior: Stone; Vinyl Siding	SqFt ATFLS: 2,500
Baths F.H: 2.1	Year Built: 2022	ATFLS: Builder
Lot (Front):	Addl Acceptance Cond: None Known	Source:
Lot (Side):		Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: If traditional with touches of modern is your style, look no further. A flex room with double doors creates the perfect in-home office or study. Spacious GR with soaring 9 ft ceilings is open to a generous kitchen creating an ideal space for entertaining! The kitchen with ample storage features a large pantry and tons of counter space. Additional features include granite counters and low maintenance LVP flooring! The home features a turnback staircase with wood spindles leading to a spacious loft space as well as 4 large bedrooms. Additional features include full basement (plumbed for bath), upg LVP hard surface flooring in main living areas and exterior features such as modern farmhouse elevation and a concrete patio!

Sold Date: **Sold Price:** **DOM:** 26

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221044639
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 1 Story
Bedrooms: 3
Baths F.H: 2
Lot
(Front):
Lot (Side):

List Price: \$441,900
 5831 Trail View Crossing
Township: Jackson
Tax Dist: 040

Original LP: \$441,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,031
Acreage: 0.25
Bsmt/Fnd: Full
Exterior: Stone;
 Vinyl Siding
Year Built: 2021
Add
Acceptance
Cond: None
 Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 2,031
ATFLS Realist
Source:
Parking: 3 Car Garage;
 Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borror Road to Community on Right.

Property Description: This delightful ranch plan with a 3-car garage has all the bells and whistles! With an open concept and soaring 9 ft ceilings this home provides tons of natural light and space for hosting. Never feel short on space with a great room and den plus a full basement. The chef's kitchen is a showstopper with granite countertops, stylish cabinets with trendy hardware and upgrade LVP flooring. Relax in the open great room next to the cozy fireplace with a good book or your morning coffee. Additional stand out features include upgrade hard surface flooring throughout, bath rough in the basement, stunning concrete patio and a sideload garage!

Sold Date:

Sold Price:

DOM: 25

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221034088
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 2 Story
Bedrooms: 4
Baths F.H: 2.1
Lot
(Front):
Lot (Side):

List Price: \$448,900
 5941 Wynnewood Drive
Township: Jackson
Tax Dist: 040

Original LP: \$454,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,389
Acreage: 0.19
Bsmt/Fnd: Full
Exterior: Stone;
 Vinyl Siding
Year Built: 2021
Add
Acceptance
Cond: None
 Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 2,389
ATFLS Builder
Source:
Parking: 2 Car Garage;
 Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borror Road to Community on Right.

Property Description: Gorgeous new Asher plan in beautiful Trail View Run. Make this popular 2-story layout with primary bedroom on the first floor your forever home! Additional 3 beds plus loft on the 2nd floor! With an open concept and soaring 9-foot ceilings this home provides plenty of space for everyday living and entertaining. Fireplace in the great room is a stunning focal point and the perfect place to gather. The eat in kitchen is a showstopper with large island, granite countertops and low maintenance LVP flooring. Gorgeous primary bedroom with private bath, marble vanity top, walk in shower plus huge walk in closet will blow you away! Other stand out features include full basement (plumbed for bath) and upgraded hard surface flooring on the 1st floor and wood spindles at loft.

Sold Date:

Sold Price:

DOM: 99

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221027063
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 2 Story
Bedrooms: 4
Baths F.H: 2.1
Lot
(Front):
Lot (Side):

List Price: \$463,900
 5881 Trail View Crossing
Township: Jackson
Tax Dist: 040

Original LP: \$468,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,546
Acreage: 0.19
Bsmt/Fnd: Full
Exterior: Stone;
 Vinyl Siding
Year Built: 2021
Addl
Acceptance
Cond: None
 Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 2,546
ATFLS Builder
Source:
Parking: 3 Car Garage;
 Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Stylish new Bridgestone plan in beautiful Trail View Run. With an open concept, 4 bedrooms + a loft this home will never leave you short on space! Soaring 9 ft. ceilings & large great room featuring a stunning fireplace & wood plank flooring make this home ideal for entertaining! The kitchen is a hostess' dream w/quartz countertops w/tile backsplash, trendy cabinet hardware, large island for extra seating or prep space & upgraded hard surface flooring! Bedroom 1 w/en suite bath featuring marble vanity top & huge walk in closet will knock your socks off! Flex room w/ double doors provides the perfect space for an in-home office or study. Other upgrades include wood spindles leading upstairs, upgrade hard surface flooring on main level, full basement w/bath R/I, huge 3 car garage & patio!

Sold Date:

Sold Price:

DOM: 141

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221034155
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 1 Story
Bedrooms: 3
Baths F.H: 2
Lot
(Front):
Lot (Side):

List Price: \$464,900
 5887 Wynnewood Drive
Township: Jackson
Tax Dist: 040

Original LP: \$464,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,031
Acreage: 0.33
Bsmt/Fnd: Full
Exterior: Stone;
 Vinyl Siding
Year Built: 2021
Addl
Acceptance
Cond: None
 Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 2,031
ATFLS Realist
Source:
Parking: 2 Car Garage;
 Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Gorgeous new Haviland plan in beautiful Trail View Run. This delightful ranch plan with sideload garage has all the bells and whistles! With an open concept and soaring 9 ft ceilings this home provides tons of natural light and space for hosting. Never feel short on space with an open great room featuring a gorgeous fireplace, den plus a full basement. The chef's kitchen is a showstopper with granite countertops, stylish cabinets with trendy hardware and upgrade LVP flooring. Relax next to the cozy fireplace with a good book or your morning coffee. Additional stand out features include upgrade hard surface flooring throughout, ¾ bath rough in the basement and stunning concrete patio to enjoy during those warmer months! Hurry and take this home off the market today!

Sold Date:

Sold Price:

DOM: 98

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$464,900	Original LP: \$464,900
MLS#: 221041242	5961 Wynnewood Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 2,600	Tax: No
Style: 2 Story	Acreage: 0.22	Abatement:
Bedrooms: 5	Bsmt/Fnd: Full	Abatement:
Baths F.H: 3	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2022	Taxes:
Lot (Side):	Addl: None	SqFt ATFLS: 2,600
	Acceptance: Known	ATFLS: Builder
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borror Road to Community on Right.

Property Description: Stunning new Henley plan in beautiful Trail View Run. This large 2 story home with 5 bedrooms, including a first floor guest suite with full bathroom! With an open first floor concept, 9 ft ceilings and a large eat in kitchen, space will never be an issue. The gourmet kitchen with granite counters, tile backsplash and beautiful LVP flooring will wow you! Flex room at the front of the home makes an ideal in-home office or study. Additional stand out features include marble vanity tops in all 3 bathrooms, full basement (plumbed for future bath), LVP flooring throughout the 1st floor and wood spindles leading upstairs. Exterior upgrades such as 3 car garage and modern farmhouse elevation make it equally as charming.

Sold Date:

Sold Price:

DOM: 50

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$469,900	Original LP: \$483,520
MLS#: 221035608	5951 Wynnewood Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 2,531	Tax: No
Style: 2 Story	Acreage: 0.19	Abatement:
Bedrooms: 4	Bsmt/Fnd: Full	Abatement:
Baths F.H: 2.1	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Addl: None	SqFt ATFLS: 2,531
	Acceptance: Known	ATFLS: Realist
	Cond:	Source:
		Parking: 3 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Trendy new Miller plan in beautiful Trail View Run. This large 2-story plan has everything you're looking for! With an open concept, extended 9 ft ceilings and eat in kitchen this home is ideal for entertaining! The gourmet kitchen with granite counters, stylish cabinets with hardware and easy clean LVP flooring is a chef's dream! Flex room with double doors can be used as an office, playroom, additional living room or study! Full basement plumbed for bath will never leave you short on storage. Additional stand out features include wood spindles leading up staircase, LED flush mount lighting in the great room, upgrade hard surface flooring on first level and a lovely concrete patio to enjoy during those warmer months! Hurry this one won't last long!

Sold Date:

Sold Price:

DOM: 89

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221044645
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN CSD 2511 FRA CO.
Style: 2 Story
Bedrooms: 5
Baths F.H.: 3
Lot (Front):
Lot (Side):

List Price: \$471,900
 5851 Trail View Crossing
Township: Jackson
Tax Dist: 040

Original LP: \$471,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,600
Acreage: 0.19
Bsmt/Fnd: Full
Exterior: Stone; Vinyl Siding
Year Built: 2022
Addl Acceptance Cond: None Known

Tax Abatement: No
Abatement End Date:
Taxes:
SqFt ATFLS: 2,600
ATFLS Source: Realist
Parking: 3 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrer Road to Community on Right.

Property Description: This large 2-story home with 5 bedrooms, including a first-floor guest suite with full bathroom is perfect for a large or growing family! With an open first floor concept, 9-foot ceilings and a large eat in kitchen, space will never be an issue. The gourmet kitchen with quartz counters, tile backsplash and beautiful LVP flooring will wow your guests! Flex room with double doors at the front of the home makes an ideal in-home office or study. Additional stand out features include full basement (plumbed for future bath), LVP flooring throughout the 1st floor and LED flush mount lighting. Exterior upgrades such as modern farmhouse elevation, lovely concrete patio and a 3-car garage make it equally as charming!

Sold Date:

Sold Price:

DOM: 25

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221044660
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN CSD 2511 FRA CO.
Style: 2 Story
Bedrooms: 4
Baths F.H.: 2.1
Lot (Front):
Lot (Side):

List Price: \$471,900
 1443 Hemetite Drive
Township: Jackson
Tax Dist: 040

Original LP: \$471,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,531
Acreage: 0.19
Bsmt/Fnd: Full
Exterior: Stone; Vinyl Siding
Year Built: 2022
Addl Acceptance Cond: None Known

Tax Abatement: No
Abatement End Date:
Taxes:
SqFt ATFLS: 2,531
ATFLS Source: Realist
Parking: 3 Car Garage; Attached Garage; Opener

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrer Road to Community on Right.

Property Description: This large 2-story plan with 4 bedrooms has everything you're looking for! With an open concept, extended 9-foot ceilings and eat in kitchen this home is ideal for large families and entertaining! The gourmet kitchen with granite counters, stylish cabinets and low maintenance wood plank flooring is a chef's dream! Stunning open great room with cozy fireplace is the perfect place to gather with family and friends. Flex room with double doors for privacy can be used as an office, playroom, additional living room or study! Additional stand out features include wood spindles on staircase, full basement with bath rough in and LED flush mount lighting. Exterior features include stunning craftsman elevation and a gorgeous concrete patio.

Sold Date:

Sold Price:

DOM: 25

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$471,900	Original LP: \$478,900
MLS#: 221027014	5795 Trail View Crossing	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 3,136	Tax: No
Style: 2 Story	Acreage: 0.2	Abatement:
Bedrooms: 4	Bsmt/Fnd: Full	Abatement:
Baths F.H: 2.1	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Add: None	SqFt ATFLS: 3,136
	Acceptance: Known	ATFLS: Realist
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Gorgeous new Newtown plan in beautiful Trail View Run. This home truly offers something for everyone and has been our top selling plan year after year. If traditional is your style, look no further. A den with double doors creates the perfect in-home office or study. The oversized kitchen island allows for extra seating and the granite counters stylish cabinets with trendy hardware and low maintenance wood plank flooring add to the overall appeal. Cozy fireplace in the great room offers both ambiance and a decorative focal point! The turnback staircase with lovely wood spindles leads to a spacious loft and 4 bedrooms. Other features include full basement (plumbed for bath), LED lighting, upgraded hard surface flooring in main living areas as well as a farmhouse elevation & concrete patio!

Sold Date:**Sold Price:****DOM:** 141**Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$472,900	Original LP: \$469,900
MLS#: 221041260	5981 Wynnewood Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 3,136	Tax: No
Style: 2 Story	Acreage: 0.22	Abatement:
Bedrooms: 4	Bsmt/Fnd: Full	Abatement:
Baths F.H: 2.1	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Add: None	SqFt ATFLS: 3,136
	Acceptance: Known	ATFLS: Realist
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Gorgeous new Newtown plan in beautiful Trail View Run. This home truly offers something for everyone and has been our top selling plan year after year. If traditional with modern touches is your style, look no further. Great room with fireplace is the perfect place to unwind. A den with double doors creates the perfect in-home office or study. The oversized kitchen island allows for extra seating and the granite counters, gorgeous tile backsplash, stylish cabinets and low maintenance wood plank flooring add to the overall appeal. The turnback staircase with lovely wood spindles leads to a spacious loft and 4 bedrooms. Additional features include full basement plumbed for bath, upgraded hard surface flooring in main living areas as well as an upgrade elevation and concrete patio!

Sold Date:**Sold Price:****DOM:** 50

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$474,900	Original LP: \$474,900
MLS#: 221044536	5805 Wynnewood Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 2,546	Tax No
Style: 2 Story	Acreage: 0.28	Abatement:
Bedrooms: 4	Bsmt/Fnd: Full	Abatement
Baths F.H: 2.1	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2022	Taxes:
Lot (Side):	Addl None	SqFt ATFLS: 2,546
	Acceptance Known	ATFLS Realist
	Cond:	Source:
		Parking: 3 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrer Road to Community on Right.

Property Description: With an open concept, 4 bedrooms plus a loft this home will never leave you short on space! Soaring 9 ft. ceilings and large great room w/ upg hard surface flooring make this home ideal for entertaining! The kitchen is a hostess' dream w/ quartz countertops, trendy cabinet hardware, large island for extra seating or prep space and low maintenance wood plank flooring for easy clean up! Bedroom 1 with en suite bath featuring walk in shower & walk in closet will knock your socks off! Flex room/study w/ double doors provides the perfect space for an in-home office or school. Other upgrades include wood spindles leading upstairs, upgrade hard surface flooring on main level, full basement w/ bath r/l, 3 car garage & a lovely concrete patio!

Sold Date:**Sold Price:****DOM:** 26**Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$479,900	Original LP: \$489,900
MLS#: 221034163	5911 Wynnewood Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 3,136	Tax No
Style: 2 Story	Acreage: 0.22	Abatement:
Bedrooms: 4	Bsmt/Fnd: Full	Abatement
Baths F.H: 2.1	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Addl None	SqFt ATFLS: 3,136
	Acceptance Known	ATFLS Realist
	Cond:	Source:
		Parking: 3 Car Garage; Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Gorgeous new Newtown plan in beautiful Trail View Run. This home truly offers something for everyone and has been our top selling plan year after year. Spacious 4-bedroom home with a 3 car garage that has all the bells and whistles! Den with double doors for privacy creates the perfect in-home office or study. The oversized kitchen island allows for extra seating and the quartz counters and low maintenance wood plank flooring add to the overall appeal. Large open great room with fireplace is the ideal place to gather with company or get cozy with a good book. The turnback staircase with lovely wood spindles leads to a spacious loft. Other features include full basement (plumbed for bath), upg hard surface flooring in main living areas as well as a craftsman elevation and concrete patio!

Sold Date:**Sold Price:****DOM:** 98

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active
MLS#: 221034141
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 2 Story
Bedrooms: 4
Baths F.H: 2.1
Lot
(Front):
Lot (Side):

List Price: \$479,900
 5891 Trail View Crossing
Township: Jackson
Tax Dist: 040

Original LP: \$479,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 2,531
Acreage: 0.2
Bsmt/Fnd: Full
Exterior: Stone;
 Vinyl Siding
Year Built: 2021
Addl
Acceptance
Cond: None
 Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 2,531
ATFLS Builder
Source:
Parking: 3 Car Garage;
 Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Gorgeous new Miller plan in beautiful Trail View Run. This large 2-story plan has everything you're looking for! With an open concept, extended 9-foot ceilings and eat in kitchen this home is ideal for entertaining! The gourmet kitchen with granite counters, tile backsplash, stylish cabinets and easy clean LVP flooring it is a chef's dream! Flex room with double doors can be used as an office, playroom, additional living room or study! Fireplace in the great room is both a focal point and a cozy place to gather. Full basement plumbed for bath will never leave you short on storage. Additional stand out features include wood spindles leading up staircase, upgrade hard surface flooring on first level and a charming farmhouse elevation with stone accents and concrete patio!

Sold Date:**Sold Price:****DOM:** 98**Customer Brief****Residential-Single Family Freestanding**

Status: Active
MLS#: 221027058
Corp: Grove City
Subdiv/Comp: Trail View Run
School: SOUTH WESTERN
 CSD 2511 FRA CO.
Style: 2 Story
Bedrooms: 4
Baths F.H: 2.1
Lot
(Front):
Lot (Side):

List Price: \$481,900
 5871 Trail View Crossing
Township: Jackson
Tax Dist: 040

Original LP: \$482,900
Zip: 43123
County: Franklin
Unit/Suite #:

SqFt TR: 3,136
Acreage: 0.19
Bsmt/Fnd: Full
Exterior: Stone;
 Vinyl Siding
Year Built: 2021
Addl
Acceptance
Cond: None
 Known

Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 3,136
ATFLS Builder
Source:
Parking: 3 Car Garage;
 Attached Garage

Directions: I-71 to East Stringtown Rd Right Buckeye Pkwy Left Borrow Road to Community on Right.

Property Description: Stylish new Newtown plan in beautiful Trail View Run. If traditional with modern touches is your style, look no further. A den with double doors creates the perfect in-home office or study. The oversized kitchen island allows for extra seating and the quartz counters, stylish cabinets with trendy hardware and low maintenance wood plank flooring add to the overall appeal. Cozy fireplace in the great room offers both ambiance and a decorative focal point! The turnback staircase with lovely wood spindles leads to a spacious loft and 4 bedrooms. Other features include full basement (plumbed for bath), LED lighting, upgraded hard surface flooring in main living areas as well as a farmhouse elevation, 3 car garage and concrete patio!

Sold Date:**Sold Price:****DOM:** 141

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$366,900	Original LP: \$366,900
MLS#: 221042662	1300 E Kinghorn Circle	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Treetops at Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 3,136	Tax Abatement: No
2511 FRA CO.	Acreage: 0.21	Abatement End Date:
Style: 1 Story	Exterior: Stone; Vinyl Siding	Taxes:
Bedrooms: 4	Year Built: 2022	SqFt ATFLS: 1,771
Baths F.H: 2	Addl: None	ATFLS: Realist
Lot (Front):	Acceptance: Known	Source:
Lot (Side):	Cond:	Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-270 West to 71 South (toward Cincinnati). Take Exit 100 from I-71 (Stringtown Road). Use the left 2 lanes to turn onto Stringtown Road. Drive approx. 1/2 to Buckeye Parkway. Turn right onto Buckeye Parkway and drive approx. 2 miles, turn onto Borrow Road. Trail View Run is approx. 1 mile ahead on the right.

Property Description: Trendy new Cali plan in beautiful Treetops at Trail View Run. Enjoy this efficient yet spacious 4 bedroom, 2 bath ranch plan. The integration of the kitchen, casual dining and great room with cozy fireplace creates a concept design that is perfect for entertaining. The well-equipped kitchen has a convenient, walk-in corner pantry, a large built-in island, stunning granite counters with tile backsplash and stylish cabinets with trendy hardware. Bedroom 1 with en suite bathroom features a large shower with tile surround, double bowl vanity, private water closet and spacious walk-in closet. Additional features include: 9 ft ceilings, upgraded hard surface flooring throughout the main areas and LED flush mount lighting in the GR. Modern farmhouse elevation gives this home extra curb appeal!

Sold Date:

Sold Price:

DOM: 40

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$374,900	Original LP: \$374,900
MLS#: 221042653	1305 E Kinghorn Circle	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Treetops at Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 1,825	Tax Abatement: No
2511 FRA CO.	Acreage: 0.19	Abatement End Date:
Style: 1 Story	Exterior: Stone; Vinyl Siding	Taxes:
Bedrooms: 3	Year Built: 2022	SqFt ATFLS: 1,825
Baths F.H: 2	Addl: None	ATFLS: Builder
Lot (Front):	Acceptance: Known	Source:
Lot (Side):	Cond:	Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-270 West to 71 South (toward Cincinnati). Take Exit 100 from I-71 (Stringtown Road). Use the left 2 lanes to turn onto Stringtown Road. Drive approx. 1/2 to Buckeye Parkway. Turn right onto Buckeye Parkway and drive approx. 2 miles, turn onto Borrow Road. Trail View Run is approx. 1 mile ahead on the right.

Property Description: Trendy new Heyden plan in beautiful Treetops at Trail View Run. This spacious ranch home with 2 car garage will captivate you with its open layout and soaring 9-foot ceilings. The large great room with cozy fireplace is open to the kitchen, making an ideal set up for entertaining. The chef's kitchen is equipped with gorgeous cabinets with hardware, quartz countertops with tile backsplash and a beautiful kitchen island for extra seating or prep space. Den/flex room is the perfect space for an in-home office, study or extra hang out area. Additional stand out features include upgrade hard surface flooring throughout and stunning covered patio to enjoy during the warmer months!

Sold Date:

Sold Price:

DOM: 40

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$375,900	Original LP: \$359,900
MLS#: 221039248	1406 Hemetite Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Treetops at Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,697	Tax: No
Style: 1 Story	Acreage: 0.14	Abatement:
Bedrooms: 3	Bsmt/Fnd:	Abatement:
Baths F.H: 2	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2021	Taxes:
Lot (Side):	Add: None	SqFt ATFLS: 1,697
	Acceptance: Known	ATFLS: Realist
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions: I-270 West to 71 South (toward Cincinnati). Take Exit 100 from I-71 (Stringtown Road). Use the left 2 lanes to turn onto Stringtown Road. Drive approx. 1/2 to Buckeye Parkway. Turn right onto Buckeye Parkway and drive approx. 2 miles, turn onto Borrow Road. Trail View Run is approx. 1 mile ahead on the right.

Property Description: Charming new Brooklyn plan in beautiful Treetops at Trail View Run. This ranch plan with open concept is ideal for entertaining! With soaring 9 ft ceilings, 2 ft extension off the rear of the home plus a generous sunroom- this patio home has all the space you need! Great room is open to the kitchen making an ideal set up for entertaining. The open kitchen with stylish cabinets with hardware, large island with overhead pendant lighting, granite counters with tile backsplash and luxury plank flooring make this kitchen a chef's dream! Bedroom 1 with private bath featuring walk in tile shower with seat and walk in closet sits alone on one side of the home for added privacy. Additional upgrades include LED flush mount lighting in great room & upgrade hard surface flooring throughout!

Sold Date:**Sold Price:****DOM:** 64**Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$376,900	Original LP: \$376,900
MLS#: 221042643	1311 E Kinghorn Circle	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp: Treetops at Trail View Run	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,771	Tax: No
Style: 1 Story	Acreage: 0.19	Abatement:
Bedrooms: 4	Bsmt/Fnd:	Abatement:
Baths F.H: 2	Exterior: Stone; Vinyl Siding	End Date:
Lot (Front):	Year Built: 2022	Taxes:
Lot (Side):	Add: None	SqFt ATFLS: 1,771
	Acceptance: Known	ATFLS: Builder
	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-270 West to 71 South (toward Cincinnati). Take Exit 100 from I-71 (Stringtown Road). Use the left 2 lanes to turn onto Stringtown Road. Drive approx. 1/2 to Buckeye Parkway. Turn right onto Buckeye Parkway and drive approx. 2 miles, turn onto Borrow Road. Trail View Run is approx. 1 mile ahead on the right.

Property Description: Trendy new Cali plan in beautiful Treetops at Trail View Run. Enjoy this efficient yet spacious 4 bedroom, 2-bath ranch plan. The integration of the kitchen, casual dining & great room w/cozy fireplace creates a concept design that is perfect for entertaining. The well-equipped kitchen has a convenient, walk-in corner pantry, large built-in island, stunning granite counters w/tile backsplash and stylish cabinets with trendy hardware. Bedroom 1 with unique coffered ceiling has an en suite bathroom w/large shower with tile surround, double bowl vanity, private water closet & spacious walk-in closet. Additional features include: 9-ft ceilings, upg hard surface flooring throughout the main areas & LED flush mount lighting in the GR. Modern craftsman elevation give this home extra curb appeal

Sold Date:**Sold Price:****DOM:** 40

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221042657
Corp: Grove City
Subdiv/Comp: Treetops at Trail View Run
School: SOUTH WESTERN CSD
 2511 FRA CO.
Style: 1 Story
Bedrooms: 2
Baths F.H.: 2
Lot (Front):
Lot (Side):

List Price: \$388,900
 1299 E Kinghorn Circle
Township: Jackson
Tax Dist: 040
SqFt TR: 1,803
Acreage: 0.21
Bsmt/Fnd:
Exterior: Stone; Vinyl Siding
Year Built: 2021
Addl None
Acceptance Known
Cond:

Original LP: \$388,900
Zip: 43123
County: Franklin
Unit/Suite #:
Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt 1,803
ATFLS:
ATFLS Realist
Source:
Parking: 2 Car Garage; Attached Garage; Opener

Directions: I-270 West to 71 South (toward Cincinnati). Take Exit 100 from I-71 (Stringtown Road). Use the left 2 lanes to turn onto Stringtown Road. Drive approx. 1/2 to Buckeye Parkway. Turn right onto Buckeye Parkway and drive approx. 2 miles, turn onto Borrow Road. Trail View Run is approx. 1 mile ahead on the right.

Property Description: Stylish new Sydney plan in beautiful Treetops at Trail View Run. This charming ranch plan with 2 bedrooms, 2 full baths and attached 2 car garage is perfect for all walks of life! If you're looking for a more simplistic lifestyle, this home is for you! The entire first level boasts soaring 9-ft ceilings & the gourmet kitchen with quartz counters, stylish cabinets with hardware, large peninsula & upgraded wood plank flooring is ideal for entertaining! The split bedroom design allows for privacy and bedroom 1 w/coffered ceiling & en suite bathroom is the perfect place to unwind at the end of the day. Den with French doors makes an ideal in-home office. We didn't forget about the exterior either, enjoy quality time on the wrap around front porch or concrete patio!

Sold Date:**Sold Price:****DOM:** 40

Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221039240
Corp: Grove City
Subdiv/Comp: Treetops at Trail View Run
School: SOUTH WESTERN CSD 2511 FRA CO.
Style: 1 Story
Bedrooms: 2
Baths F.H.: 2
Lot (Front):
Lot (Side):

List Price: \$399,900
 1414 Hemetite Drive
Township: Jackson
Tax Dist: 040
SqFt TR: 1,803
Acreage: 0.25
Bsmt/Fnd:
Exterior: Stone; Vinyl Siding
Year Built: 2021
Addl None
Acceptance Known
Cond:

Original LP: \$394,900
Zip: 43123
County: Franklin
Unit/Suite #:
Tax No
Abatement:
Abatement
End Date:
Taxes:
SqFt ATFLS: 1,803
ATFLS Builder
Source:
Parking: 2 Car Garage; Attached Garage

Directions: I-270 West to 71 South (toward Cincinnati). Take Exit 100 from I-71 (Stringtown Road). Use the left 2 lanes to turn onto Stringtown Road. Drive approx. 1/2 to Buckeye Parkway. Turn right onto Buckeye Parkway and drive approx. 2 miles, turn onto Borrow Road. Trail View Run is approx. 1 mile ahead on the right.

Property Description: Gorgeous new Sydney plan in beautiful Treetops at Trail View Run. This charming ranch plan with 2 bedrooms, 2 full baths plus an upstairs bonus room is perfect for all walks of life! The entire first level boasts soaring 9-ft ceilings and the gourmet kitchen featuring stylish cabinets with hardware, granite counters, large peninsula with overhead pendant lighting & upgrade LVP flooring is ideal for entertaining! The split bedroom design allows for privacy and bedroom 1 with en suite bathroom is the perfect place to unwind at the end of the day. Additional upgrades include upgrade flooring t/o, French doors at den and a flush mount LED lights in the great room! We didn't forget about the exterior either, enjoy quality time on the wrap around front porch or concrete patio!

Sold Date:**Sold Price:****DOM:** 64

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$156,000	Original LP: \$130,000
MLS#: 221044689	3566 4th Avenue	Zip: 43123
Corp: Urbancrest	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 161	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 1,182	Tax Abatement: No
2511 FRA CO.	Acreage: 0.12	Abatement End 1,100
Style: 1 Story	Bsmt/Fnd:	Date:
Bedrooms: 3	Exterior:	Taxes:
Baths F.H: 2	Year Built: 1960	SqFt ATFLS: 1,182
Lot	Addl Acceptance None	ATFLS Source: Realist
(Front):	Cond: Known	Parking: 2 Off Street
Lot (Side):		

Directions:

Property Description: PART OF A 13-PROPERTY RESIDENTIAL INVESTMENT PORTFOLIO. ALL PROPERTIES MUST BE SOLD TOGETHER. LIST PRICE IS \$1,900,000. The portfolio consists of 13 single family homes, six of which are located in the Columbus MSA while the other seven are located in Zanesville, OH. The properties are 100% occupied and have been exceptionally well maintained during the current owners hold period. The portfolio offers tremendous value as there are long-term stable tenants, below-market in-place rents, and major capital expenditures already completed, allowing investors a clear path for both short- and long-term returns. CURBSIDE OFFERS ONLY, AS-IS. DO NOT DISTURB THE TENANTS

Sold Date:**Sold Price:****DOM:** 34**Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$162,000	Original LP: \$167,000
MLS#: 221045885	4104 Casa Boulevard	Zip: 43123
Corp: None	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 160	Unit/Suite #:
School: SANDUSKY CSD 2206	SqFt TR: 1,060	Tax Abatement: No
ERI CO.	Acreage: 0.5	Abatement End
Style: 1 Story	Bsmt/Fnd:	Date:
Bedrooms: 3	Exterior:	Taxes:
Baths F.H: 1	Year Built: 1959	SqFt ATFLS: 1,060
Lot	Addl Acceptance None	ATFLS Source: Realist
(Front):	Cond: Known	Parking: 2 Off Street
Lot (Side):		

Directions:

Property Description: Looking for a little privacy in the heart of Grove City? Come tour this newly renovated 3 bedroom 1 bathroom home sitting on almost a half acre. The kitchen has been completely updated and comes with brand new Stainless Steel appliances, updated bathroom. Brand new water heater, A/C, and furnace. New siding and fresh paint! Nothing left to do but move in! SOUTH WESTERN SCHOOL DISTRICT

Sold Date:**Sold Price:****DOM:** 13

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief Residential-Single Family Freestanding



Status: Active	List Price: \$245,000	Original LP: \$245,000
MLS#: 221044934	2658 Dolores Drive	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 1,676	Tax Abatement: No
2511 FRA CO.	Acres: 0.22	Abatement End: 3,915
Style: Bi-Level	Bsmt/Fnd: Full	Date:
Bedrooms: 3	Exterior: Brick; Vinyl Siding	Taxes:
Baths F.H: 2	Year Built: 1964	SqFt ATFLS: 1,676
Lot (Front):	Addl Acceptance: None Known	ATFLS Source: Realist
Lot (Side):	Cond:	Parking: 2 Car Garage; Attached Garage; Opener; 2 Off Street

Directions:
Property Description: CURB OFFERS ONLY; Beautiful vinyl and brick Grove City home that has been well maintained that's located on a small street near the Brookpark Middle School. Beautiful kitchen with Corinthian countertops and nice wood work. One of the two full bathrooms has a large walk in custom tile shower, and a custom built table! There is a full basement with plenty of space and even a large attached 2 car garage! New pool liner installed 2020 and the entire exterior deck is painted with an anti-slip surface! Also located outside is a very nice fire pit area and a shed for even more additional storage, the yard is fully fenced in as well!

Sold Date: **Sold Price:** **DOM:** 22

Customer Brief Residential-Single Family Freestanding



Status: Active	List Price: \$249,900	Original LP: \$249,900
MLS#: 221045729	2875 Alkire Road	Zip: 43123
Corp: None	Township: Franklin	County: Franklin
Subdiv/Comp:	Tax Dist: 140	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,064	Tax: No
Style: 1 Story	Acres: 0.97	Abatement: 1,933
Bedrooms: 3	Bsmt/Fnd: Egress Window(s); Full; Walkout	Abatement End Date:
Baths F.H: 2	Exterior: Aluminum Siding; Block	Taxes:
Lot (Front):	Year Built: 1950	SqFt ATFLS: 1,700
Lot (Side):	Addl Acceptance: None Known	ATFLS Source: Owner
	Cond:	Parking: 1 Car Garage; Attached Garage; 2 Off Street

Directions:
Property Description: **NEW FULLY REMODELED Ranch style home with a FINISHED, Walk-out basement sitting on an acre of land in GROVE CITY (South Western CSD). This home offers 3 bedrooms and 2 full bathrooms, Eat-in kitchen with stainless steel appliances, walk-out basement, attached garage, and an extra den/sunroom for your enjoyment!! Some updates include: BRAND NEW Windows(2021), Roof(2020), A/C(2020), Water Softener(2020), Water Tank & Furnace (2017) Cabinets/countertops(2021), Flooring(2021), All Lighting (2021), & many more!!

Sold Date: **Sold Price:** **DOM:** 15

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$274,900	Original LP: \$274,900
MLS#: 221046050	2960 Alkire Road	Zip: 43123
Corp: None	Township: Franklin	County: Franklin
Subdiv/Comp:	Tax Dist: 140	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,130	Tax Abatement: No
Style: 1 Story	Acreage: 0.65	Abatement End Date: 1,980
Bedrooms: 3	Bsmt/Fnd:	Taxes:
Baths F.H: 2	Exterior: Aluminum Siding; Stone	SqFt ATFLS: 1,130
Lot (Front):	Year Built: 1955	ATFLS Source: Realist
Lot (Side):	Addl Acceptance Cond: None Known	Parking: 2 Car Garage

Directions: GPS

Property Description: A true oasis! You'll LOVE the lot, layout and updates. This 3 bedroom, 2 full bath home has been completely renovated! LARGE family room, LIGHT & BRIGHT kitchen and all one ONE level! Brand new two car garage and PRIVATE backyard on .65 Acres. South Western Schools and EASY freeway access! PERFECT for the Holidays!

Sold Date: **Sold Price:** **DOM:** 10

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$280,000	Original LP: \$280,000
MLS#: 221046477	3869 Orchard Lane	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,272	Tax Abatement: No
Style: 1 Story	Acreage: 0.13	Abatement End Date: 2,731
Bedrooms: 3	Bsmt/Fnd: Full	Taxes:
Baths F.H: 2	Exterior: Stone; Vinyl Siding	SqFt ATFLS: 1,272
Lot (Front): 51	Year Built: 1954	ATFLS Source: Realist
Lot (Side): 114	Addl Acceptance Cond: None Known	Parking: 2 Car Garage; Detached Garage

Directions: 71 South to Stringtown Road, right on Stringtown, right or Orchard Lane.

Property Description: Welcome home to this completely renovated, lovely ranch home in a convenient Grove City neighborhood. Home fronts on dead end street with side entry into driveway off of cul-de-sac. Perfect location close to all the wonderful amenities Grove City has to offer; shopping, dining and quaint downtown area. There's not an inch of this home that hasn't been redone. Gorgeous white kitchen with granite counters and subway tile backsplash. Brand new stainless steel appliances, including a high end gas range. Two brand new full baths, 3 good size bedrooms. Extra large family room with wood burning fireplace. This home has an abundance of storage, including built-ins on first floor and in the large full basement. This one is a beauty and won't last. So schedule your showing today!

Sold Date: **Sold Price:** **DOM:** 6

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$295,000	Original LP: \$330,000
MLS#: 221032254	6569 Rolling Hills Place	Zip: 43123
Corp: None	Township: Pleasant	County: Franklin
Subdiv/Comp:	Tax Dist: 230	Unit/Suite #:
School: SOUTH WESTERN	SqFt TR: 1,671	Tax No
CSD 2511 FRA CO.	Acreage: 0.71	Abatement: 4,155
Style: 1 Story	Bsmt/Fnd: Partial	Abatement
Bedrooms: 3	Exterior: Brick; Stucco	End Date:
Baths F.H: 2	Year Built: 1972	Taxes:
Lot	Addl None	SqFt ATFLS: 1,671
(Front):	Acceptance Known	ATFLS Realist
Lot (Side):	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions:

Property Description: Beautiful ranch. Located just minutes from schools, parks & national retailers with the feel of a country retreat daily. Heat pump & central AC, battery backup system for septic system and many more updates. Immediate possession.

Sold Date:**Sold Price:****DOM:** 111**Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$319,900	Original LP: \$329,900
MLS#: 221039288	3235 Big Run Road	Zip: 43123
Corp: None	Township: Franklin	County: Franklin
Subdiv/Comp:	Tax Dist: 140	Unit/Suite #:
School: SOUTH WESTERN	SqFt TR: 1,334	Tax No
CSD 2511 FRA CO.	Acreage: 1	Abatement: 4,365
Style: 1 Story	Bsmt/Fnd: Full	Abatement
Bedrooms: 3	Exterior: Brick	End Date:
Baths F.H: 2	Year Built: 1954	Taxes:
Lot	Addl None	SqFt ATFLS: 1,478
(Front):	Acceptance Known	ATFLS Owner
Lot (Side):	Cond:	Source:
		Parking: 2 Car Garage; Attached Garage

Directions:

Property Description: Welcome to 3235 Big Run Rd. Completely renovated brick ranch on large 1 acre lot! Home offers 3beds, 2 baths, full basement and 2 car garage. Full bath in master bedroom. Recent updates include all wood floors, new kitchen and bath cabinets, granite counter tops through out, stainless steel appliances, new furnace, hot water tank and AC, new windows, all new light and plumbing fixtures, fresh paint and much more! South Western City schools! Owner holds Ohio real estate licensed.

Sold Date:**Sold Price:****DOM:** 44

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$349,900	Original LP: \$349,900
MLS#: 221046852	1264 Misty Pine Court	Zip: 43123
Corp: Grove City	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 040	Unit/Suite #:
School: SOUTH WESTERN CSD	SqFt TR: 2,036	Tax: No
2511 FRA CO.	Acreage: 0.21	Abatement: 4,491
Style: 2 Story	Bsmt/Fnd: Crawl; Partial	Abatement End Date:
Bedrooms: 4	Exterior: Vinyl Siding	Taxes:
Baths F.H: 2.1	Year Built: 1993	SqFt ATFLS: 2,536
Lot (Front):	Addl Acceptance Cond: None Known	ATFLS Source: Owner
Lot (Side):		Parking: 2 Car Garage

Directions:

Property Description: Nestled on a quiet cul-de-sac, this desirable 5 bedroom, 2.5 bath home has been fully updated and is sure to impress! Offering an open floor plan, abundant natural lighting and ample storage space. Of special note is the newly remodeled basement with an optional 5th bedroom and/or home office space. Basement includes the addition of an egress window. Updates include: Furnace/AC ('20), Tankless Water Heater ('20), Basement Remodel w/ Egress Window ('20), Shed ('20), Carpet ('21), Back Patio ('20), Patio Door ('20) Kitchen Remodel ('17), Front Door ('20), Radon Mitigation ('20), Sump Pump/Liberty Pump ('20), Interior Paint/Trim ('20), Master Bath Shower ('18), Full Bath Shower ('21). Showings begin Friday 12/10!

Sold Date:**Sold Price:****DOM: 1****Customer Brief****Residential-Single Family Freestanding**

Status: Active	List Price: \$475,000	Original LP: \$475,000
MLS#: 221045273	1655 Thrailkill Road	Zip: 43123
Corp: None	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 160	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 1,924	Tax: No
Style: 2 Story	Acreage: 6.42	Abatement: 5,865
Bedrooms: 4	Bsmt/Fnd: Full	Abatement End Date:
Baths F.H: 1.1	Exterior: Aluminum Siding	Taxes:
Lot (Front):	Year Built: 1964	SqFt ATFLS: 1,924
Lot (Side):	Addl Acceptance Cond: None Known	ATFLS Source: Realist
		Parking: 2 Car Garage; Attached Garage

Directions: GPS

Property Description: 6.4 acres in Grove City! Spacious 4 bedroom home with large living and family rooms. Laminate flooring in most of main level. Entry level bedroom could be used as an office space. 3 large bedrooms on second level. Updated windows and newer roof. Full basement. Large fenced yard with in ground pool. Deep attached 2 car garage. Plenty of space to add a pole barn/ outbuilding. Located north of Stringtown Rd with possible industrial zoning opportunity in the future. Easy access to I-71, SR 104 and Stringtown Rd.

Sold Date:**Sold Price:****DOM: 13**

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Customer Brief**Residential-Single Family Freestanding**

Status: Active	List Price: \$749,900	Original LP: \$799,900
MLS#: 221040675	1339 Borrer Road	Zip: 43123
Corp: None	Township: Jackson	County: Franklin
Subdiv/Comp:	Tax Dist: 160	Unit/Suite #:
School: SOUTH WESTERN CSD 2511 FRA CO.	SqFt TR: 3,330	Tax: No
Style: 2 Story	Acreage: 20	Abatement: 7,336
Bedrooms: 5	Bsmt/Fnd: Crawl; Partial; Walkup	Abatement End Date:
Baths F.H: 3	Exterior: Aluminum Siding; Brick	Taxes:
Lot (Front):	Year Built: 1978	SqFt ATFLS: 3,330
Lot (Side):	Addl Acceptance Cond: None Known	ATFLS: Realist
		Source:
		Parking: 2 Car Garage; Attached Garage; Opener; Side Load

Directions: On Borrer Road between 104 and Buckeye Parkway.

Property Description: OPEN HOUSE SUN. NOVEMBER 14TH 2PM-4PM! Pure paradise awaits you! This home and it's surroundings is one of a kind! Custom built home features extra large rooms throughout, double sided wood burning fireplace in family room and dining area. New roof in October, 2021! The outside features over 20 acres of rolling pastures, 2 creeks, woods, a large stocked pond with bridges, outbuildings and loafing shed. Enjoy the abundance of wildlife, your own animals or just the tranquility of your surroundings. All of this and very close to Grove City amenities. Don't let this unique, desired and beautiful property slip away!

Sold Date:

Sold Price:

DOM: 52

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.