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“NOSY NEIGHBOR LISTINGS”

COMMUNITY: **PICKERINGTON**

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$445,900	Original LP: \$424,900
MLS#: 221026588	193 Preserve Drive	Zip: 43147
Corp: None	Township: Violet	County: Fairfield
Subdiv/Comp: Longview Highlands	Tax Dist: 41	Unit/Suite #:
School: PICKERINGTON LSD 2307 FAI CO.	SqFt TR: 2,031	Tax Abatement:
Style: 1 Story	Acreage: 0.22	Abatement: No
Bedrooms: 3	Bsmt/Fnd: Full	End Date:
Baths F.H.: 2	Exterior: Cement	Taxes:
Lot (Front): Irr	Year Built: 2021	SqFt ATFLS: 2,031
Lot (Side): Irr	Addl Acceptance Cond: None Known	ATFLS Source: Builder
		Parking: 2 Car Garage; Attached Garage

Directions: Take I-70 E toward Wheeling. Take Exit 105A to merge onto US-33 E/Southeast Expy toward Lancaster. Continue on US-33 approx. 10 miles. Take the Diley Rd. exit toward Hill Rd. Turn left onto Diley Road, then left onto Long Road. Longview Highlands community is on the right.

Property Description: A delightful ranch plan with 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 large great room, flex space plus a full basement. The chef's kitchen is a showstopper with granite countertops, gorgeous tile backsplash, trendy cabinet hardware and upgrade wood plank 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 and ¾ bath rough in the basement! Hurry and take this home off the market today!

Sold Date: **Sold Price:** **DOM:** 82

Customer Brief

Residential-Single Family Freestanding



Status: Active	List Price: \$450,000	Original LP: \$450,000
MLS#: 221044278	172 Monebrake Drive	Zip: 43147
Corp: Pickerington	Township: Violet	County: Fairfield
Subdiv/Comp: Longview Acres West	Tax Dist: 041	Unit/Suite #:
School: PICKERINGTON LSD 2307 FAI CO.	SqFt TR: 2,220	Tax Abatement:
Style: 2 Story	Acreage: 0.29	Abatement End: No
Bedrooms: 4	Bsmt/Fnd: Full	Date: 5,061
Baths F.H.: 2.2	Exterior: Vinyl Siding; Other	Taxes:
Lot (Front): 85	Year Built: 2015	SqFt ATFLS: 3,100
Lot (Side): 150	Addl Acceptance Cond: None Known	ATFLS Source: seller
		Parking: 3 Car Garage

Directions:

Property Description: This home features granite counter tops, updated flooring, crown molding, finished basement, radon system, sump pump w/ battery back-up and dehumidifier. The 3-car garage ceilings reach 12 ft high (4' above std), easily accommodates large vehicles, and has built-in storage cabinets. The spacious full finished basement offers additional living space and includes a 1/2 bath. The home also features updated light fixtures and a smart thermostat that can be controlled from your mobile device. Owner's suite has 2 walk-in closets. Both full baths have double sinks. An attic fan is an added feature in the home. A deduct water meter is installed, eliminating the sewage bill.

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

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Customer Brief

Residential-Single Family Freestanding



Status: Active
MLS#: 221044677
Corp: None
Subdiv/Comp: Meadowmoore Reserve

School: PICKERINGTON LSD 2307 FAI CO.
Style: 2 Story
Bedrooms: 4
Baths F.H: 3.1
Lot (Front):
Lot (Side):

SqFt TR: 3,209
Acreage: 0.42
Bsmt/Fnd: Full
Exterior: Cement Fiber Board
Year Built: 2021
Addl Acceptance Cond: None Known

List Price: \$599,520
 13268 Imbus Trail NW
Township: Violet
Tax Dist: 036

Original LP: \$599,520
Zip: 43147
County: Fairfield
Unit/Suite #:

Tax Abatement:
Abatement: No
End Date:
Taxes:
SqFt ATFLS: 3,209
ATFLS: Builder
Source:
Parking: 3 Car Garage; Attached Garage; Side Load

Directions: Off of Ault rd, south of 204, north of Refugee.

Property Description: The Harrison is a 3,206 square foot 2 story home four bedrooms and three and a half bathrooms. with a farmhouse elevation. On the first floor you will find the great room a cofered ceiling, flex room, mudroom, and laundry. The spacious kitchen has a large island and dinette that is open to the great room, and a flex room that would make a great den. The first floor Owners Suite includes a luxurious bathroom and expansive walk in closet. Upstairs includes 2 bedrooms adjoined with a jack and jill bathroom as well as an addition bedroom and bathroom. The home also offers a full basement and a 3 car side load garage. This home will be move in ready May 2022.

Sold Date: **Sold Price:** **DOM:** 25

Customer Brief

Residential-Single Family Freestanding

Status: Active
MLS#: 221042415
Corp: None
Subdiv/Comp:
School: PICKERINGTON LSD 2307 FAI CO.
Style: Cape Cod/1.5 Story
Bedrooms: 4
Baths F.H: 4
Lot (Front):
Lot (Side):

List Price: \$749,000
 7800 Fairlawn Drive
Township: Violet
Tax Dist: 036
SqFt TR: 2,678
Acreage: 3.78
Bsmt/Fnd: Full
Exterior: Brick; Other
Year Built: 1972
Addl Acceptance Cond: None Known

Tax Abatement:
Abatement End: No
Date: 7,055
Taxes:
SqFt ATFLS: 3,315
ATFLS Source: Architect
Parking: 4 Car Garage; Attached Garage; Detached Garage; Opener; Side Load

Original LP: \$799,000
Zip: 43147
County: Fairfield
Unit/Suite #:

Directions: Take Blacklick-Eastern Rd. EAST to left on Wagram Rd. Go about 1/4 mile and take a right on Fairlawn. House is at the end of the cul-de-sac on the left.

Property Description: This 3,578 s.f., beautifully renovated property sits on 3.78 acres in the Pickerington School District. With open areas, wooded areas, a creek and a pool this home is perfect for those who love to be outdoors or even those who just like a nice view! Inside, the open floorplan affords sightlines throughout the first floor. The modern kitchen is striking and is the anchor of the main living areas. The 1st floor owner's suite features a luxury bath and convenient access to the 1st flr office. The 2nd floor offers 3 large BR's with one having a full en suite bath. Off the dining area, there is a full bath and changing area for pool guests. The attached and detached garages allow parking for 4 cars. New siding, roof, gutters, soffit and downspouts, new pool liner and so much more!

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