

FOR SALE



\$347,900

5550 Lime Creek Dr. Dublin, OH 43016

- Rare ranch style patio home in highly desirable Grand Reserve at Hayden's Crossing.
- Excellent condition and well maintained two bedroom, two bath, with an attached 2-car garage, den/3rd bedroom, and front enclosed patio area,
- Cathedral great room opens to the kitchen with a gas fire place.
- Walk-in closet in master bedroom and plenty of storage space
- Clubhouse located right across the street with pool, pool table room, casual seating with fire place, restrooms, and access to pool area .
- Walking park area with pond nearby
- Move-in ready!!



Click Here for Video

BEST CORPORATE REAL ESTATE
JACK HOLSTEIN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 16
EMAIL: JDH@BIZCORP1.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Status: Active
Style: 1 Story
Address:
5550 Lime Creek Drive 33, Dublin, OH 43016
Unit/Suite #: 33

List Price: \$347,900
Original List Price: \$359,900
Days On Market: 44
Possession: closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	2	2	0					1	1		
Down 1	0	0	0								
Down 2	0	0	0								
Totals	2	2	0								

Location

Subdiv/Cmplx/Comm: Grand Reserve at Haydens Crossing School District: COLUMBUS CSD 2503 FRA CO. Corp Lim: Columbus Township: None
Directions: from I-270 take Tuttle Crossing and head West, turn left at the stop sign, turn right onto Hayden Run Road, turn right onto Spring River Ave, then turn left onto Montana Creek Dr, then turn right onto Lime Creek Dr, the condo is along the right side of the road, and you can park out front along the street.

Characteristics

SqFt Documented: 1,706
SqFt ATFLS: 1,706
Parcel #: 010-281428
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 010
Comm Dev Chrg: No

Acreage: 0.05
Lot Size (Front): CND
Mult Parcels/Sch Dis: No
Assessment:
Possession: closing

Lot Size (Side): CND
Year Built: 2006
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,287 Tax Year: 2021

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Clubhouse; Fitness Facility; Pool
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 414 Per: Month

HOA/COA Fee Includes: Common Area Only; Ext. Building Maint.; Insurance; Lawn Care; Recreation; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 200 Reserve Contribution:

Features

Air Conditioning: Central
Heating: Forced Air
Bsmt: No
Foundation: Slab
Exterior: Stone
Rooms: 1st Flr Primary Suite, 1st Flr Laundry, 3-Season Room, Den/Home Office - Non Bsmt, Great Room
Parking: 2 Car Garage, Attached Garage
Garage/Enclosed Spaces: 2
Interior Amenities: Dishwasher; Microwave; Refrigerator

Accessibility Features Y/N: No
Warranty:
New Financing:
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N:
No
Manufactured Housing:
Leased Items:
Tax:

Property Description: Rare ranch style patio home in highly desirable Grand Reserve at Hyden's Crossing. Excellent condition and well maintained two bedroom, two bath, with an attached 2-car garage, den/3rd bedroom, and front enclosed patio area, Cathedral great room opens to the kitchen with a gas fire place. Walk-in closet in master bedroom and plenty of storage space Clubhouse located right across the street with pool, pool table room, casual seating with fire place, restrooms, and access to pool area . Walking park area with pond nearby Move-in ready!!

Dir Neg w/Sell Perm: Yes

September 14, 2022

Prepared by: Randy J Best

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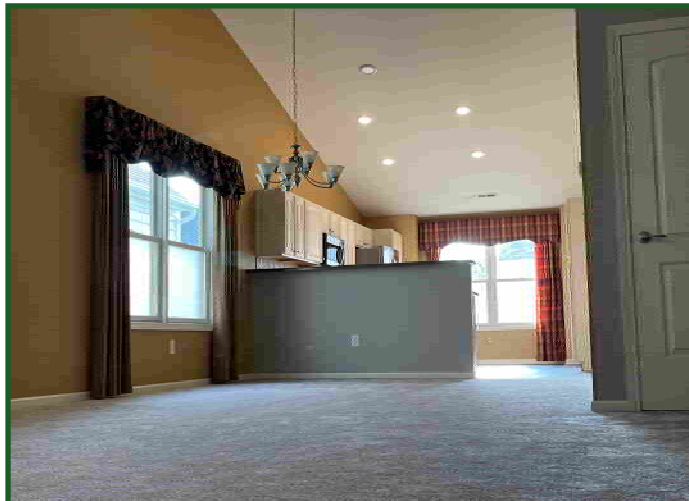


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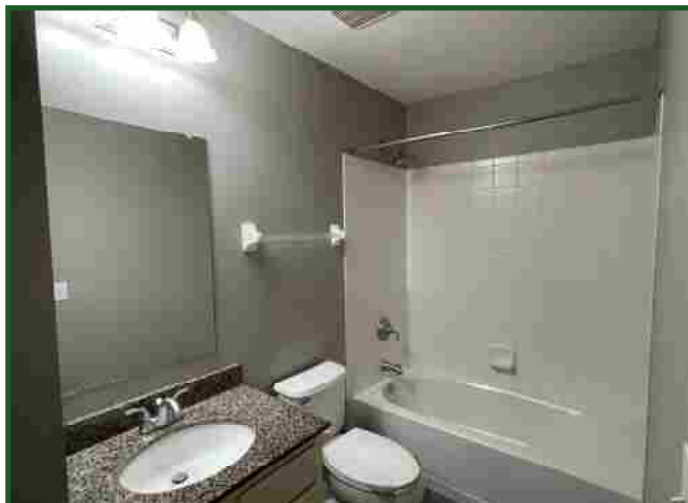
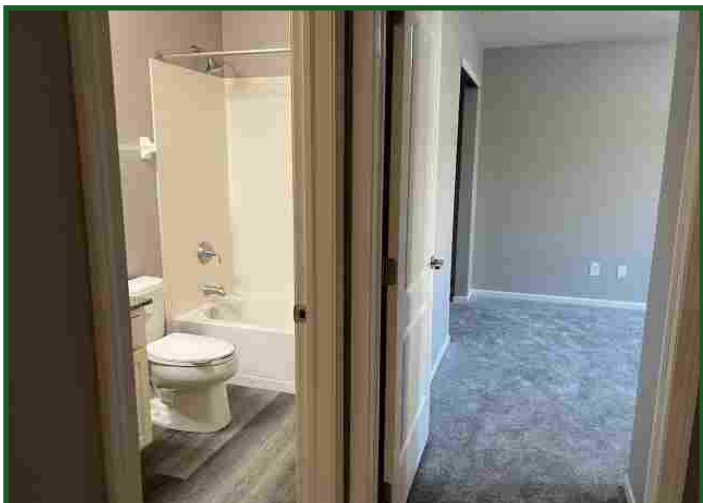


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GRAND RESERVE AT HAYDENS CROSSING CLUB HOUSE



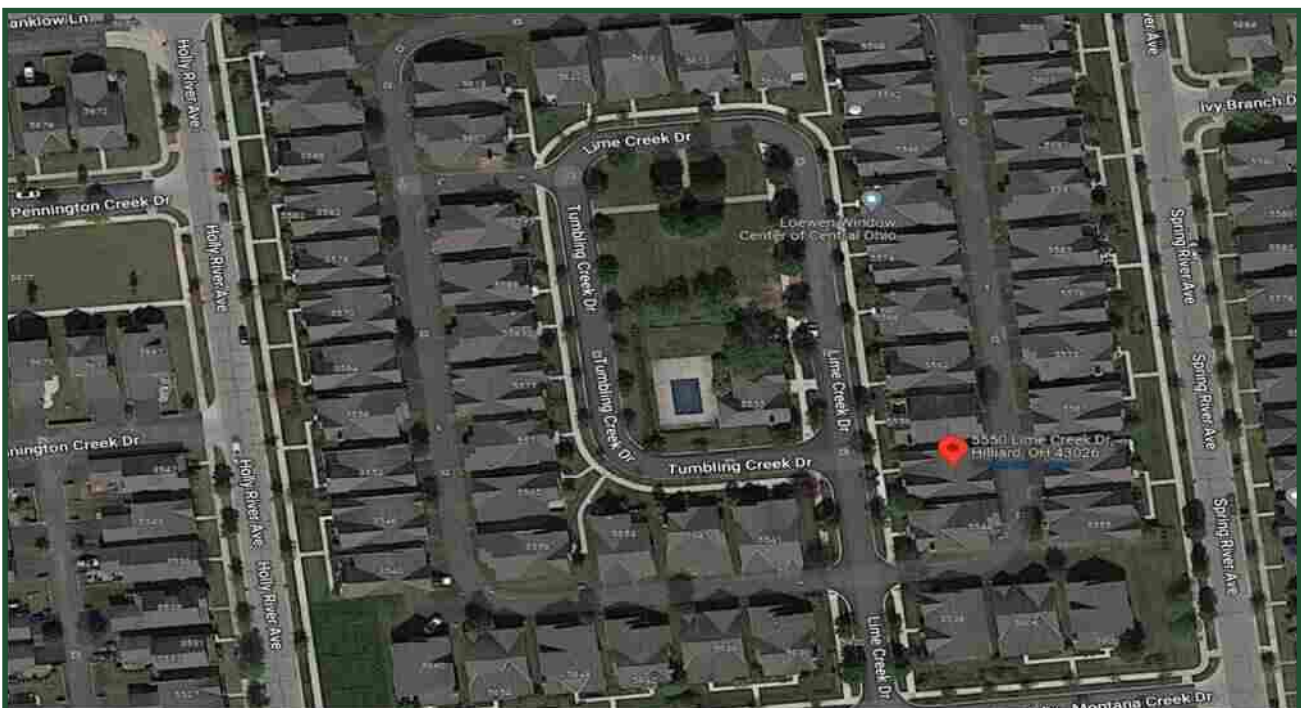
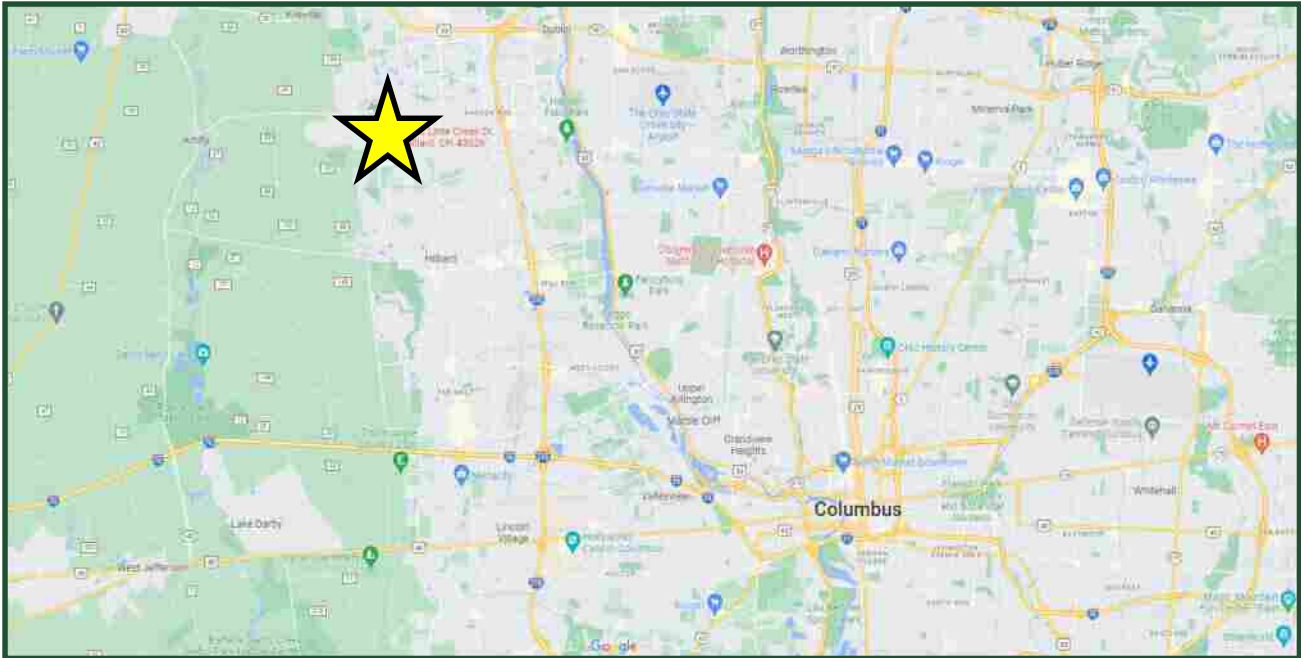
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Aerial View



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Parcel View



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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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