



**Status:** Pending  
**Style:** 1 Story  
**Address:**  
 1473 Cliff Court 48/C, Columbus, OH 43204  
**Unit/Suite #:** 48/C

**List Price:** \$149,900  
**Original List Price:** \$149,900  
**Days On Market:** 19  
**Possession:** immediate

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

**Location**

**Subdiv/Cmplx/Comm:** Hidden Lake **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None  
**Directions:** Turn west on W. Fifth Ave. off Riverside dr. across the Scioto River bridge and left on the first St. Lake Shore Dr. and proceed to the Security Gates.  
**Characteristics**

**SqFt Documented:** 770  
**SqFt ATFLS:** 770  
**Parcel #:** 010-193967  
**County:** Franklin

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

**Acreage:** 0.01  
**Lot Size (Front):** CND  
**Mult Parcels/Sch Dis:**  
**Assessment:**  
**Possession:** immediate

**Lot Size (Side):** CND  
**Year Built:** 1974  
**Built Prior to 1978:** Yes  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 2,186 **Tax Year:** 2021

**Addl Acc Conditions:** None Known  
**Cmplex/Sub Amenities:** Bike/Walk Path; Clubhouse; Gated Community; Pool; Tennis Court  
**Tenant Occupied:** No

**HOA/COA Y/N:** Yes  
**HOA/COA Fee:** 258 **Per:** Month  
**HOA/COA Fee Includes:** Ext. Building Maint.; Gas; Insurance; Lawn Care; Recreation; Security; Sewer; Snow Removal; Trash; Water  
**HOA/COA Transfer Fee:** Reserve Contribution: 516

**Features**

**Air Conditioning:** Central  
**Heating:** Forced Air, Gas  
**Bsmt:** No  
**Foundation:** Slab  
**Exterior:** Stone, Stucco  
**Rooms:** 1st Flr Primary Suite, 1st Flr Laundry, Dining Room, Living Room  
**Parking:** 1 Off Street, Assigned  
**Garage/Enclosd Spaces:** 0  
**Interior Amenities:** Dishwasher; Electric Range; Microwave; Refrigerator

**Accessibility Features Y/N:** No  
**Mid/High Rise:** No  
**Alternate Uses:**  
**Fireplace:** One, Log Woodburning  
**Lot Characteristics:**  
**Exterior Amenities:** Balcony  
**Water Source:** Public Water Source  
**Sewer:** Public Sewer

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

**Property Description:** Top level one bedroom with a sky high view down to the crystal blue lake and sunsets from the covered balcony and living room. Updated kitchen with maple cabinetry and matching black appliances. Added laundry in the front hall with full size upright washer and dryer. Wood veneer entry and hall, plush carpeting in the living, dining and bedrooms and vinyl tile in kitchen and bath. Resort lifestyle with the lakeside community just minutes from downtown and just across the river from Grandview and the Tri Village area.

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

**October 28, 2022**

**Prepared by:** Andrew A Balalovski

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Friday, October 28, 2022 11:19 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

1473 C Cliff Ct.



same



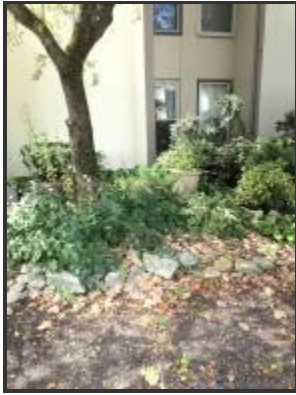
same



same



same



View from the Street



Living Room



Dining Room



Kitchen



Kitchen



Pass thru to D.R.



Bath



**Bath****Bedroom****Walk thru Closet to Bath****Laundry****Summer Saturday****Sailing**



**Sunset****Swimming Pool****Beach by the Pool****Same and Boat Storage****North Beach and Boat Storage****Guard House**

Tennis Courts



Tennis and Pickle Ball



Just Kidding!

