


Customer 1-Page Full		Residential-Single Family Freestanding		MLS# : 224000854																																																																																											
		<div>Status: Active</div> <div>Style: 2 Story</div> <div>Address:</div> <div>9128 Farlington Drive, Blacklick, OH 43004</div> <div>Unit/Suite #:</div>		<div>List Price: \$535,000</div> <div>Original List Price: \$595,000</div> <div>Days On Market: 147</div> <div>Possession: Closing</div>																																																																																											
		<table><tr><td></td><td>BR</td><td>FB</td><td>HB</td><td>LIV</td><td>Din</td><td>Eat SP</td><td>Fam</td><td>Den</td><td>Great</td><td>Util Sp</td><td>Rec</td></tr><tr><td>Up 2</td><td>3</td><td>2</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Up1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Entry Lvl</td><td>0</td><td>0</td><td>1</td><td>1</td><td>0</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td></tr><tr><td>Down 1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Down 2</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Totals</td><td>3</td><td>2</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>											BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec	Up 2	3	2	0	0	0	0	0	0	0	0	0	Up1	0	0	0	0	0	0	0	0	0	0	0	Entry Lvl	0	0	1	1	0	1	1	0	0	1	0	Down 1	0	0	0	0	0	0	0	0	0	0	0	Down 2	0	0	0	0	0	0	0	0	0	0	0	Totals	3	2	1								
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Down 2	0	0	0	0	0	0	0	0	0	0	0																																																																																				
Totals	3	2	1																																																																																												
Location																																																																																															
Subdiv/Cmplx/Comm:		School District: GAHANNA JEFFERSON CSD 2506 FRA CO.				Corp Lim: None		Township: Jefferson																																																																																							
Directions:																																																																																															
Showing Considerations:																																																																																															
Characteristics																																																																																															
SqFt Documented: 2,440		Doc SqFt Src: Auditor		Acreage: 0.17		Lot Size (Side):																																																																																									
SqFt ATFLS: 2,440		ATFLS Source: Auditor		Lot Size (Front):		Year Built: 2022																																																																																									
Parcel #: 170-004837		Tax District: 170		Mult Parcels/Sch Dis:		Built Prior to 1978: No																																																																																									
County: Franklin		Comm Dev Chrg: No		Assessment:		Tax Abatement: No																																																																																									
				Possession: Closing		Abatement End Date:																																																																																									
						Taxes (Yrly): 2,123   Tax Year: 2022																																																																																									
Addl Acc Conditions: None Known				HOA/COA Y/N: Yes																																																																																											
Cmplex/Sub Amenities: Clubhouse; Pool; Sidewalk				HOA/COA Fee: 800 Per: Year																																																																																											
Tenant Occupied: No				/																																																																																											
				HOA/COA Fee Includes: Other																																																																																											
				HOA/COA Transfer Fee:   Reserve Contribution:																																																																																											
Features																																																																																															
Air Conditioning:				Accessibility Features Y/N: No				Warranty:																																																																																							
Heating:				Alternate Uses:				New Financing:																																																																																							
Bsmt: Yes Desc: Full				Fireplace:				New Construction: Yes																																																																																							
Foundation: Poured				Lot Characteristics:				Approx Complete Date:																																																																																							
Exterior:				Exterior Amenities:				12/31/2024																																																																																							
Rooms: 2nd Flr Laundry,Eat Space/Kit,Family Rm/Non Bsmt,Living Room,Loft				Water Source: Public Water				Manufactured Housing Y/N: No																																																																																							
Parking: 2 Car Garage,Attached Garage,On Street				Sewer: Public Sewer				Manufactured Housing:																																																																																							
Garage/EnclosdSpaces: 2								Leased Items:																																																																																							
Interior Amenities:								Tax:																																																																																							
Property Description: Beautiful, open floor plan home located in quiet setting. In the summer, enjoy the neighborhood pool and playground with club house! The home has big open rooms. There is one half bath off the living room / office / dinning room. The kitchen has an island bar and is open to the family room. Upstairs, there is a huge loft, a washer dryer room, 2 full baths, 3 bed rooms and a giant walk in closet in the master bed room. Property has a full basement as well. Home has never been lived in. Be the first owner occupant! Home has MI warranty too! Agent Owner and part of ownership group. Owners are related. Owner to do 1031. Ask for HOA information. Home is in HOA. Please submit highest and best offers. Everything is new! No house sale contingencies considered.																																																																																															
Dir Neg w/Sell Perm: Yes																																																																																															
June 04, 2024		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. © 2024 <a href="#">MLS</a> and <a href="#">FBS</a> . Prepared by Andrew A Balalovski on Tuesday, June 04, 2024 9:06 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.																																																																																															

Photos for MLS # 224000854

9128 Farlington Drive, Blacklick, OH 43004

\$535,000

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3



2

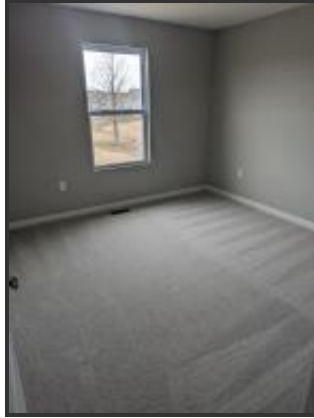
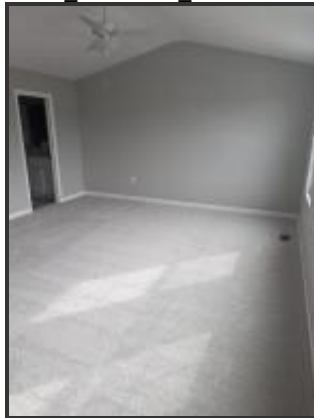
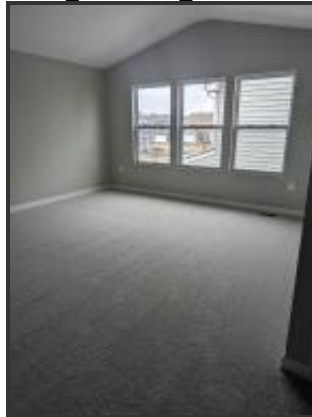


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**MLS # 224000854**

9128 Farlington Drive, Blacklick, OH 43004

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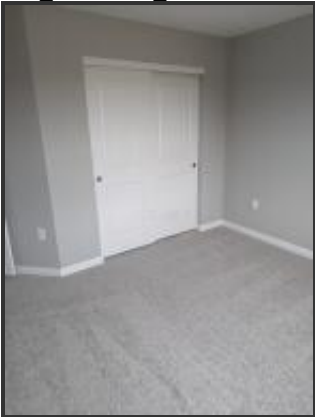
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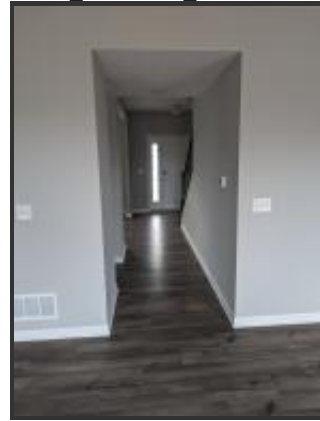
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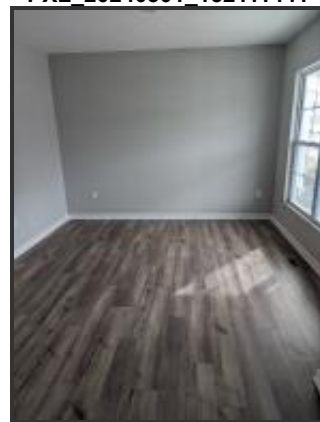
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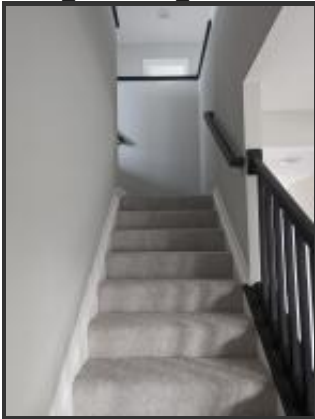


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