

**Agent Full Report**

Click Photo Above for Additional Photos/Links (if available)

**Residential****Status:** Active**LP:** \$417,900**MLS#:** 2906008**Area:** PO - POWELL CORP LIMITS**Original LP:** \$417,900**Listing Agreement Type:** ERS**Photos:** 18**Attachments:** 1**Rooms**

	Total #	# Upper	# Down	# Lower
Bedrooms	4	3		1
Full Baths	3	2	0	1
Half Baths	1	0	1	0

Room	U	D	LL	Room	U	D	LL
Living Room		1		Den Room			
Dining Room		1		Great Room		1	
Eating Space		1		Utility Space		1	
Family Room			1	Rec Room			1

**Location****Address:** [247 RACCOON RUN](#)**Unit/Suite:****City:** Powell**Zip:** 43065**Subdiv/Comp:** RETREAT**Map Bottom/Side:** A/1**Map Page:** 5917**School District:** OLENTANGY**Municipality:** POWELL**Directions:** OLENTANGY ST E(POWELL RD)NORTH ON THORNBURY LEFT ON RACCOON RUN, OR SOUTH OFF RETREAT LN**Charcteristics****SqFt Tax Record:** 3,381**Acreage:** 1.096**Lot Size:****SqFt ATFLS:** 3,381**Source:** REALIST**Year Built:** 1980**Prior to 1978:** No**Parcel #:** [31941604015000](#)**Tax Dist:** 24**Taxes (Yr):** \$7,397**Tax Year:** 2008**County:** [Delaware](#)**Assoc/Condo Fee:****Assessment:****Approx Compl Date:****Community Develop Chrg:** N**Possession:** NEGOTIABLE**Acceptance Conditions:****VOL#/PG#:****Instrument:****Features****Style:** SPLIT - 5+ LEVEL**Warranty:** HOME**Air Conditioning:** CENTRAL**Windows:** INSULATED ALL**Heating:** FORCED AIR, GAS**Basement Desc:** FULL**New Financing:** CONVENTIONAL**Exterior:** STUCCO, WOOD**New Construction:** NO**Fireplace Desc:** THREE, LOG WDBRNING**Parking:** 2 CAR GAR, ATTACHED GAR, OPENER, 2 OFF STREET**Rooms:** EAT SPACE/KT, DINING ROOM, FAMILY RM/NB, GREAT ROOM, LIVING ROOM, MOTHER-IN-LW, REC RM/BSMT, UTIL RM/NB**Lot Characteristics:** SLOPED LOT, STREAM ON LOT, WOODED**Amenities:** DECK, DISHWASHER, ELEC RANGE, HUMIDIFIER, MICROWAVE, PATIO, REFRIGERATOR, SCRN PORCH, SECUR SYS, TRASH COMPCT, WASTE TR/SYS, WHIRLPL/TUB, WOOD FLRS PART**Primary Photo Source:** Realtor Provided**Remarks**

SOFT CONTEMPORARY HOME CUSTOM BUILT BY STEVE HEINLEN \*\* ON OVER 1 ACRE WITH WOODED PRIVATE LOT AND SMALL STREAM\*\* HOME SHOWS GREAT \*\* MOVE IN CONDITION \*\* CUSTOM CABINETRY AND WOODWORK \*\* LOADED WITH QUALITY FEATURES\*\* SEE NATURE FROM EVERY WINDOW\*\* FUNCTIONAL FLOOR PLAN\*\* BEST VALUE IN NEIGHBORHOOD!!