

Agent Full Report

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Residential**Status:** Active**LP:** \$325,000**MLS#:** 2903724**Area:** DU - DUBLIN CORP LIMITS**Original LP:** \$325,000**Listing Agreement Type:** ERS**Photos:** 10**Attachments:****Rooms**

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

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

Location**Address:** [5270 FOREST RUN DR](#)
Subdiv/Comp: WOODS OF INDIAN RUN**Unit/Suite:****City:** DUBLIN**Zip:** 43017**Map Bottom/Side:** D/1**Map Page:** 6038**School District:** DUBLIN**Municipality:** DUBLIN**Directions:** BRAND RD OR EMERALD PKWY TO COFFMAN THEN EAST ON FOREST RUN DR**Characteristics****SqFt Tax Record:** 2,639**Acreage:****Lot Size:** 80 x 135**SqFt ATFLS:** 2,639**Source:** REALIST**Year Built:** 1994**Prior to 1978:** No**Parcel #:** [273-005991-00](#)**Tax Dist:** 273**Taxes (Yr):** \$7,014**Tax Year:** 2007**County:** [Franklin](#)**Assoc/Condo Fee:** \$125 / YR**Assessment:****Approx Compl Date:****Community Develop Chrg:** N**Possession:** NEGOTIABLE**Acceptance Conditions:****VOL#/PG#:** NA**Instrument:** NA**Features****Style:** 2 STORY**Warranty:** HOME**Air Conditioning:** CENTRAL**Windows:** INSULATED ALL**Heating:** GAS, FORCED AIR**Basement Desc:** BLOCK, PARTIAL**New Financing:** CONVENTIONAL**Exterior:** STONE, STUCCO**New Construction:** NO**Fireplace Desc:** ONE, LOG WDBRNING, GAS LOG**Parking:** 2 CAR GAR, ATTACHED GAR, OPENER, 2 OFF STREET**Leased Items:** NO**Rooms:** 1ST FLR MBR, DEN-NON BSMT, DINING ROOM, EAT SPACE/KT, GREAT ROOM, REC RM/BSMT, UTIL RM/NB, FLORIDA ROOM**Lot Characteristics:** WOODED**Amenities:** DISHWASHER, ELEC RANGE, MICROWAVE, REFRIGERATOR, WHIRLPL/TUB, WOOD FLRS PART, IRRIGATION SYSTEM, PATIO, SCRNM PORCH, SECUR SYS**Primary Photo Source:** Realtor Provided**Remarks**

APROX. 3,139 TOTAL SF INCLUDING 500 SF FINISH LL *CUSTOM BUILT BY DECOLA** LOADED WITH QUALITY FEATURES ** SOLID POPLAR WOODWORK & DOORS **FLOOR PLAN HAS 2 STY GREAT RM & ENTRY **LOT HAS TREES & PRIVACY TO BACK **PROFESSIONALLY FINISHED LOWER LEVEL PLUS 1/2 BATH **MEDIA RM, GREAT VALUE !! PRICED \$20,000 UNDER AUDITOR.