

<b>Customer 1-Page Full</b>	<b>Residential-Single Family Freestanding</b>	<b>MLS# : 22400854</b>
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**Status:** Active  
**Style:** 2 Story  
**Address:**  
 9128 Farlington Drive, Blacklick, OH 43004  
**Unit/Suite #:**

**List Price:** \$539,900  
**Original List Price:** \$595,000  
**Days On Market:** 90  
**Possession:** Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
<b>Up 2</b>	3	2	0	0	0	0	0	0	0	0	0
<b>Up1</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Entry Lvl</b>	0	0	1	1	0	1	1	0	0	1	0
<b>Down 1</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Down 2</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	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 **Water Source:** Public Water **Manufactured Housing Y/N:** No  
 Room,Loft **Sewer:** Public Sewer **Manufactured Housing:**  
**Parking:** 2 Car Garage,Attached Garage,On Street **Leased Items:**  
**Garage/EnclsdSpaces:** 2 **Tax:**  
**Interior Amenities:**

**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  
**April 08, 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 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Monday, April 08, 2024 10:49 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

\$539,900

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3



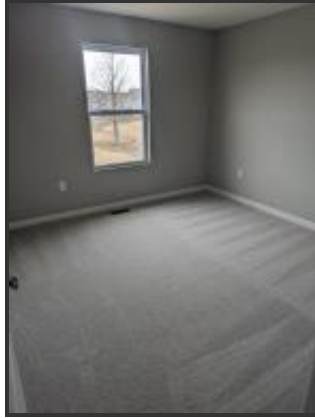
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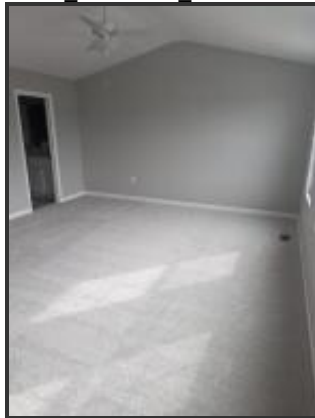
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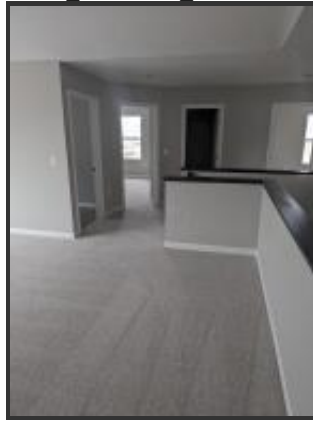
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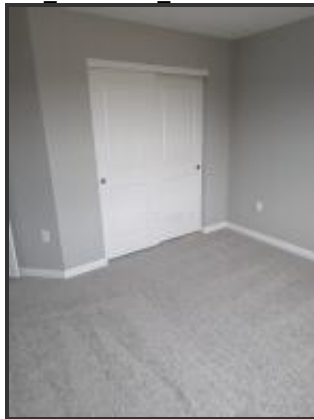
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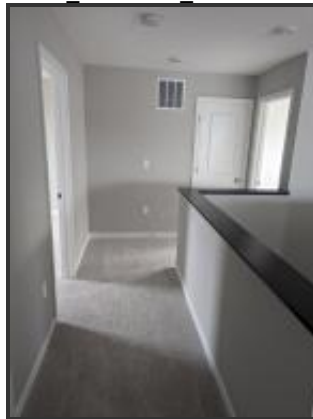
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MLS # 224000854

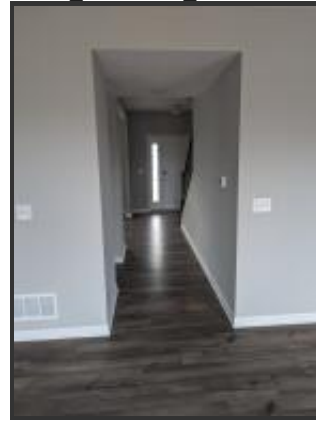
9128 Farlington Drive, Blacklick, OH 43004

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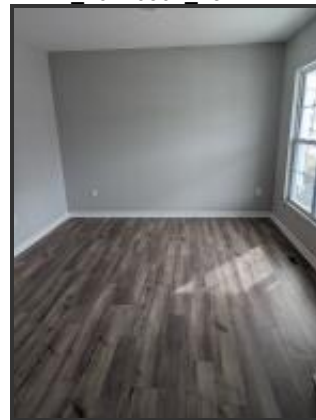
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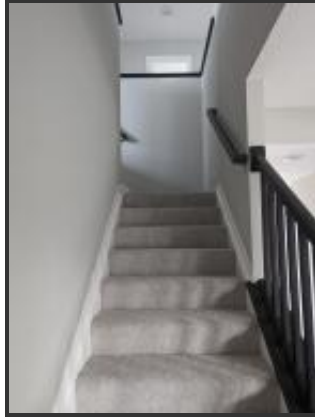


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9128 Farlington Drive, Blacklick, OH 43004

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