



MLS # 502531
1 Crystal Court
Ryland Heights KY 41015
List Price: \$425,000
Sell Price:
Orig Price: \$425,000
Status: New



Directions Taylor Mill Rd to Wolf, R Decoursey to left at Ryland Lakes Dr, R Crystal Dr, L Crystal Ct.

RESIDENTIAL DET - Stick Built/Modular/Masonry
Area: K05 MornV/Piner/Rylan/Vi **SIC:** RY Ryland Heights
DOM / CDOM: 1 / 1 **Selling Date:**

Property Summary			Required Features		
Subdivision: Ryland Lakes	Tax ID# 873-39-00-001.01	Bdrm on Lvl 1: Yes	Family Rm YN: Yes	Gas: None	
County: Kenton	Auction: No	Tax Rate 13.89	Frml Dining: Yes	Water: Public	
Beds: 5	SqFt:	# Fireplaces: 1	Garage: 1 Detached		
Baths (F H): 3 (3 0)	Acres:	Bsmnt Type: Full	Parking: Driveway	Sewer: Private	
Age: 46	New Const:	# Rooms: 9	Fireplace: Stone, Wood	Occupy: At Closing	
Levels: 2 Story		Cooling: Attic fan, Central Air	Accessible Transport: City Street		
Architecture: Traditional		Heating: Oil	Zoning: Residential		
Windows: Insulated, Wood			Foundation Poured		
Exterior Finish: Wood					

Listing Remarks

Confidential: This view may only be distributed to members.

Marketing Remarks Exceptional lake views from several windows. Enjoy the screened porch & wraparound deck on this truly spectacular setting. One owner home boasts 5 bedrooms & 3 full baths. Generous storage + full unfinished basement. Fully equipped kitchen & 1st floor laundry. Freshly painted interior. Soaring ceilings in great room w/ stone fireplace. Golf course membership required, w/ initiation, private club.

Agent Only Remarks Ownership is in leasehold. All sales are subject to application, initiation fee of \$25,000 to Ryland Lakes Country Club. Membership with dues required. Listing agent must accompany showings. Located on Crystal Lake. Private club managed by its members.

Property Details

Condo Only Features

Room	Dim	Lvl	Rooms	Dim	Lvl	Rooms	Dim	Lvl	Bath Typ/Lvl	HOA Fee 1	\$1,925.00	Freq	Quarterly	Total Yearly Fees
Entry	10x6	1	Master Bd	15x13	1	MBath			1: Full 1	HOA Fee 2		Freq		\$7,700
Living Room	22x20	1	Bedroom2	12x11	1	Bath 2			2: Full 1	HOA Fee 3		Freq		
Great Rm			Bedroom3	23x13	2	Bath 3			3: Full 2	Entry Lvl		PrivEntry		DirEntGarUnt
Dining Rm	14x11	1	Bedroom4	15x11	2	Bath 4			4:	#Stp2Unt		#ExStpEntr		DirEntGarBldg
Kitchen	13x10	1	Bedroom5	15x14	2	Study				CommHallwy		ElevAcc		
Breakfast Rm	10x10	1	Bonus Rm	20x13	1	Screened porch				Att Gar-Outside Entr				
Family Rm			Other Rm							HOAMgtCo	Ryland Lakes Country Club			000-000-0000
Laundry Rm	10x6	1	Basement											

Entry (Foyer) Wood Floors
Living Rm Feat Fireplace, Walkout, Wood Floors
Dining Rm Feat Chandelier, Wall-to-Wall Carpet
Kitchen Features Counter Bar, Eat-In, Solid Surface Ctr, Wood Cabinets
MasterBed Feat Bath Adjoins, Walkout, Wall-to-Wall Carpet, Wood Floors
Master Bath 1 Feat Ceramic Tile, Double Vanity, Jetted Tub, Shower, Skylight
Appliances Included Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer
Basement Feat Concrete Floor, Glass Blk Wind, Unfinished
Miscellaneous Ceiling Fan, Garage Door Opener, Home Warranty, Recess Lights, Smoke Alarm
Inside Features 9Ft + Ceiling, Multi Panel Doors
Outside Features Deck, Encl Porch/Patio, Patio, Wooded Lot
Roof Shingle
Inc.In HOA/Condo Fee Clubhouse, Golf, Play Area, Pool, Tennis, Walking Trails

Schools

School District Kenton County Public
Elementary School Ryland Heights Elementary
JHS/Middle School Twenhofel Middle School
High School Simon Kenton High

Optional Farm Features

View Lake/Pond, Woods
Land Description Leasehold

Appt Icon on MLS
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LD: 3/13/2017 **SD:** **Selling Price:**
XD: 9/13/2017 **PD:** **Estimated Selling Date:**
FIN: **Agreement Type:** ER **Owner:** Stevenson
Sub Agency: 0% **Buyer Agency:** 3% **Trans Brkr:** 0%
Prop Ownership: Consumer **Opt Show Instr:**
SO: **SA:**
SO2: **SA2:**