

10532

Elderberry Drive Plain City, Ohio 43064 *Courtyards at Jerome Village*



Beautiful Epcon built "Palazzo" model with 3 bedrooms, 3 full bathrooms, private courtyard, 2nd floor bonus suite, screened porch off primary bedroom and attached 2.5 car garage. Located in the desirable Courtyards at Jerome Village where community walking paths conveniently connect to Glacier Ridge Metro Park!

Well appointed kitchen offers staggered white cabinetry with Quartz countertops, tile backsplash, pantry cabinets, stainless steel apron farm sink, under cabinet lighting, canned lights, GE appliances including French door fridge, built-in microwave, dishwasher and smooth top electric range. The large island with breakfast bar seating features storage and custom pendant lighting.

Easy entertaining in the open concept kitchen, dining and living rooms with views of the private fenced courtyard which features a large patio area, brick pavers, custom landscaping, stepping stones, raised planter boxes, gas line rough-in and rear gate.

The living room enjoys a gas log fireplace with white mantel and trim plus a granite hearth and surround.

This lovely home offers upgraded trim package, cased windows, crown molding, transom windows, custom light fixtures with dimmers throughout, custom window treatments, lever style door handles, 9' ceilings, covered front entry with foyer window and convenient coat closet.

All 3 bathrooms offer raised height vanities and high-rise elongated toilets with soft close lids, tile floors in the 1st floor bathrooms and vinyl flooring in the 2nd floor bathroom. The primary bathroom features an L-shaped shower with tile to the ceiling while the other bathrooms offer tiled tub/shower combos.

Enjoy beautiful 3" plank engineered hardwood floors throughout the main living areas and neutral carpet in the bonus suite and bedrooms.



Kitchen



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Screened Porch

Details for 10532 Elderberry Drive

- Courtyards at Jerome Village
- Epcon's fee simple "Palazzo" floorplan with 2nd floor bonus suite
- 3 bedrooms, 3 full bathrooms, bonus suite, screened porch, private courtyard and 2.5 car garage
- Primary bedroom features tray ceiling, neutral carpet, ensuite full bathroom, large walk-in closet and French door leading to screened porch w/ceiling fan
- Primary bath features tiled L-shaped shower with pebble rock floor, double sink raised vanity with Quartz tops, high-rise toilet & wood-look tile floors
- Guest bedroom offers two windows overlooking the courtyard, neutral carpet and is steps from guest bath with raised Quartz vanity, tile floor, high-rise elongated toilet and tiled tub/shower combo
- Well-appointed kitchen with staggered white cabinetry, Quartz countertops, tile backsplash, under cabinet lighting, canned lights & added pantry cabinets
- Large kitchen island w/pendant lights, stainless steel apron farm sink, storage and breakfast bar seating
- White GE appliances include built-in microwave, French door fridge with bottom drawer freezer, dishwasher and smooth top electric range
- Laundry room offers tile flooring and full size pedestal Electrolux washer and dryer (convey)
- Access to Member's only Jerome Village Community Center featuring workout facility, restaurant and heated pool
- Gas log fireplace with granite surround, decorative white trim and mantel with tech tube above
- Upgraded trim package, transom windows throughout and storm door with self-storing screen at courtyard
- Oversized 2.5 car attached garage with garage windows and keypad entry
- Fenced courtyard features large patio, raised planter boxes, added gate and custom landscaping
- Condo-like exterior services provided
- Central A/C & forced air/gas heat
- Dublin Schools - Union County
- Square feet: 1,782
- Year built: 2018
- \$243/month Association fee
- \$470.25/year Community Center fee
- CDA fee included in property taxes
- \$11,010/year property taxes
- Original contribution fee reimbursement \$500
- \$310 HOA transfer fees
- MLS# 224019450



Guest Bedroom



Guest Bathroom



Private Courtyard



2nd Floor Full Bath



2nd Floor Bonus Suite

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Just Listed!

**10252 Spicebrush Drive
Plain City, Ohio 43064
Courtyards at Jerome Village**



Laundry Room with Stainless Steel Utility Sink



2nd Floor Bonus Suite - room for home office



View of Living Room, fireplace and front entry



SS apron farm sink and bookshelves on kitchen island



Attached 2.5 car garage with added shelving



Unfinished basement - storage, home gym & fridge