

8546

Stonewoods Drive Powell, Ohio 43065 *Villas at Riverbend*



Beautiful 1-story Epcon "Abbey" model offering an open floorplan in a very desirable community! Convenient to area restaurants and shopping, this condo is priced to sell and move-in ready!

Featuring two large bedrooms, 2 full bathrooms, Insulated 3 season sunroom, Palladian windows and Cathedral ceilings throughout!

Spacious living room featuring gas-log fireplace with ceramic tile hearth & surround, matching tile entry foyer and glass Atrium door leading to the sunroom.

In the kitchen discover natural oak cabinetry, pantry, breakfast counter and a full complement of appliances including smooth top electric range, side-by-side refrigerator with ice maker in door, built-in microwave & dishwasher!

Enjoy the convenience of a first floor laundry and attached 2-car garage with opener and pull-down stairs to extra storage.

The stone accented exterior and well maintained community make this home very desirable and provides exterior maintenance free living!

Amenities include community clubhouse with kitchen, social room, fitness center & outdoor pool!

Asking \$189,900



Dining room



3-season sunroom

Epcon Realty, Inc.

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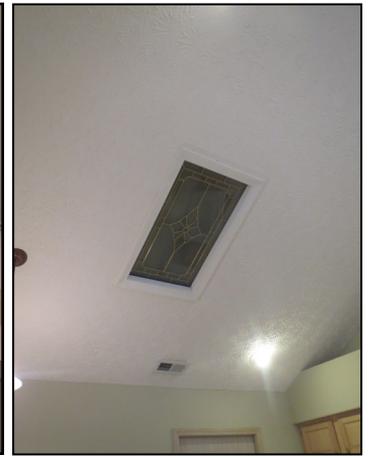


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Details of 8546 Stonewoods Drive

- Villas at Riverbend
- 1-story "Abbey" condo
- 3-season sunroom insulated with double paned glass windows
- 2 spacious bedrooms each with walk-in closets
- 2 full bathrooms
- Oak kitchen cabinetry
- Kitchen appliances include smooth top electric range, Side-by-side refrigerator with water & ice in door, built in microwave & dishwasher
- Kitchen pantry
- Added leaded glass light feature in kitchen ceiling
- Large breakfast counter
- Dining room open between kitchen & living room
- Added sun tunnel in living room & dining room
- Gas log fireplace w/ceramic tile hearth, surround & entry foyer
- 1st floor laundry w/added cabinets
- Window blinds throughout
- Cathedral ceilings throughout
- Newer roof
- Treed location
- 2-car attached garage w/opener and pull-down stairs to attic storage
- Forced air, gas heat
- Central air conditioning
- 1,500 square feet per builder
- Year built: 2000
- Clubhouse w/large gathering room, kitchen, fitness center & pool
- Delaware County
- Olentangy Schools
- pets allowed with restrictions
- \$276.46/month Association fee
- \$3,231.24/ year property tax
- \$580 Capital Contribution to HOA
- \$290 Capital Contribution reimbursement to seller
- \$305 HOA transfer fee

**Asking
\$189,900**

Information deemed to be reliable
but not guaranteed



Guest bedroom



2nd full bathroom



Owner bedroom



Owner bathroom



Walk-in closet



Laundry room



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