

# 10087

## Juliana Circle Powell, Ohio 43065 *Hamptons at Wedgewood*



Stunning two story condo offering 2 bedrooms, spacious loft, 2 full bathrooms, basement, new roof, private fenced-in patio and 2 car attached garage in popular Hamptons at Wedgewood convenient to shopping and quaint Downtown Powell!

Well designed kitchen offers 42" soft white cabinetry with crown molding, Corian countertops, window over double bowl sink, tile backsplash, roll outs in all cabinets, large island with breakfast bar seating, open shelving, storage and pendant lights. The Samsung SS appliances include side by side refrigerator with bottom drawer freezer, gas range, dishwasher and built-in microwave. Enjoy hardwood flooring in the entry, hallway and kitchen. Off the kitchen is the laundry room with tile flooring, shelves and full size washer and dryer.

The generous living room boasts numerous windows, a welcoming gas log fireplace with granite hearth and surround, wall mounted TV, white mantel, neutral carpet and vaulted ceilings.

The first floor primary suite features walk-in closet, lighted ceiling fan, neutral carpet and double window with patio views. The ensuite full bathroom offers raised double sink cultured marble vanity, shower with bench seat and glass doors, tile flooring and custom lighting.

The second floor offers a large loft overlooking the downstairs and features lighted ceiling fan and two double windows. This space can be used as a recreation room, home office or den - your choice!

The guest bedroom offers double French doors, lighted ceiling fan, chair rail and neutral carpet. The guest bath is adjacent with tile flooring and tub/shower combo. The unfinished basement offers built-in shelves, utility sink and plenty of storage.



Andrew N. Smith, Realtor  
614-207-9700  
gocondo@epconcommunities.com

Anita K. Smith, Broker  
614-207-2526  
asmith@epconcommunities.com



**Epcon Realty, Inc.**

500 Stonehenge Parkway  
Dublin, Ohio 43017



# 10087 Juliana Circle Powell, Ohio 43065 *Hamptons at Wedgewood*

**This end unit two story home offers custom features throughout! Built in 2002, this lovely home offers a new roof, 2 bedrooms, spacious loft, 2 full bathrooms, 1st floor laundry room, private fenced rear patio, poured basement and attached 2 car garage. Enjoy the open floor plan, custom light fixtures, gas log fireplace, cook's kitchen with island and custom window treatments throughout. Other features include neutral carpet in living room, loft and both bedrooms, white trim and white 6 panel interior doors.**



- \$492/month HOA includes cable/internet
- \$7,079/year property taxes - 2,043 square feet
- MLS 224025950
- Poured basement with storage shelves and utility sink
- Added full view storm doors on front entry and patio door
- Olentangy School District
- Just minutes from Downtown Powell, golf, shopping and the Columbus Zoo!

***Offered at \$449,900***

*Information is deemed to be reliable but not guaranteed*