

10326

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



Beautiful Epcon built "Alston" floor plan with 2 bedrooms, 2 full bathrooms, private courtyard and attached 2 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 soft white cabinetry, granite countertops, ceramic tile backsplash, pantry, window above the undermount stainless steel sink, canned lights, under cabinet lighting, GE stainless steel appliances including side by side refrigerator with door features, built-in microwave, gas range and dishwasher with hidden controls. 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 courtyard which features a fence, planting beds and rear gate.

This lovely home offers transom windows, custom ceiling fans and light fixtures, custom window treatments, crown molding and upgraded trim package including cased windows.

Both bathrooms offer raised vanities with cultured marble countertops, high-rise toilets and tile flooring. The primary bathroom boasts an L-shape universal shower with tile to the ceiling while the guest bathroom features a tiled tub/shower combo.

Enjoy engineered hardwood floors with mixed width planks throughout the main living areas. You will find new carpet and upgraded pad in a soft gray color in the bedrooms.

Offered at \$434,900



Kitchen



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Walk-in Closet With Window



Details for 10326 Spicebrush Drive

- Courtyards at Jerome Village
- Epcos fee simple "Alston" floor plan
- 2 bedrooms, 2 full bathrooms, private courtyard, covered front porch and attached 2 car garage
- Primary bedroom features walk-in closet and ensuite full bathroom
- Primary bath features tiled L-shaped universal shower, double sink raised cultured marble vanity, high rise toilet and tile flooring
- Cook's kitchen with staggered cabinets, granite countertops, tile backsplash in subway style pattern, pantry, canned lights, under cabinet lighting and a window above the stainless steel sink
- Large kitchen island w/pendant lights, breakfast bar seating and storage
- GE stainless steel appliances include built-in microwave, side by side fridge with door features, gas range and dishwasher with hidden controls
- Access to Member's only Jerome Village Community Center featuring workout facility, restaurant and pool
- Split bedroom plan for privacy
- Transom windows, upgraded trim package, cased windows, crown molding & custom window treatments
- Engineered hardwood floors in main living areas; new carpet in bedrooms
- Laundry room with added custom utility sink and tile flooring
- Covered front entry with added full view storm door, foyer guest closet and engineered hardwood floor
- Lighted ceiling fans in living room and primary bedroom
- Walk-in closets in both bedrooms
- 9' ceilings throughout
- Oversized 2 car garage w/keypad entry and stairs to attic storage above
- Private courtyard features wrought iron fence and added gate
- Fee simple home with condo-like exterior services provided
- Central A/C & forced air/gas heat
- Union County - Dublin School District
- Square feet: 1,470
- Year built: 2017
- \$243/month HOA fee
- \$455/yr approx. Community Center fee
- \$1,500/yr approx. CDA fee
- \$7,862/year property taxes
- Original capital contribution fee \$500
- \$310 transfer fees
- MLS# 224005958

Offered at \$434,900

Information is deemed to be reliable but not guaranteed

Guest Bedroom



Guest Bathroom



Entry Foyer



Laundry Room



Private Courtyard

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