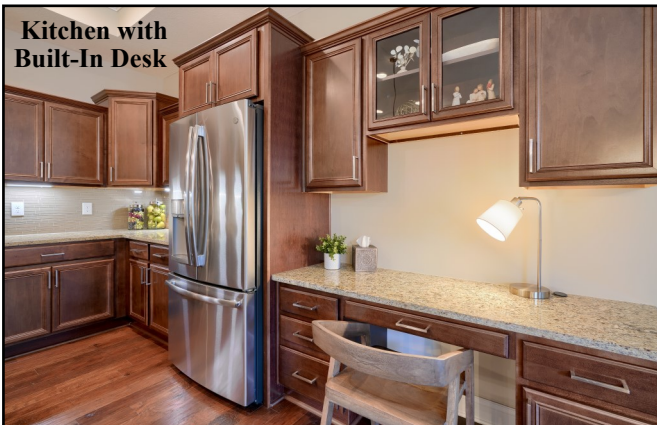


10509

Calla Lily Way Plain City, Ohio 43064 *Courtyards at Jerome Village*



Epcon built "Palazzo" model with 2 bedrooms, 2 full bathrooms, private courtyard, covered porch 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 maple cabinetry with granite countertops, tile backsplash, canned lights, pantry closet, single bowl stainless steel sink, soft close drawers, double roll out trays in base cabinets and under cabinet lighting. The built-in desk offers additional storage and a convenient workspace. GE stainless steel appliances include counter-depth fridge with door features, built-in microwave, dishwasher and gas range. The large island with breakfast bar seating features custom pendant lighting. The laundry room is just steps from the kitchen and offers 42" built-in cabinets, custom sink with granite countertop and tile flooring. LG washer/dryer will convey.

Easy entertaining in the open concept kitchen, dining and living rooms with a glass insert door leading to the private fenced courtyard which features decorative pebble rock in planting beds, patio area and covered porch.

This lovely home offers added transom windows, crown molding, custom light fixtures, custom window treatments, 10' tray ceilings and upgraded trim package.

Both full bathrooms feature tile floors, raised height vanities and high-rise elongated toilets with soft close lids. Highlights of the primary bathroom include double sinks, framed mirrors, granite countertops and L-shaped walk-in tiled shower with sun tunnel. The guest bathroom offers granite countertops, custom mirror and a tiled tub/shower combo with glass enclosure doors.

Enjoy beautiful scraped 5" plank engineered hardwood floors throughout the main living areas with upgraded textured carpet and pad in both bedrooms. The cozy living room offers large windows, tray ceiling w/ceiling fan and pre-wired tech tube, all overlooking your own courtyard.



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Primary Bedroom



Primary Bathroom



Covered Porch

Details for 10509 Calla Lily Way

- Courtyards at Jerome Village
- Epcon's fee simple and free-standing "Palazzo" floorplan
- 2 bedrooms, 2 full bathrooms, covered porch, courtyard and 2.5 car garage
- Primary bathroom features L-shaped tiled walk-in shower, raised double sink vanity, granite countertops, sun tunnel, custom mirrors and tile flooring
- Primary bedroom offers tray ceiling, lighted ceiling fan, textured neutral carpet, two windows, generous walk-in closet and ensuite bathroom
- Guest bedroom offers neutral carpet and is steps from guest bath w/granite countertop and tub/shower combo
- Cook's kitchen with staggered maple cabinetry, granite countertops, tile backsplash, canned lights, tray ceiling, under cabinet lighting, pantry closet, soft close drawers and built-in desk with drawers and cabinets
- Large kitchen island with pendant lighting and breakfast bar seating
- GE stainless steel appliances include counter-depth French door fridge, gas range, dishwasher with hidden controls and built-in microwave
- Access to Community Center with restaurant, fitness facility and pool
- Condo-like exterior services provided

- Laundry room offers LG washer/dryer (convey), custom sink with granite countertop, tile flooring and cabinets
- Rocker switches, custom window treatments, custom light fixtures & fans, upgraded trim package and landscaping
- Oversized 2.5 car attached garage with garage windows, keypad entry, added shelving and epoxy flooring
- Courtyard features wrought iron fence and gate, privacy fence next to covered porch, decorative stone in planting beds and stepping stones leading to gate
- Added full view storm door at front entry and added self-storing storm door at glass inset courtyard door
- Central A/C; forced air, gas heat
- Dublin Schools - Union County
- Square feet: 1,519 per builder
- Year built: 2019
- \$243/month Association fee
- \$470.25/year Community Center fee
- \$1,600/year approx. CDA fee
- \$9,657/year property taxes
- Original contribution fee reimbursement \$500
- \$310 HOA transfer fees
- MLS# 224012783

Offered at \$489,900

Information is deemed to be reliable but not guaranteed



Guest Bedroom



Guest Bathroom



Covered Front Entry



Laundry Room



Private Courtyard

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