

# 10542

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



Beautiful Epcon built "Promenade II" model with 2 bedrooms, den, 2 full bathrooms, covered porch and 2.5 car attached garage. Located in popular Courtyards at Jerome Village with Member's only Community Center with fitness facility and pool plus walking paths connecting to Glacier Ridge Metro Park. Very convenient to area shopping, golf and restaurants!

Well appointed kitchen offers staggered white cabinetry, Quartz countertops, tile backsplash, under cabinet lighting and a single bowl stainless steel sink. The GE stainless steel appliances include a new refrigerator, dishwasher, built-in microwave and gas range. Roll out trash can cabinet and double roll out storage trays allow for easy access. The large island features tile at kick plate, pendant lights and bar seating. Laundry room offers built-in white cabinets. Adjacent to the kitchen is a large walk-in storage closet.

Open concept kitchen, dining and living rooms with French patio doors leading to the private fenced courtyard! The main living areas feature engineered hardwood floors and the living room offers lighted ceiling fan, tray ceiling, canned lighting and added tech tube with electrical outlet for your entertainment center.

The many upgrades include transom windows, custom window treatments, custom light fixtures, upgraded trim package, tray ceilings, lighted ceiling fans, crown molding, canned lights and a covered porch off the primary bedroom accessed by sliding glass doors.

Both bathrooms offer ceramic tile floors and raised vanities with Quartz countertops and elongated high rise toilets, complemented by custom lighting. The primary bath features a universal design zero threshold shower with tile to the ceiling and a seat while the guest bath offers a tiled tub/shower combo.



### Epcon Realty, Inc.

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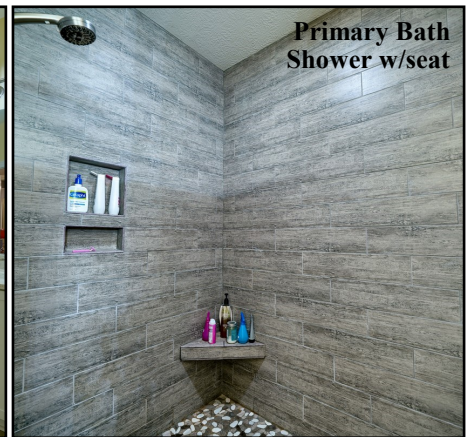




Primary Bedroom



Primary Bathroom



Primary Bath Shower w/seat

## Details for 10542 Elderberry Drive

- Courtyards at Jerome Village
- Epcon's free-standing "Promenade"
- 2 bedrooms, den and 2 full bathrooms
- Fee simple home w/condo-like services
- Primary bathroom offers high-rise double sink Quartz vanity, tile floors, zero threshold shower with pebble rock floor and seat plus separate toilet room
- Primary bedroom features tray ceiling, lighted ceiling fan, walk-in closet and sliding glass doors to covered porch
- Cook's kitchen with staggered white cabinetry, Quartz countertops, tile backsplash, large pantry closet, and under cabinet lighting
- Kitchen island with pendant lighting and bar seating with tiled kick plate
- GE stainless steel appliances include new refrigerator, built-in microwave, gas range and dishwasher
- Soft close drawers and doors in kitchen
- Engineered hardwood flooring in all main living areas
- Upgraded neutral carpeting and pad in both bedrooms and den
- Transom windows throughout
- Upgraded trim package
- Den or flex space with French doors
- Laundry room includes added cabinets
- Covered front door entry
- Glass inset double doors leading from dining room to courtyard
- Oversized garage has added garage door windows, upgraded stairs for easy access to attic storage, extra insulation in walls and attic, added 50 amp 220 volt outlet and keypad entry
- Ample storage and closets
- Pet friendly grass area in courtyard
- GFI outlet and gas line rough-in added to courtyard
- New full view storm door
- Forced air, gas heat and central A/C
- Jerome Township
- Dublin Schools - Union County
- \$400/year Community Center fee
- \$1600/year approx. CDA fee
- Square footage: 1,995 per builder
- Year built: 2018
- \$189/month Association fee
- \$8,759/year property taxes
- Original contribution fee reimbursement \$500
- \$320 HOA transfer fee
- MLS# 221033532

**Offered at \$489,900**

Information is deemed to be reliable but not guaranteed



Den/Flex Space



Guest Bedroom



Private Courtyard



Laundry Room



Guest Bathroom

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