

146

Falls Peak Lane Delaware, Ohio 43015 *The Village of North Falls*



Beautiful 1-story Epcon Canterbury condominium home conveniently located within the Village of North Falls, this home offers great detail and is move-in ready!

Discover 2 bedrooms, den, living room and dining room, all with laminate wood flooring, new carpeting in 4 season sunroom, Cathedral ceilings, 2" Plantation style blinds and fresh paint throughout!

Spacious kitchen featuring Bisque cabinetry, added cabinet/counter package, pantry and breakfast counter. Bisque Kenmore kitchen appliances include built-in microwave, dishwasher, full size refrigerator and smooth top electric range.

The open living room offers a large Palladian window, gas log fireplace with built-in mantle, tile hearth, surround and matching tile entry foyer, and glass French doors leading to the 4 season sunroom!

Enjoy the convenience of a first floor laundry with Maytag washer and dryer and attached 2 car garage with pull down ladder to attic storage!

North Falls also offers a private clubhouse with fitness center, social room great for holiday gatherings and an outdoor pool.

Delaware County Library and Orange park within walking distance! What a wonderful place to call home!



Living room



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

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



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www.epconrealty.com



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Kitchen



Guest bedroom

Details of 146 Falls Peak Lane

- 1-story Canterbury condo
- Finished 4-season sunroom
- 2 spacious bedrooms
- Den/possible 3rd bedroom
- Master bathroom w/2 sinks, linen closet, step-in shower & tiled bench seat
- 2nd bathroom w/tub-shower
- Bisque kitchen cabinetry
- Added cabinet/counter package
- Breakfast counter
- Kitchen appliances included
- Kitchen pantry
- Dining room w/pendant lighting
- 1st floor laundry, washer & dryer included
- Gas log fireplace in living room
- Palladian style windows
- Cathedral ceilings throughout
- Insulated windows
- 2" Plantation style blinds throughout
- Laminate wood flooring in both bedrooms, den, living room & dining room

- 2 car XL attached garage with opener & pull-down ladder to attic storage
- Forced air gas heat
- 1,710 S.F. per builder
- Year built - 2004
- Clubhouse w/gathering room, fitness center, pool table & outdoor swimming pool
- Delaware County
- Olentangy schools
- \$262/month association fee
- \$47.34/year North Falls ditch assessment (paid within taxes)
- \$3,862/year property tax
- \$330 Capital reimbursement
- \$305 HOA/COA transfer fee
- MLS # 215043427

Offered at \$227,900

Information is deemed to be reliable but is not guaranteed



Guest bathroom



Den



Laundry room



Owner's suite with adjoining bathroom and walk-in closet



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