

# 298

## Waterside Drive Delaware, Ohio 43015 *The Village of North Falls*



Beautiful Epcon "Abbey" condominium home offers 1-story living with cathedral ceilings throughout! Fantastic location within the community!

Featuring 2 spacious bedrooms, 2 full bathrooms, 4-season sunroom and 2-car garage!

A spacious living room offers gas log fireplace w/built-in mantle, ceramic tile hearth & surround and glass French doors leading to sunroom w/pond views!

Kitchen features Oak cabinetry including added cabinet/counter package, full complement of appliances including new built-in microwave, pantry, large breakfast counter separating dining room and cathedral ceiling w/canned lighting, plus entry to laundry room w/storage-n-more room!

Owner's suite w/Palladian window, adjoining walk-in closet and full bathroom with step-in shower, storage cabinetry, vanity seating, linen closet and medicine cabinet!

Large guest bedroom w/Palladian window, adjoining walk-in closet just and steps away from 2nd full bathroom w/tub-shower, linen closet, storage cabinetry and medicine cabinet.

Amenities include community clubhouse with fitness center, social room, kitchen and outdoor swimming pool!



Living room



Finished 4-season sunroom

### Epcon Realty, Inc.

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Dining room



Kitchen



Laundry room



Guest bedroom



Guest bathroom



## Details of 298 Waterside Drive

- 1-story Abbey condo
- Finished 4-season sunroom
- 2 spacious bedrooms
- Owner suite with adjoining walk-in closet and full bathroom with step-in shower, bisque cabinetry, linen closet & medicine cabinet
- 2nd bathroom w/tub-shower, Bisque cabinetry, linen closet & medicine cabinet
- Oak kitchen cabinets with added cabinet/counter package
- Bisque appliances include electric range, dishwasher & refrigerator
- Kitchen pantry
- Large breakfast counter separates kitchen & dining room
- Open dining room w/pendant lighting
- Living room featuring gas log fireplace & glass French doors to sunroom
- Cathedral ceilings throughout
- 1st floor laundry & storage room flooring
- Insulated windows
- 2 car XL attached garage w/pull down stairs to attic storage
- Forced air gas heat
- Central air conditioning
- 1,565 square feet per builder
- Year built - 2005
- Clubhouse w/social room, fitness center, pool table & outdoor swimming pool
- MLS #216039987
- Delaware County
- Olentangy schools
- \$274/month association fee
- \$305 HOA transfer fee
- \$330 Capital contribution fee
- \$47.34/year "North Falls ditch assessment" (paid within taxes)
- \$4,452/year property tax

**Offered at \$222,900**

Information deemed to be reliable  
but not guaranteed



Owner's bedroom



Owner's bathroom



Walk-in closet

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