324

Waterside Drive
Delaware, Ohio 43015

Village of North Falls

Desirable 2-story "Chateau" with amazing pond views features 3 bedrooms, 2.5 bathrooms and a first floor laundry. Located in North Orange subdivision near Delaware Library.

Spacious kitchen offers Birch cabinetry, added cabinet/counter package, Corian countertops, updated G.E. Stainless steel appliances, raised breakfast counter, pantry and entry to 1st floor laundry & attached 2 car garage.

Enjoy entertaining guests in the open dining room and living room featuring vaulted ceilings, gas log fireplace w/ceramic tile hearth & surround, matching ceramic tile entry foyer & added full view storm door leading to private patio with beautiful pond views & fountains.

A large owner's suite with adjoining walk-in closet and full bathroom including step-in shower, linen closet & cabinetry for storage. A guest bedroom with adjoining walk-in closet and half bath complete the first floor.

Vaulted ceilings continue on the 2nd floor with a large guest suite and full bathroom offering tub/shower, linen closet and walk-in closet.

Community clubhouse offers fitness center, outdoor pool, social room and kitchen. A great place for your family gatherings!

Living room

Kitchen

Added cabinet package

Dining room

Epcon Realty, Inc.

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

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

Visit us at
www.epconrealty.com

And Tour our new build homes at:

Owner's suite

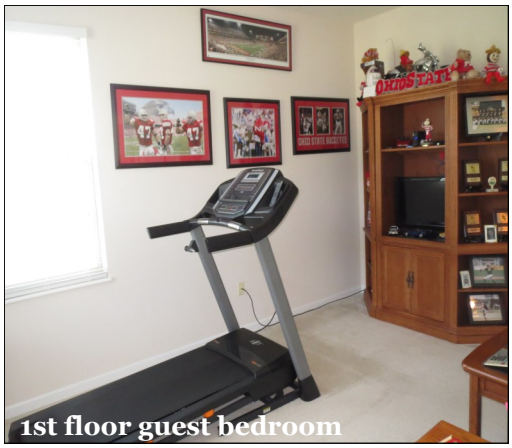
Owner's bathroom

324 Waterside Drive

- Village of North Falls
- 2-story "Chateau" condo
- 1st floor master suite
- 1st floor guest bedroom
- 2nd floor guest suite
- 2 full bathrooms
- 1 half bathroom
- Gas log fireplace with ceramic tile hearth & surround
- Vaulted ceilings in living room and 2nd floor guest suite
- G.E. Stainless steel appliances to include dishwasher, gas range, built in microwave and refrigerator
- Birch kitchen cabinetry including added cabinet/counter package
- Corian countertops in kitchen
- Raised breakfast bar between kitchen and dining room
- Kitchen pantry
- First floor laundry
- Added full view storm door
- 2" Plantation style blinds throughout
- Added ceiling fans in bedrooms and living room
- Garden style patio & fence
- All insulated windows
- 2-car attached garage with pull-down ladder to attic storage
- Central air conditioning
- Forced air, gas heat
- 1,870 square feet per builder
- Year built: 2007
- Olentangy schools
- Delaware County
- $262/month Association fee
- Property taxes $3,830/yr
- $305 HOA/COA transfer fee
- $330 Capital contribution fee
- MLS # 216025545

Priced at $199,900

Information deemed to be reliable but not guaranteed


1st floor guest bedroom

Half bathroom

2nd floor guest suite

2nd floor full bathroom

Laundry room

Epcon Realty, Inc.
gocondo@epconcommunities.com
Andrew N. Smith - 614.207.9700 ~ Anita Smith - 614.207.2526
www.epconrealty.com