

# 3314

## Strickland Drive New Albany, Ohio 43054 *Courtyards at Morse Circle*



Free standing Epcor built “Portico with Bonus Suite” floorplan now available in desirable Courtyards at Morse Circle in New Albany! Beautiful home with 3 bedrooms, den, sitting room, 3 full bathrooms, private courtyard, bonus suite and 2.5 car attached garage. Convenient location with nearby shopping, John Glenn International Airport, entertainment and restaurants.

Deluxe kitchen offers staggered cabinetry, under cabinet lighting, chevron pattern tile backsplash, Quartz countertops in “Gray Lagoon”, canned lights and a large island with white apron farm sink, storage, pendant lights and breakfast bar seating. The upgraded GE stainless steel appliances include counter-depth French door fridge, dishwasher with hidden controls, built-in microwave with exterior venting, gas cooktop and double wall ovens. Adjacent to the kitchen is the laundry room which features added 42” white built-in cabinets, utility sink and full size Whirlpool washer and dryer (convey).

The open concept kitchen, living and dining rooms overlook your own private courtyard with views of the community pond and fountains! The fenced courtyard offers upgraded paver patio, floodlight, gas line rough-in and planting beds you can customize. Additional home improvements include upgraded trim package, transom windows, custom window treatments and light fixtures, universal design interior doors and hallways, high-rise toilets with soft close lids and custom epoxy flooring in the garage.

The living room showcases an upgraded gas log fireplace with marble hearth and surround, white mantel and tech tube above. Enjoy 7.5” wide plank laminate flooring in all main living areas and new neutral carpet in the bedrooms, sitting room and bonus suite.



Kitchen



Living Room



Dining Room



Den or Office

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Primary Bedroom



Sitting Room



Primary Bath and Walk-in Shower

## Details for 3314 Strickland Drive

- Courtyards at Morse Circle
- Epcon's "Portico with Bonus Suite"
- 3 bedrooms, den, sitting room, bonus suite, 3 full bathrooms & 2.5 car garage
- Open kitchen with staggered cabinetry, chevron tile backsplash, under cabinet lighting, Quartz countertops, canned lights and island with breakfast bar seating, storage and apron farm sink
- Upgraded GE stainless steel appliances include counter-depth French door fridge, built-in microwave with exterior venting, dishwasher w/hidden controls, gas cooktop and double wall ovens
- Primary bedroom features tray ceiling, sitting room with pond views and sliding glass doors to courtyard, walk-in closet w/custom organizers and ensuite full bathroom
- Primary full bathroom w/raised double sink cultured marble vanity, tile floor, L-shaped shower with zero entry threshold, bench seat, tile to the ceiling with transom window and grab bars
- Upgraded 36" gas log fireplace in the living room features Paloma White marble hearth and surround, white mantel, transom windows & tech tube
- Laminate wood flooring with 7.5" planks in all main living areas from most rooms

- Laundry room with 42" white cabinets, Whirlpool washer and dryer (convey), and added laundry sink
- Universal design interior doors and hallways and upgraded trim package
- 2nd floor bonus suite with family room, bedroom, full bath and storage closets
- Generous 2.5 car attached garage with keypad entry, windows in the overhead door & added epoxy flooring
- Community clubhouse offers fitness room, full kitchen and heated pool
- Private fenced courtyard overlooking pond with upgraded paver patio area, planting beds, double-head floodlight and gas line rough-in
- Franklin County - Gahanna Jefferson City Schools
- Forced air/gas furnace; Central A/C
- Square footage: 2,585
- Year built: 2021
- \$244/month Association fee
- \$10,885/year property taxes
- Original capital contribution reimbursement \$800
- \$445 HOA transfer fees
- MLS# 224020762

**Offered at \$689,900**

Information is deemed to be reliable but not guaranteed



2nd Floor Bonus Suite



2nd Floor Bathroom



Laundry Room



Private Courtyard



Courtyard Overlooks Pond

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