

# 3319

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



Kitchen



Living Room

One story Epcon built "Promenade" model now available in desirable Courtyards at Morse Circle in New Albany! Beautiful home with 2 bedrooms, den, private courtyard, sitting room, 2.5 bathrooms and 2.5 car attached garage. Featuring over \$170k in upgrades! Convenient location with nearby shopping, entertainment and restaurants.

Gourmet kitchen offers Kraft Maid glass door stacked cabinets on top of solid door cabinets in "Dove White", soft close doors and drawers, under cabinet lighting, chevron pattern tile backsplash, Quartz countertops and a large contrasting island with Kraft Maid cabinetry in "Greyloft" with breakfast bar seating. The upgraded GE Profile SS appliances include counter depth refrigerator with door features & bottom drawer freezer, dishwasher with hidden controls, double wall ovens and 36 inch gas cooktop with cabinet hood vented to the exterior. Ample lighting is provided by canned lights in the tray ceiling and custom light fixtures over the island. Enjoy the walk-in pantry closet with frosted glass door panels. Adjacent to the kitchen is the laundry room which features added white cabinets, LG washer & dryer (conveys) and tile flooring. Off the mud room and garage entry door is a convenient half bathroom with Quartz countertop and high-rise toilet.

The open concept kitchen, living and dining rooms overlook your own private courtyard, accessed via French double doors. The fenced courtyard offers extended paver patio and added gate. Additional improvements include smooth drywall ceilings, solid core interior doors, unique ceiling fans & light fixtures, rocker switches, covered front porch, upgraded trim package, tray ceilings, transom windows and universal design interior doors and hallways. The living room showcases an upgraded 36" gas log fireplace with tile surround to the ceiling, floating mantel and tech tube above. Sliding barn doors offer privacy to the den/office. Elegant engineered hardwood flooring is featured throughout the home.



Dining Room



Den or Office

### Epcon Realty, Inc.

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

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



### Epcon Realty, Inc.

500 Stonehenge Parkway  
Dublin, Ohio 43017  
www.epconrealty.com  
614-766-1515





**Primary Bedroom**



**Sitting Room**



**Primary Bathroom**

## Details for 3319 Polden Hill Drive

- Courtyards at Morse Circle
- Epcos "Promenade" floorplan
- 2 bedrooms, den, sitting room, 2.5 bathrooms and 2.5 car garage
- Primary full bathroom w/zero entry shower, raised double sink vanity with Quartz countertops, separate water closet, custom mirror and tile flooring
- Primary bedroom features tray ceiling, custom light fixture, sitting room w/barn doors, walk-in closet with custom organization & ensuite full bath
- Upgraded trim package, baseboards, crown molding and cased windows
- Gourmet kitchen with "Dove White" Kraft Maid glass & solid cabinet doors, chevron tile backsplash, under cabinet lighting, Quartz countertops & walk-in pantry with frosted glass door panes
- Contrasting island with breakfast bar seating and pendant lighting
- GE Profile SS appliances include fridge with door features, double wall ovens, dishwasher with hidden controls and 36" gas cooktop with cabinet hood vented to exterior
- Engineered hardwood flooring
- Laundry room features added white cabinets, LG washer/dryer & tile floor
- Whole home humidifier; water softener

- Universal design interior doors and hallways; zero threshold entry in primary bathroom shower
- Smooth drywall ceilings, solid core doors and custom window treatments
- Guest bedroom w/accent wall & lighted ceiling fan adjacent to guest full bath
- Generous 2.5 car attached garage with keypad entry and added windows in the overhead door
- Community clubhouse offers fitness room, full kitchen and heated pool
- Covered front entry with upgraded Therma-Tru door with dentil shelf
- Private fenced courtyard with extended paver patio area and added gate
- Gahanna Jefferson City Schools
- Central A/C; forced air gas furnace
- Square footage: 2,118
- Year built: 2022
- \$244/month Association fee
- \$11,949/year property taxes
- Original contribution fee reimbursement \$800
- \$445 HOA transfer fees
- MLS# 224012500

**Offered at \$729,900**

Information is deemed to be reliable but not guaranteed



**Guest Bedroom**



**Guest Bathroom with Step-in Shower**



**Laundry Room**



**Half Bathroom**



**Private Courtyard with Paver Patio**

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