

3322

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



One story Epcon built "Portico" Model Home now available in desirable Courtyards at Morse Circle in New Albany! Beautiful home with 2 bedrooms, den, 2 full bathrooms and 2.5 car attached garage. Featuring over \$155k in upgrades! Convenient location with nearby shopping, entertainment and restaurants.



Kitchen

Gourmet kitchen offers Kraftmaid glass stacked cabinets to the ceiling 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 Kraftmaid cabinetry in "Rainfall" and breakfast bar seating. The upgraded GE Café Series stainless steel appliances include French door refrigerator with hot water dispenser, dishwasher with hidden controls, double wall ovens with Convection and Advantium Technology 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 large undermount white apron farm sink and spacious pantry closet. Adjacent is the deluxe laundry room which features added utility sink with Quartz countertop, shiplap accent wall and built-in cabinets.



Living Room

The open concept kitchen, living and dining rooms overlook your own private courtyard, accessed via 9 foot wide Western Multi-Slide patio doors. The courtyard offers upgraded 3 piece pattern paver patio, cedar pergola, cedar plant walls, stepping stone path and artificial pet turf. Additional improvements include smooth drywall ceilings, solid core interior doors, upgraded trim package, tray ceilings, transom windows, custom light fixtures, universal design interior doors and hallways, upgraded 36" gas log fireplace with tile surround, floating mantel, shiplap accent wall and 6" wide engineered plank hardwood flooring in all main living areas.

Offered at \$639,900

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 Bath and Walk-in Shower

Details for 3322 Strickland Drive

- Courtyards at Morse Circle
- Epcon's "Portico" Model Home
- 2 bedrooms, den, 2 full bathrooms and 2.5 car garage
- Primary full bathroom with L-shaped shower w/zero entry threshold, double sink vanity with Quartz countertops, framed mirrors and tile flooring
- Primary bedroom features tray ceiling, custom light fixture, shiplap accent wall, sitting room w/courtyard access, walk-in closet with custom organization and ensuite full bathroom
- Upgraded carpet and pad in bedrooms
- Open kitchen with soft white Kraftmaid glass and solid cabinet doors stacked to the ceiling, chevron tile backsplash, under cabinet lighting, Quartz countertops and apron farm sink
- Island with breakfast bar seating
- GE Café SS appliances include fridge with hot water dispenser, double wall ovens with Convection and Advantium technology, 36" gas cooktop with cabinet hood exhaust and dishwasher
- Transom windows in living room, den and master bath shower
- Laundry room includes added utility sink with Quartz countertops, built-in cabinets and shiplap accent wall

- Universal design interior doors and hallways; zero threshold showers in both bathrooms
- Smooth drywall ceilings throughout
- Generous 2.5 car attached garage with keypad, windows in the overhead door and upgraded stairs to attic
- 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 upgraded paver patio area, stepping stones, pergola, plant walls and pet grass
- Gahanna Jefferson City Schools
- Central A/C
- Forced air/gas furnace
- Franklin County
- Square footage: 1,815
- Year built: 2021
- \$244/month Association fee
- \$6,228/year property taxes
- Original contribution fee reimbursement \$800
- \$175 HOA transfer fee
- MLS# 223038318

Offered at \$639,900

Information is deemed to be reliable
but not guaranteed



Guest Bedroom



Guest Bathroom



Laundry Room



Pet Grass



Private Courtyard

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