

3691

Orchard Way Powell, Ohio 43065 *Orchards at Big Bear Farms*



Discover Epcon's most desired "Canterbury" model in a well established Powell community, convenient to area shopping and restaurants!

Featuring 3 bedrooms, 2 full bathrooms, 3 season sunroom with windows on 3 walls allowing plenty of natural lighting into the home and attached 2 car garage with pull down ladder to attic storage.

Highlighted with cathedral ceilings and white trim package throughout, Bamboo flooring in living room and dining room and ceramic tile in kitchen and laundry room.

Kitchen offers white cabinetry, white appliances including full sized refrigerator, built-in microwave, dishwasher, gas range, breakfast counter, kitchen pantry and entry to laundry room with Whirlpool washer and dryer included.

Open living room features a gas log fireplace with built-in mantle, custom hearth and surround, large Palladian window and glass French doors leading to the 3-season sunroom.

Spacious owner suite with adjoining walk-in closet and full bathroom offering double sinks, vanity seating, ceramic tile flooring, linen closet, two medicine cabinets and step-in shower with tiled bench seat.

Guest bedrooms are steps from 2nd full bathroom with tub/shower, ceramic tile flooring, linen closet and medicine cabinet.

Well maintained community with area walking paths, clubhouse, pool, fitness center & social room makes this a perfect place to call home!



Kitchen



Dining room

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Owner's suite



Master bathroom



Master shower

Details of 3691 Orchard Way

- Epcon built home
- Orchards at Big Bear Farms
- 1-story "Canterbury" model
- White trim package throughout
- 3 bedrooms, 2 full bathrooms
- 3 season sunroom
- Bamboo interlocking floors in living room and dining room
- Ceramic tile floors in kitchen and laundry room (Whirlpool washer and dryer included)
- White kitchen cabinetry
- Kitchen pantry
- Appliances include gas range, built-in microwave, dishwasher & full size refrigerator
- Master bedroom with adjoining walk-in closet
- Master bathroom with double sinks, large vanity with seating area, ceramic tile floors, step-in shower with tiled bench seat and linen closet
- Guest bathroom with tub/shower, linen closet, medicine cabinet and ceramic tile floors
- Gas log fireplace with built-in mantle, custom ceramic tile hearth and surround
- 2-car attached garage with added storage cabinets and pull-down ladder to attic storage
- Newer HVAC system
- Forced air, gas heat
- Central A/C
- Newer hot water tank
- Clubhouse with gathering room, full kitchen, pool table, bike/walk path and fitness room
- Outdoor swimming pool
- Olentangy schools, Delaware County
- Square footage: 1,700 with sunroom
- Year built: 1999
- \$270/month Association fee
- \$3,867/year property taxes
- Reserve Contribution fee \$304
- \$225 HOA transfer fee
- MLS# 218031239

Asking \$254,900

Information is deemed to be reliable but not guaranteed



Guest bedroom



Guest bedroom



Guest bathroom

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