

3816

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



What a lovely Epcon Abbey condominium offering 1-story, exterior-maintenance-free living! Enjoy 2 large bedrooms, 2 full baths, a sunroom and beautiful orchard parks within the community!

Spacious living room featuring a gas log fireplace, cathedral ceiling, Atrium door with decorative half round window from living room entering to the 3 season sunroom with additional living space and windows on three walls!

A great kitchen offering oak cabinetry, Kenmore appliances, pantry and a breakfast counter separating the open dining room. Just off the kitchen there is a laundry room with added shelving and Kenmore washer/dryer included, plus an attached 2-car garage with opener and pull-down stairs to attic storage!

The large owner suite offers a cathedral ceiling, Palladian window, attached full bathroom with step-in shower, vanity, storage cabinetry, linen closet, medicine cabinet and walk-in closet.

Your guests will enjoy an oversized bedroom with a cathedral ceiling, large Palladian window and convenient access to the 2nd full bathroom!

Asking \$174,900

FHA/HECM financing may be available.

Epcon Realty, Inc.

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Kitchen



Owner's bedroom

3816 Orchard Way

- Orchards at Big Bear Farms
- 1-story Abbey floor plan
- 2 spacious bedrooms
- 2 full bathrooms
- Living room with gas log fireplace and glass Atrium door to the sunroom
- 3-season sunroom w/3 walls of windows
- Oak kitchen cabinetry
- Kenmore kitchen appliances
- Newer garbage disposal
- Kitchen pantry
- Raised kitchen breakfast counter
- Kitchen is open to dining & living rooms
- Cathedral ceilings throughout
- Newer window blinds throughout
- 1st floor laundry off kitchen includes washer and dryer
- 2-car XL attached garage with opener and pull-down stairs to attic storage
- Insulated windows
- Forced air, gas heat
- HVAC system maintained twice a year
- Central air conditioning
- 1,335 square feet per builder
- Year built: 2001
- Clubhouse w/gathering room, full kitchen, fitness center & outdoor pool
- Delaware County
- Powell
- Olentangy Schools
- MLS # 215036052
- \$235/month Association fee
- \$3,506/year property tax
- HOA/COA transfer fee \$225

Asking
\$174,900

Information deemed to be reliable
but not guaranteed



Owner's bathroom



Owner's closet



Guest bedroom



2nd bathroom



Sunroom



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