

3876

Coral Creek Court

Powell, Ohio 43065
Seldom Seen Acres



Epcon built "Bramante" model located in the desirable Seldom Seen Acres community, convenient to area shopping and restaurants.

Featuring 2 bedrooms with adjoining walk-in closets, 2 full bathrooms, private fenced courtyard with added gas line for fire pit plus oversized 2.5 car attached garage with added keypad and pull-down ladder to attic storage.

Light, bright and airy, a condo designed for today's lifestyle! An open floorplan offering engineered hardwood floors in kitchen, living room and dining room, high rise vanities and tile floors in bathrooms and laundry room with added storage cabinets and wash tub.

The living room showcases a gas log fireplace with built-in mantle, ceramic tile hearth and surround, matching tile entry foyer and sliding glass doors leading to private courtyard.

Spacious kitchen with island offers staggered Birch cabinetry, under cabinet lighting, GE stainless steel appliances including built-in microwave, smooth-top electric range, side-by-side refrigerator, dishwasher, large pantry and breakfast counter separating kitchen and dining room.

Community amenities include a private clubhouse with social room and kitchen, fitness center and heated outdoor pool.

\$269,900

Kitchen



Dining Room



Living Room



Kitchen



Epcon Realty, Inc.

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

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

Carolyn S. Davis, Realtor
614-402-4054
cdavis@epconcommunities.com



Visit us at

www.epconrealty.com



Tour our new build homes at:
<http://gotourhd.com/epcon/>



Master Bedroom



Master Bathroom



Master Shower

Details of 3876 Coral Creek Court

- Seldom Seen Acres
- Epcon's "Bramante" model with 2 bedroom, 2 full bathroom
- Private fenced courtyard with added gas-line for fire pit
- Master bedroom w/Cathedral ceiling, sliding doors to courtyard and adjoining walk-in closet
- Owner's bathroom with tile floors, raised vanity, cultured marble countertops and step-in shower
- Guest bathroom with tile floors, raised vanity, cultured marble countertops and tub/shower
- White trim package throughout
- Staggered Birch kitchen cabinetry
- Under cabinet lighting
- Large center island
- GE stainless appliances include side-by-side refrigerator, built-in microwave, smooth-top electric range and dishwasher
- Large kitchen pantry
- Ceramic tile entry foyer
- Living room offers Cathedral ceiling, gas log fireplace with built-in mantle, ceramic tile hearth and surround
- Engineered wood floors in kitchen, dining room and living room
- Laundry room with added cabinets and wash tub
- Oversized 2.5 car attached garage with attic storage and added keypad
- Forced air, gas heat
- Central A/C
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor swimming pool
- Olentangy schools
- Delaware County
- Square footage: 1,400 per builder
- Year built: 2012
- \$285/month Association fee
- \$5,260.70/year property taxes
- Original contribution fee reimbursement \$370
- \$225 HOA transfer fee
- MLS# 218032650

Asking \$269,900

Information is deemed to be reliable but not guaranteed



Guest Bedroom



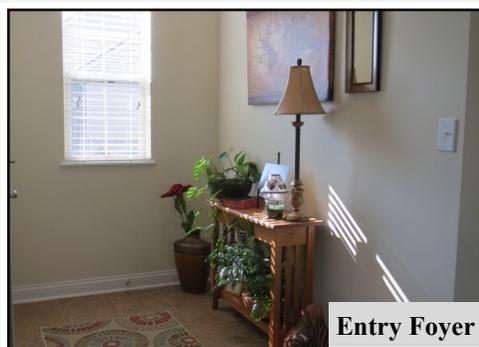
Guest Bathroom



Laundry Room



Private Courtyard



Entry Foyer

Epcon Realty, Inc. ~ www.epconrealty.com

Andrew N. Smith
614.207.9700

Anita K. Smith
614.207.2526

Carolyn S. Davis
614.402.4054