

3901

Foresta Grand Drive Powell, Ohio 43065 *Seldom Seen Acres*



Epcon built "Palazzo" model with private fenced Courtyard located in desirable Seldom Seen Acres, convenient to downtown Powell, Columbus Zoo, entertainment, shopping and restaurants.

Featuring 2 bedrooms, 2 full bathrooms, laundry room with wash tub and added storage cabinets, private fenced courtyard with screened porch and added Synlawn Pet Grass plus a 2.5 car attached garage.

Bathrooms offer raised vanities with cultured marble countertops, high-rise toilets, ceramic tile floors, walk-in L shaped shower in master bathroom and tub/shower in guest bathroom.

The living room showcases a gas log fireplace with built-in mantle, ceramic tile hearth and surround, tray ceiling, lighted ceiling fan, custom draperies and transom windows with courtyard views!

Spacious kitchen offers staggered Birch cabinetry with matching desk and added cabinets, tumbled tile back splash, Corian countertops, stainless GE appliances including smooth-top range with convection oven, dishwasher, built-in microwave, French door refrigerator, pantry and large center island with pendant lighting and seating.

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

\$319,900



Epcon Realty, Inc.

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<http://gotourhd.com/epcon/>



Master bedroom



Master bathroom



Master shower

Details of 3901 Foresta Grand Drive

- Seldom Seen Acres
- Epcon's free-standing "Palazzo" with private fenced courtyard, covered front porch and screened porch off master bedroom
- 2 bedrooms, 2 full bathrooms
- Owner's bedroom with lighted fan and sliding doors leading to screened porch and courtyard
- Bathrooms offer raised vanities with cultured marble tops, raised toilets and ceramic tile floors
- Staggered kitchen cabinets with matching built-in desk, added cabinets, Corian countertops and tumbled tile backsplash
- Large center island with pendant lighting and seating
- Stainless GE appliances including smooth-top electric range, French door refrigerator, dishwasher and built-in microwave
- Living room features gas-log fireplace, built-in mantle, tray ceiling with lighted fan and courtyard views
- Ceramic tile entry foyer and added full-view storm door
- Laundry room with wash tub, added storage cabinets and tile floors
- Sliding patio doors leading from dining room to courtyard with large concrete patio and Arbor
- Oversized 2.5 car attached garage
- Forced air, gas heat
- Added humidifier, newer thermostat and security alarm
- Central A/C
- Clubhouse with gathering room, full kitchen, fitness room and outdoor swimming pool
- Olentangy schools
- Delaware County
- Square footage: 1,516 per builder
- Year built: 2013
- \$285/month Association fee
- \$6,313/year property taxes
- Original contribution fee reimbursement \$370
- \$150 HOA transfer fee
- MLS# 219002693

Asking \$319,900

Information is deemed to be reliable
but not guaranteed



Private courtyard



Laundry room



Guest bedroom



Guest bedroom



Guest bathroom

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