

4124

Aumbrey Court New Albany, Ohio 43054 *Cobblestone at the Preserve*



Epcon built "Villa" floorplan in popular Cobblestone at the Preserve in New Albany! Beautiful single story condo with 2 bedrooms, 2 full bathrooms, storage room, garden patio and 2 car attached garage.

Easy drive to golf, shopping, restaurants and John Glenn International Airport!

Central to the home is a bright open kitchen offering oak cabinetry, neutral countertops, room for dinette table or hutch, double bowl stainless steel sink, pantry closet and convenient breakfast bar. The appliances are less than 2 years old and include smooth top electric range, built-in microwave, dishwasher and refrigerator with door features. The laundry room is just steps from the kitchen and offers a new utility sink, storage space and room for a full size washer and dryer. Off the laundry is a spacious storage room with a door - this space can be used for pantry items, Christmas decorations or even a small office. Ample light is provided by canned recessed lighting in the kitchen and dining room.

The kitchen is open to the dining and living rooms where vaulted ceilings and numerous windows create a welcoming place to gather. The main feature in the living room is the cozy gas log fireplace with tile hearth and surround. The front entry has matching tile, a full view storm door, guest closet and transom window above.

The garden patio features a privacy fence and a large outdoor area with a view of greenspace and the gazebo - perfect for entertaining! The planting beds are freshly mulched and can be customized.

The spacious primary suite enjoys a walk-in closet and full bathroom which offers step-in shower with sliding glass doors, single sink with large vanity and new faucet, medicine cabinet, linen closet and new high rise toilet.



Garden Patio



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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**Primary
Bedroom**



**Primary
Bathroom**



**Primary Bedroom
Walk-in Closet**

Details of 4124 Aumbrey Court

- Epcon "Villa" ranch floorplan
- Community: Cobblestone at the Preserve (in New Albany)
- 2 bedrooms and 2 full bathrooms
- Garden patio with privacy fence and planting beds with fresh mulch
- New neutral carpeting in dining and living rooms and both bedrooms
- Spacious kitchen w/ ample cabinets, neutral countertops, canned lights, pantry closet, newer appliances and convenient breakfast counter for additional seating or serving space
- Vaulted ceilings in dining and living rooms and Palladium style windows
- Gas log fireplace with ceramic tile hearth and surround
- Front door entry offers tile flooring, guest closet and transom window
- Primary bedroom features double window, large walk-in closet and adjoining full bathroom
- Primary full bathroom enjoys step-in shower, large single sink vanity, medicine cabinet and linen closet
- Laundry room with utility sink and a door to close to minimize noise

- 2-car attached garage w/ new keypad and pull-down stairs to storage
- New lighted ceiling fans in living room and primary bedroom
- New 2" Plantation style blinds
- Freshly painted with new flooring in kitchen, laundry, both bathrooms and storage room
- New high-rise elongated toilets
- New full view storm door
- New utility sink in laundry room
- Community offers walking paths and clubhouse with full kitchen, gathering room, exercise room and heated pool
- Columbus City Schools
- Franklin County
- 1,281 square feet
- Year built: 2005
- HOA transfer fees \$237
- \$320/month HOA fee
- \$3,999/year property taxes
- Reserve Contribution fee \$282
- MLS 223038989

Offered at \$339,900
Information is deemed to be reliable
but is not guaranteed



Guest Bedroom



Guest Bathroom



**Overlooks greenspace and
Community Gazebo!**



Kitchen



**Laundry Room
with Storage**

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