

# 4127

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



Epcon's most desired "Canterbury" model located in a well established community convenient to airport, Easton area shopping and restaurants.

Featuring 2 bedrooms, 2 full bathrooms, den with custom built-in bookcase, 4 season sunroom, spacious laundry room, storage room, brick paver patio w/fence, attached 2 car garage with added keypad and pull-down ladder to attic storage.

Laminate wood floors in kitchen, dining room, living room, den and guest bedroom. Ceramic tile floors in laundry room, storage room and bathrooms.

Kitchen offers Bisque cabinetry, added cabinet/counter package, Quartz countertops, tile back splash, breakfast counter which separates kitchen and dining room. Appliances include smooth-top electric range, refrigerator, dishwasher and built-in microwave.

The living room features a Cathedral ceiling, gas log fireplace with built-in mantle, ceramic tile hearth and surround and glass French doors leading to sunroom.

Spacious master suite with added ceiling fan, adjoining custom walk-in closet and full bathroom offering step-in shower, double sinks, Quartz countertops, linen closet and medicine cabinet.

Guest bedroom and den are steps from 2nd full bathroom offering tub/shower, Quartz countertops and medicine cabinet.

The well maintained community with clubhouse, fitness center, social room & outdoor swimming pool makes this a perfect place to call home!

### 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



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Master bedroom



Master bathroom



Master Closet

## Details of 4127 Aumbrey Court

- Epcon built home
- Cobblestone at the Preserve
- 1-story “Canterbury” model
- 2 bedrooms, den w/custom built-in bookcase, 2 full bathrooms and 4 season sunroom
- Optional brick paver patio w/fence
- Bisque kitchen cabinetry
- Added cabinet/counter package
- Quartz countertops throughout
- Laminate wood floors in kitchen, dining room, living room, den and guest bedroom
- Appliances include dishwasher, refrigerator, built-in microwave and smooth-top electric range
- Breakfast counter
- Gas-log fireplace w/ceramic tile hearth & surround
- Master bedroom w/walk-in closet
- Master bathroom w/double sinks, tile floors, step-in shower, linen closet and medicine cabinet
- Guest bathroom offers tub/shower, tile floors and medicine cabinet
- Laundry room and bonus room w/added cabinets and tile floors
- 2-car attached garage with keypad
- Forced air, gas heat
- Central A/C
- Added storm door
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor swimming pool
- Columbus schools
- Franklin County
- 1,866 square feet
- Year built: 2001
- \$239/month Association fee
- \$4,597.40/year property taxes
- Reserve Contribution fee \$282
- \$150 HOA transfer fee
- Approx. \$35/quarter New Albany Preserve fees
- MLS# 219016452
- All furnishings are available for sale

**Asking \$289,900**

Information is deemed to be reliable  
but not guaranteed



Guest bedroom



Den/Office



Living room



Sunroom



Laundry room

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