

4133

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



Epcon's most popular "Canterbury" model in a highly sought after New Albany community!

Discover a well designed condominium offering 2 bedrooms, den, 2 full bathrooms, laundry, storage room, sunroom, paver brick patio and attached 2 car garage with attic storage.

The interior is highlighted with cathedral ceilings and custom window treatments throughout.

Kitchen offers Oak cabinetry, Kenmore appliances including side-by-side refrigerator, built-in microwave, dishwasher and electric smooth-top range, pantry and breakfast counter separating large open dining room.

Elegant living room featuring gas log fireplace with built-in mantle, large Palladian window and glass French doors leading to the 4-season sunroom with an abundance of natural light.

Spacious owner suite with adjoining custom walk-in closet and full bathroom offering double sinks, custom lighting, high rise elongated toilet, linen closet, medicine cabinet and step-in shower with seat.

Guest bedroom and den are steps away from 2nd full bathroom offering tub/shower, custom lighting, high rise elongated toilet, linen closet and medicine cabinet.

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



Kitchen



Dining room



Sunroom

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Master suite



Master bathroom



Details of 4133 Aumbrey Court

- Cobblestone at the Preserve
- 1-story "Canterbury" model
- 2 bedroom, den, 2 full bathroom
- Added brick paver patio
- Custom shutters in living room, den and both bedrooms
- Oak kitchen cabinetry
- Electric smooth-top range, built-in microwave, dishwasher & full size side-by-side refrigerator
- Kitchen pantry
- Breakfast counter
- Dining room with custom chandelier lighting
- Finished 4-season room with 2" Plantation style blinds
- Den w/double doors
- Owner's bedroom w/adjoining California style walk-in closet
- Owner's bathroom w/double sinks, custom vanity lighting, high rise elongated toilet and step-in shower
- Guest bathroom w/high rise elongated toilet and custom vanity lighting
- Gas log fireplace w/built-in mantle, ceramic tile hearth and surround
- Added full view storm door
- Storage room off laundry room
- Newer hot water tank (2015)
- Newer carpeting throughout
- XL 2-car attached garage with pull-down attic storage
- Forced air, gas heat
- Newer furnace (2015)
- Central A/C
- Clubhouse with gathering room, full kitchen, pool table, bike/walk path and fitness room
- Outdoor swimming pool
- Columbus schools
- Franklin County
- Square footage: 1,866 per builder
- Year built: 2005
- \$260/month Association fee
- Approx. \$40/quarter New Albany Preserve fees
- \$3,884/year property taxes
- Reserve Contribution fee \$282
- \$150 HOA transfer fee
- MLS# 219045613

Asking \$299,900

Information is deemed to be reliable but not guaranteed

Guest bedroom



Den/Office



Guest bathroom



Laundry room



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