4167 Cobbler Road

New Albany, Ohio 43054
Cobblestone at the Preserve

Living room

Kitchen

Well designed Epcon built "Villa" model located in desirable Cobblestone at the Preserve condominiums, convenient to area restaurants, Easton Town Center and John Glenn International Airport.

Featuring 2 bedrooms, 2 full bathrooms, 1st floor laundry with added wash tub and walk-in storage room, 2 car attached garage with attic storage and garden patio with privacy fence and added gate!

The living room showcases a gas log fireplace with custom mantle, tile hearth & surround, vaulted ceiling with lighted fan and 4 windows for plenty of natural lighting!

Spacious kitchen with premium Cherry stained Maple cabinetry, added cabinet/counter package, breakfast counter, pantry and newer stainless Whirlpool appliances to include full-size refrigerator, electric smooth-top range, built-in microwave and dishwasher.

An open dining room is situated between the kitchen and living room making this a perfect home to entertain friends and family for the Holidays!

Large master suite offers adjoining walk-in closet and full bathroom with large step-in shower, vanity, linen closet and medicine cabinet.

Guest bedroom can be used as office/den and is steps from the 2nd full bathroom offering tub/shower.

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

Dining Room

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 closet

Details of 4167 Cobbler Road

- Cobblestone at the Preserve
- Epcon's "Villa" model
- Garden patio with privacy fence and added gate
- 2 bedroom, 2 full bathroom
- Premium Maple kitchen cabinetry
- Whirlpool stainless appliances include refrigerator, built-in microwave, electric smooth-top range and dishwasher
- Breakfast counter
- Kitchen pantry
- Dining room open between kitchen and living room
- Owner's bedroom w/walk-in closet
- Owner's bathroom with step-in shower, linen closet and medicine cabinet
- Living room w/vaulted ceiling and lighted ceiling fan
- Gas log fireplace with custom mantle, ceramic tile hearth & surround
- Ceramic tile entry foyer
- Laundry room w/added wash tub and walk-in storage room
- 2 car attached garage with attic storage
- Added keypad
- Added self-storing storm door
- Forced air, gas heat
- Central A/C
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor swimming pool
- Columbus schools
- Franklin County
- Square footage: 1,324 per builder
- Year built: 2006
- $232/month Association fee
- Approx. $30/quarter New Albany Preserve Master Association fees
- $3,167/year property taxes
- Original contribution fee reimbursement $282
- $150 HOA transfer fee
- MLS# 218036116

Asking $219,900

Ramp in garage can be removed per buyers request

Information is deemed to be reliable but not guaranteed

Guest bedroom

Guest bathroom

Garden Patio

Green space

Laundry room

Epcon Realty, Inc. ~ www.epconrealty.com

Andrew N. Smith
614.207.9700

Anita K. Smith
614.207.2526

Carolyn S. Davis
614.402.4054