

4552

Collingwood Pointe Place

Columbus, Ohio 43230
Collingwood Pointe at the Preserve



Epcon's popular "Canterbury" model is located in a well established Gahanna area community convenient to area restaurants and shopping.

Featuring 2 bedrooms, den, 2 full bathrooms, 4 season sunroom, attached 2 car garage with added keypad, pull-down ladder to attic storage in addition to white trim package and Cathedral ceilings throughout.

Kitchen offers natural oak cabinetry, Corian countertops, custom tile backsplash, newer vinyl floors, eat-in space and breakfast counter which separates kitchen and dining room. Laundry room is situated between kitchen and garage entry and includes Kenmore washer & dryer. Kitchen appliances include Kenmore electric range, refrigerator, built-in microwave and dishwasher.

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

Spacious master suite with adjoining walk-in closet and full bathroom offering raised vanity, double sinks, cultured marble counters, walk-in tub, linen closet and medicine cabinet.

Guest bedroom is steps from den and 2nd full bathroom optional Jacuzzi tub/shower, raised vanity with cultured marble counters and medicine cabinet.

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

Asking \$239,900



Clubhouse



Kitchen



Dining room



Sunroom

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Master bedroom



Master bathroom



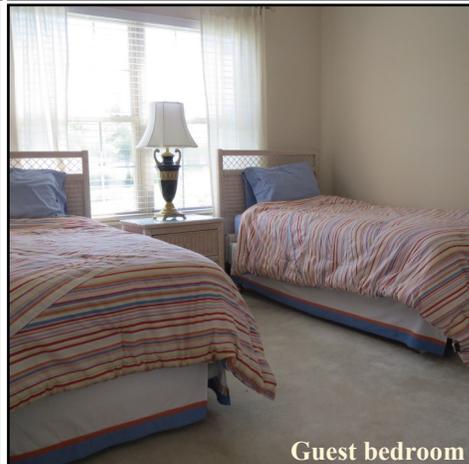
Master bathroom

Details of 4552 Collingwood Pointe Place

- Epcon built home
- Collingwood Pointe at the Preserve
- 1-story "Canterbury" model
- 2 bedroom, den, 4 season sunroom
- 2 full bathroom
- Oak kitchen cabinetry, added knobs
- Corian countertops and ceramic tile backsplash
- Newer floors in kitchen and laundry room, Kenmore washer and dryer included
- Kenmore appliances include electric range, dishwasher, refrigerator, and built-in microwave
- Dining room open between kitchen and living room
- Gas-log fireplace w/ceramic tile hearth & surround
- Master bedroom w/walk-in closet
- Master bathroom w/raised vanity, double sinks, cultured marble counters and walk-in tub
- Guest bathroom offers raised vanity and optional Jacuzzi tub/shower
- 2" Plantation style blinds throughout and roller shades and drapes in sunroom
- 2-car attached garage with keypad and newer door opener
- Forced air, gas heat, central A/C and newer thermostat
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor swimming pool
- Columbus schools
- Franklin County
- 1,700 square feet
- Year built: 2001
- \$324/month Association fee
- Approx. \$3,294/year property taxes
- Reserve Contribution fee \$280
- Approx. \$40/quarter New Albany Preserve fees
- MLS# 219016374
- All furnishings are available for sale

Asking \$239,900

Information is deemed to be reliable but not guaranteed



Guest bedroom



Den/office



Living room



Laundry room



Guest bathroom

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