

# 5263

## Hayden Woods Lane Hilliard, Ohio 43026

### *Woods at Hayden Run*



Beautiful 1-story Epcon "Abbey" model home offers an open floorplan with numerous upgrades throughout in a very desirable community!

Featuring two large bedrooms, 2 full bathrooms, 4 season sunroom, Palladian windows, brick paver patio & Cathedral ceilings throughout!  
This home is move-in ready!

Spacious living room featuring gas-log fireplace with ceramic tile hearth & surround, matching tile entry foyer and glass French doors leading to the sunroom.

In the kitchen discover Bisque cabinetry, Corian counters, tile backsplash, Bamboo wood floors, a full complement of newer appliances including smooth top electric range, side-by-side refrigerator with French door, built-in microwave & dishwasher!

Elegant open dining room offers Bamboo floors and a built in hutch, perfect for entertaining!

Enjoy the convenience of a first floor laundry, storage room and attached 2-car garage with opener and pull-down stairs to extra storage.

The stone accented exterior and well maintained community make this home very desirable and provides exterior maintenance free living!

Amenities include community clubhouse with kitchen, social room, fitness center & outdoor pool!

### Asking \$254,900



4-season sunroom

### Epcon Realty, Inc.

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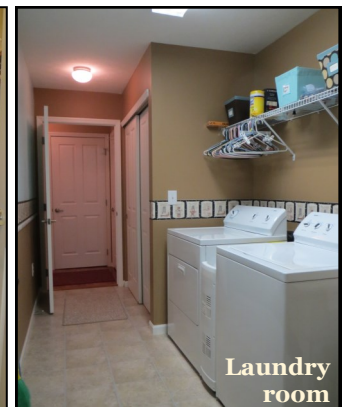
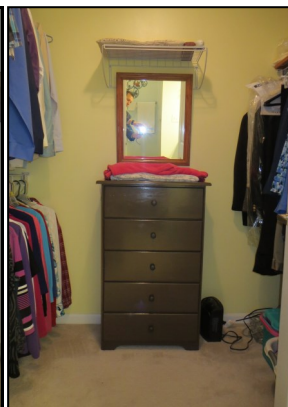
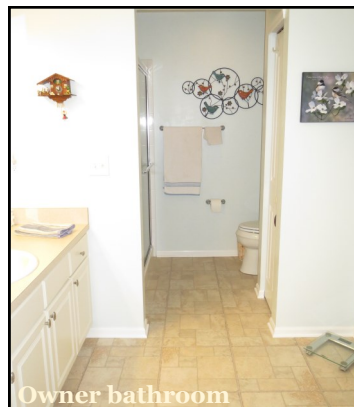


## Details of 5263 Hayden Woods Lane

- Woods at Hayden Run
- 1-story "Abbey" condo
- Finished 4-season sunroom
- 2 spacious bedrooms each with walk-in closets
- 2 full bathrooms
- Bisque kitchen cabinetry
- Matching built-in hutch-dining room
- Corian counters
- Tile backspash
- Newer kitchen appliances including smooth top electric range, French door refrigerator, built in microwave & dishwasher
- Kitchen pantry
- Large breakfast counter
- Dining room open between kitchen & living room
- Bamboo floors in kitchen and dining room
- Gas log fireplace w/ceramic tile hearth, surround & entry foyer
- 1st floor laundry (Kenmore washer & dryer included) & storage room with freezer (included)
- 2" Plantation style blinds throughout
- Cathedral ceilings throughout
- 2-car XL attached garage w/opener and pull-down stairs to attic storage
- Forced air, gas heat
- Central air conditioning
- 1,718 square feet per builder
- Year built: 2006
- Clubhouse w/large gathering room, kitchen, fitness center & pool
- Franklin County
- Columbus Schools
- pets allowed with restrictions
- \$240/month Association fee which includes water/sewer & more!
- \$5,166/ year property tax
- \$500 Capital Contribution
- \$305 HOA transfer fee
- MLS # 217005771

**Asking only**  
**\$254,900**

**Information deemed to be reliable  
but not guaranteed**



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