

5441

Welbourne Place New Albany, Ohio 43054 Woods at Sugar Run



Epcon's free-standing "Portico" with bonus suite, convenient to Easton Towne Center and John Glenn International Airport!

This stunning home shows like a model! Offering 3 bedrooms, den, bonus suite, 3 full bathrooms, 1st floor laundry room, private fenced courtyard, covered front porch, hardwood flooring, crown molding, transoms windows, tray ceilings, 2.5 car garage and much more!

Discover a deluxe kitchen with staggered cabinets, upgraded black appliances, double ovens, touch faucet, Granite counter tops, tile backsplash, large island with pendant lighting and seating.

Living room features gas-log fireplace with custom mantle, custom built-ins and a wall of windows with views of private courtyard.

Incredible private outdoor living space with covered patio, garden bed with river rock, added grass and gas-line for summer grilling!

Raised vanities with Corian countertops in all 3 bathrooms, tile floors in 1st floor bathrooms and laundry room, added storage cabinetry and wash tub.

\$375,900



Courtyard



Covered front porch



Dining room



Den



Living room



Living room



Kitchen

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/>



2nd floor guest suite



2nd floor bonus room



2nd floor guest bathroom

DETAILS

- Woods at Sugar Run
- 2-story detached "Portico" with bonus suite and covered front porch
- Private fenced courtyard with covered patio, garden bed with river rock and added gas line
- 3 spacious bedrooms
- Master suite offers sliding glass doors to covered patio
- 3 full bathrooms w/raised vanities and Corian countertops
- 1st floor laundry with added storage cabinets and wash tub
- Ceramic tile floors in 1st floor bathrooms and laundry room
- Deluxe kitchen with 42" cabinetry
- Granite countertops and ceramic tile backsplash in kitchen
- Upgraded black kitchen appliances including double ovens
- Kitchen island w/pendent lighting and "touch" faucet
- Dining room with glass sliding doors to private courtyard
- Hardwood flooring in dining room, kitchen, living room, den and both 1st floor bedrooms
- Living room with gas-log fireplace and custom built-ins
- Transom windows
- Crown molding
- Tray Ceilings
- Wi-fi alarm system included if Buyer signs 2 year contract
- 2.5 car attached garage
- Forced air, gas heat
- Central air conditioning
- Columbus city schools
- MLS #218020882
- Square footage: 2,468 per builder
- Year built: 2012
- \$312/month association fee
- \$6,856.24/year property tax
- \$150 HOA transfer fee
- \$500 Capital contribution fee

Asking \$375,900

Information is deemed to be reliable
but is not guaranteed



1st floor guest bedroom



1st floor guest bathroom



Owner's Suite



Laundry room



Owner's bathroom



Owner's bathroom



Epcon Realty, Inc.

gocondo@epconcommunities.com

Anita Smith - 614.207.2526 Andrew N. Smith - 614.207.9700 Carolyn Davis - 614.402.4054

www.epconrealty.com

