

# 5489

## Welbourne Place New Albany, Ohio 43054 Woods at Sugar Run



Epcon's detached "Palazzo", former model, loaded with extras in popular New Albany community convenient to area shopping, restaurants and entertainment!

Detached 1 story condo offering 2 bedroom, 4 seasons room, 2 full bathroom, 2.5 car garage and private fenced courtyard.

Deluxe kitchen with staggered Maple cabinets, added built in desk, under cabinet lighting, large center island w/pendant lighting, Granite counter tops and GE appliances including double ovens.

Engineered wood floors in kitchen, dining room, living room and 4 seasons room.

Master suite features tray ceiling, sliding glass doors to covered porch and courtyard, adjoining bath with L-shaped shower, double sinks, high rise vanity, high rise toilet, tile floors and walk-in closet.

Guest bedroom with courtyard views is steps away from guest bathroom with tub/shower, high rise vanity and tile floors.

Private courtyard features brick paver patio, Arbor, gas-line, fire pit and water fountain.

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



Courtyard



Living room



### Epcon Realty, Inc.

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# DETAILS

- Woods at Sugar Run
- 1-story detached "Palazzo"
- Private fenced courtyard
- 2 spacious bedrooms
- 4 seasons room
- Covered porch off master bedroom
- 2 full bathrooms
- Staggered Maple kitchen cabinetry
- Added cabinet package and desk
- Under cabinet lighting
- Granite kitchen countertops
- GE Stainless kitchen appliances
- Kitchen island w/pendant lighting
- Dining room with patio door to private fenced courtyard
- Engineered wood flooring throughout main living areas
- Tech tube added above fireplace
- Laundry room with added cabinets
- 2.5 car attached garage
- Forced air, gas heat, humidifier
- Central air conditioning
- Columbus schools
- MLS # 217031207
- Square footage: 1,519 per builder
- Year built: 2011
- \$277/month association fee
- \$5,132/year property tax
- \$150 HOA transfer fee
- \$500 Capital contribution fee

**Asking \$314,900**

Information is deemed to be reliable but is not guaranteed



Kitchen



Master bathroom



Master bathroom



Master closet



Owner suite



Guest bathroom



Guest bedroom



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