

# 6250

## Donegan Way Dublin, Ohio 43016 *Villas at Glenealy*



This gorgeous, Epcon Abbey home offers 1-story living with 2 spacious bedrooms, 2 full bathrooms plus a finished 4-season sunroom!

The dining room opens to the living room, both with engineered hardwood flooring, making this a great open space for entertaining. The living room offers a corner fireplace, Palladian style window and cathedral ceiling with lighted fan and flows flawlessly into the finished 4-season sunroom through glass French doors!

The deluxe kitchen features Birch cabinetry including an added large cabinet/counter package, granite countertops, a full complement of Frigidaire stainless appliances including a built-in microwave, pantry, breakfast counter, cathedral ceiling with canned lighting & more!

The large owner's bedroom offers a cathedral ceiling with lighted fan on a dimmer, adjoining full bath with double sinks, vanity, medicine cabinet, step-in shower with tiled seat and linen closet.

Discover a 1st floor laundry room with added shelving, large 2-car attached garage with pull-down ladder to attic storage.

Enjoy walking to near by restaurants, community Library, Orange park and much more! What a wonderful place to call home!



↑ Living room

Sunroom →



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**Deluxe kitchen**



**2nd bedroom**

## Details of 6250 Donegan Way

- 1-story Abbey condo
- Finished 4-season sunroom
- 2 spacious bedrooms
- Den/possible 3rd bedroom
- Master bathroom w/2 sinks, linen closet, step-in shower with ceramic tile and seat area
- 2nd bathroom w/tub-shower
- Birch kitchen cabinetry
- Added cabinet/counter package in kitchen
- Granite countertops
- Breakfast counter
- Full complement of Frigidaire stainless appliances
- Kitchen pantry
- Dining room w/engineered wood floors
- 1st floor laundry with shelving
- Gas log fireplace in living room
- Palladian style windows
- Cathedral ceilings throughout
- Insulated windows
- 2" Plantation style blinds
- Added dimmers in bedrooms
- Full view storm door
- 2 car XL attached garage with opener & pull-down ladder to attic storage with added flooring
- Forced air gas heat - Central A/C
- 1,500 S.F. per builder
- Year built - 2006
- Clubhouse w/gathering room, fitness center, pool table & outdoor swimming pool
- Delaware County
- Olentangy schools
- \$244/month association fee
- \$47.34/year North Falls ditch assessment (paid within taxes)
- \$6,191.20/year property tax
- \$500 Capital reimbursement
- MLS #

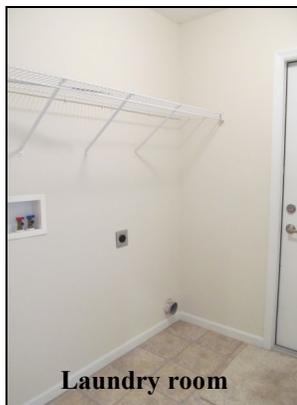
**Offered at \$244,900**



**2nd bathroom**



**Den**



**Laundry room**



**Owner's suite with adjoining bathroom and walk-in closet**



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