

Epcon "Portico" Ranch Model Home Is Now Available to Purchase!



**6660 Trinity Mist Way
Delaware, Ohio 43015**

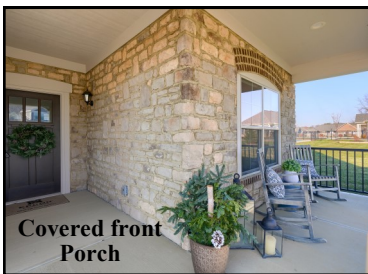
Now is your chance to be the proud new owner of Epcon's free-standing Model Home located in the desirable Courtyards at River Bluff in Delaware!

This stunning "Portico" courtyard home has never been occupied and offers 2 bedrooms, den, 2 full bathrooms, sitting room off primary bedroom, 1st floor laundry with added storage, private fenced courtyard, covered front porch, transom windows, universal design doors and hallways, home technology package, smooth drywall ceilings, oversized 2.5 car garage and much more!

Gourmet kitchen features Kraftmaid glass stacked cabinets to the ceiling on top of solid door cabinets, soft close drawers and doors, Quartz countertops, tile backsplash, white apron farm sink and spacious island. The upgraded GE Profile SS appliances include counter-depth French door refrigerator, dishwasher with hidden controls, 36 inch gas cooktop with cabinet hood vented to exterior and double wall convection/microwave ovens. This open concept home is perfect for entertaining!

Living room features upgraded gas log fireplace with tile surround and glass door cabinetry on both sides, shiplap accent wall, custom mantel, tray ceiling and a wall of windows with views of private courtyard.

Primary bedroom features custom ceiling beams, sitting room with sliding barn doors, ensuite full bath with zero threshold shower and walk-in closet!



Covered front Porch



Foyer



Dining Room



Office or Den



Living Room



Kitchen



Kitchen

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Private Courtyard



Pet Grass



Laundry Room With Storage

DETAILS

- Courtyards at River Bluff
- One level detached "Portico" Model Home with \$161k in builder upgrades
- Private fenced courtyard with extended paver patio, fountain, artificial pet grass, pergola, plant walls and decorative stepping stones
- Primary bathroom features raised double sink Quartz vanity, tile flooring, walk-in shower with zero threshold entry, bench seat, transom window and high-rise elongated toilet w/soft close lid
- Laminate 9 inch plank flooring in "Kindling Oak" in all main living areas
- Upgraded neutral pad and carpet in "Crisp Linen" in bedrooms and sitting room
- Deluxe laundry room with shiplap accent wall, added storage cabinets, tile flooring and utility sink with Quartz countertops in "Midnight Corvo"
- Large contrasting kitchen island with white apron farm sink, soap dispenser, pendant lights and convenient breakfast bar seating
- Prime corner lot location overlooking greenspace
- Covered front porch with upgraded front door with clear glass and dentil shelf
- Den or office with transom window, engineered laminate floors and double French glass inset doors
- Gourmet kitchen with Kraftmaid solid and glass front cabinets to the ceiling, Quartz countertops in "Calico White", tile backsplash, large pantry closet, soft close doors and drawers, contrasting upper and lower cabinets and Premium GE Profile stainless steel appliance suite
- Guest bathroom features tile flooring, Quartz countertop, undermount rectangle sink, walk-in shower with zero threshold, glass semi-frameless shower door, linen closet and high-rise elongated toilet with soft close lid
- 2.5 car attached garage with windows in overhead door, keypad entry and added steps to attic storage
- Additional improvements include home technology package, upgraded trim package, shiplap accent walls, solid core 2 panel interior doors, smooth drywall ceilings, upgraded light fixtures and universal design doors and hallways
- MLS #223038920
- Square footage: 1,893; year built 2022
- \$236/month association fee
- Property taxes - TBD
- \$800 Capital contribution fee and \$175 HOA transfer fee

Offered at \$629,900

Information is deemed to be reliable but is not guaranteed



Guest bedroom



Guest Bathroom



Primary Suite



Primary Bathroom



Shower with Bench Seat



Sitting Room



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