

6907

Rothwell Street New Albany, Ohio 43054 *Woods at Sugar Run*



Epcon built "Bramante" model located in the desirable Woods at Sugar Run community, convenient to area shopping and restaurants.

Featuring 2 bedrooms with adjoining walk-in closets, 2 full bathrooms, private fenced courtyard with added flagstones, oversized 2.5 car attached garage with added shelving, keypad and pull-down ladder to attic storage.

Light, bright and airy, a condo designed for today's lifestyle! An open floorplan offering engineered hardwood floors in kitchen, living room and dining room, newer carpeting in bedrooms and tile floors in bathrooms and a spacious laundry room with washer and dryer.

The living room showcases a gas log fireplace with built-in mantle, ceramic tile hearth and surround, tile entry foyer and sliding glass door leading to inviting private courtyard.

Well designed kitchen offers staggered Birch cabinetry, Granite countertops, under cabinet lighting, GE stainless appliances including built-in microwave, smooth-top electric range, side-by-side refrigerator and dishwasher, large pantry and center island with bar seating separating kitchen and open dining room making this the perfect home for entertaining.

Community amenities include a private clubhouse with pool table, social room and kitchen, fitness center and heated outdoor pool.

\$249,900

Living Room



Kitchen



Dining Room



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



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www.epconrealty.com



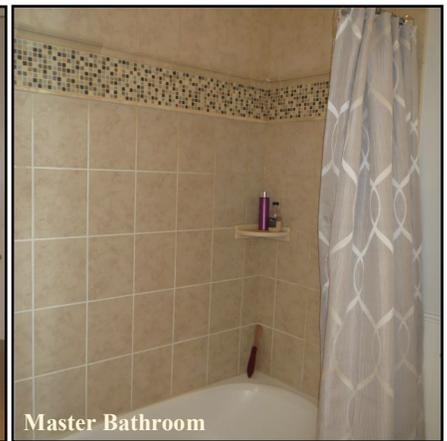
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Master Bedroom



Master Bathroom



Master Bathroom

Details of 6907 Rothwell Street

- Woods at Sugar Run
- Epcon's "Bramante" model with 2 bedrooms, 2 full bathrooms
- Master bedroom w/Cathedral ceiling, lighted fan, newer carpeting and adjoining walk-in closet
- Owner's bathroom with tile floors, bead board, double sinks, custom mirrors and tub/shower
- Guest bedroom offers adjoining walk-in closet, newer carpeting and is steps from guest bathroom with tile floors and step-in shower
- White trim package throughout
- Staggered Birch kitchen cabinetry
- Under cabinet lighting
- Granite countertops
- GE stainless steel appliances
- Large kitchen pantry
- Engineered wood floors in kitchen, dining room and living room
- Living room offers Cathedral Ceiling with lighted fan, gas log fireplace, tile hearth & custom surround, built-in mantle and French doors leading to courtyard
- Spacious laundry room, washer and dryer included
- Private fenced courtyard with added flagstones and landscape lighting
- Oversized 2.5 car attached garage with shelving, attic storage and added keypad
- Forced air, gas heat
- Central A/C
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor heated swimming pool
- Columbus City Schools
- Franklin County
- Square footage: 1,400 per builder
- Year built: 2009
- \$270/month Association fee
- \$4,758.80/year property taxes
- Original contribution fee reimbursement \$500
- \$225 HOA transfer fee
- MLS# 219036291

Asking \$249,900

Information is deemed to be reliable
but not guaranteed



Guest Bedroom



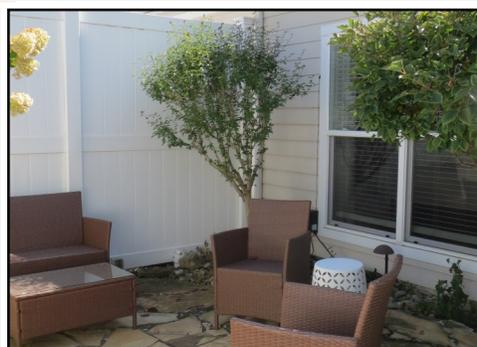
Guest Bathroom



Laundry Room



Private Courtyard



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