

6943

Rothwell Street New Albany, Ohio 43054 Woods at Sugar Run



Desirable Epcon built "Abbey" located in the popular Woods at Sugar Run, convenient to Easton Town Center shopping, restaurants and John Glen International Airport.

Featuring 2 large bedrooms with adjoining walk-in closets, 4 season sunroom, 2 full bathrooms, 1st floor laundry with added cabinets, walk-in storage room and 2 car attached garage with pull-down ladder to attic storage.

Engineered hardwood floors in main living areas, Cathedral ceilings, white trim package and custom window treatments throughout. This home is well maintained and move-in ready!

The living room showcases custom built-in cabinets by Dave Fox, a custom chandelier, a gas log fireplace with built-in mantle, cable and electric outlet, ceramic tile hearth and surround, matching tile entry foyer and added full-view storm door. Glass French doors lead into 4 season sunroom with custom curtain rods by Fortin Ironworks and lighted ceiling fan.

Spacious kitchen offers Maple cabinetry, added cabinet package, Corian countertops, ceramic tile backsplash, newer stainless appliances including built-in microwave, double oven, French door refrigerator and dishwasher. Adjoining dining room offers matching built-in hutch.

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

Asking \$279,900



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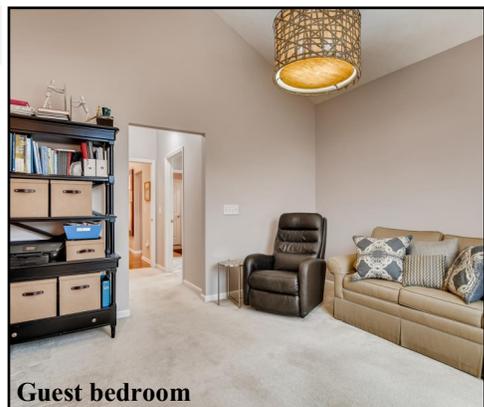
Master bedroom



Master bathroom

Details of 6943 Rothwell Street

- Woods at Sugar Run
- Epcon's "Abbey" floorplan
- 2 bedrooms w/walk in closets
- 2 full bathrooms with newer Quartz countertops
- 4 season sunroom with custom curtain rods by Fortin Ironworks
- White trim package throughout
- Cathedral ceilings throughout
- Engineered hardwood floors in main living areas
- Maple kitchen cabinetry with added cabinet/counter package and LED lighting under cabinets
- Corian countertops and ceramic tile backsplash
- Newer stainless appliances include French door refrigerator, built-in microwave, double oven and dishwasher
- Optional built-in cabinets in dining room
- Ceramic tile entry foyer
- Gas log fireplace with built-in mantle, electric and cable outlet, ceramic tile hearth and surround
- Living room features custom built-in cabinets by Dave Fox and chandelier
- Laundry room includes added cabinets, wash tub and adjoining storage room
- Added full view storm door
- 2.5 car attached garage with attic storage
- Forced air, gas heat
- Central A/C
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor swimming pool
- Columbus city schools
- Franklin County
- Square footage: 1,718 per builder
- Year built: 2008
- \$334/month Association fee
- \$5,060/year property taxes
- \$500 Capital Contribution reimbursement fee
- \$150 HOA transfer fee
- MLS# 219045034



Guest bedroom



Guest bathroom



4 season sunroom



Laundry room

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Information is deemed to be reliable
but not guaranteed

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