

704

Albion Place Westerville, Ohio 43082 Villas at Canterbury Woods



Living room



Dining Room

Desirable Epcon built "Abbey" model located in the popular Villas at Canterbury Woods, convenient to Downtown Westerville & Polaris shopping, great restaurants & walking paths.

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

Cathedral ceilings, white trim package and 2" Plantation style blinds throughout. This home is well maintained and move-in ready!

The living room showcases a gas log fireplace with built-in mantle and t.v. tech tube, ceramic tile hearth and surround, matching tile entry foyer and added full-view storm door. Glass French doors lead into 4 season sunroom with windows on 3 walls and lighted ceiling fan.

Spacious kitchen offers Maple cabinetry, added cabinet package, Corian countertops, Kenmore appliances including built-in microwave, smooth-top electric range, refrigerator and dishwasher. Large pantry and breakfast counter separate kitchen and dining room.

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

Asking \$285,900

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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Master bedroom



Master bathroom



Master closet

Details of 704 Albion Place

- Villas at Canterbury Woods
- Epcon's "Abbey" model
- 2 bedrooms, 2 full bathrooms
- Owner's bedroom w/walk-in closet
- 4 season sunroom
- White trim package throughout
- Cathedral ceilings throughout
- Maple kitchen cabinetry with added cabinet package and under-mount lighting
- Corian countertops
- Kenmore appliances include refrigerator, built-in microwave, smooth-top electric range and dishwasher
- Kitchen pantry
- Ceramic tile entry foyer
- Gas log fireplace with built-in mantle, ceramic tile hearth and surround
- Added can lights to living room and dining room
- Added full view storm door
- Laundry room includes Kenmore washer and dryer, wash tub and storage room

- 2 car attached garage with attic storage
- Added paver brick patio
- Forced air, gas heat
- Central A/C
- Clubhouse with gathering room, full kitchen and fitness room
- Outdoor swimming pool
- Westerville city schools
- Delaware County
- Square footage: 1,724 per builder
- Year built: 2005
- \$286/month Association fee
- \$5,123/year property taxes
- \$500 Capital Contribution reimbursement fee
- \$100 HOA transfer fee
- MLS# 219013295

Asking \$285,900

Information is deemed to be reliable but not guaranteed



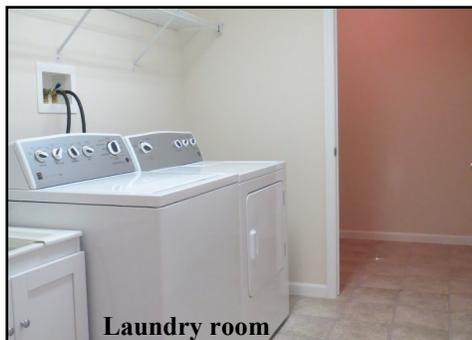
Guest bedroom



Guest bathroom



4 season sunroom



Laundry room



Guest bathroom

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