7264 Falls View Circle

Delaware, Ohio 43015

Village of North Falls

Private Garden Patio with Fence

Kitchen

Epcon built "Chateau" floorplan in popular Village of North Falls in Delaware! Beautiful two story condo with 3 bedrooms, 2.5 bathrooms, garden patio and 2 car attached garage with additional storage nook and attic storage above. Great location convenient to shopping and restaurants!

Enjoy the bright open kitchen offering neutral cabinetry with plant shelf above, GE appliances including refrigerator, new built-in microwave, electric range and dishwasher, pantry closet and a raised breakfast bar. The extra cabinet package has been added to the kitchen with more storage and countertop space. The double bowl stainless steel sink features a newer faucet. Updated tile flooring flows from kitchen and hallway to the laundry room which offers a utility shelf and room for a full size washer and dryer. Ample light is provided by canned recessed lighting in the kitchen and dining room.

The kitchen is open to the dining and living rooms where vaulted ceilings and numerous windows create a welcoming place to gather. The central feature in the living room is the cozy gas log fireplace with tile hearth and surround and mantel. Matching tile flooring can be found at the front door entry with transom window above.

The private garden patio features a spacious outdoor area, perfect for entertaining! The planting beds can be customized with your chosen landscaping.

The living and dining rooms, hallway and all 3 bedrooms feature newer (2021) neutral carpeting. Additional amenities include lighted ceiling fans in living room and all 3 bedrooms, 2" Plantation style blinds throughout, fresh paint and an alarm system is in place.

The Community offers a clubhouse with outdoor pool, gathering space, full kitchen and fitness room.

Offered at $315,900

Living Room

Dining Room

Epcon Realty, Inc.

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EPCON Realty, Inc.
Where Life Comes Together™

Primary Bedroom

Primary Bathroom

Guest Bedroom

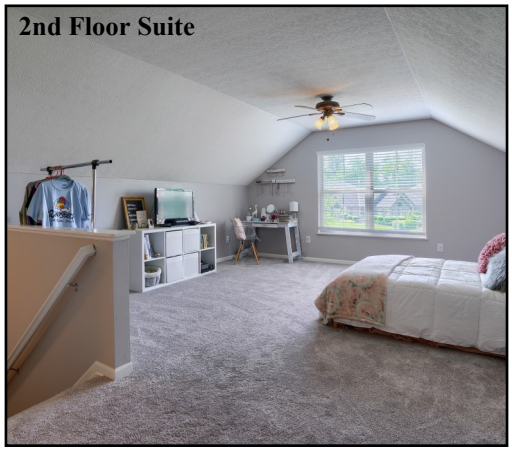
Details for 7264 Falls View Circle

- Community: Village of North Falls
- Epcon's "Chateau" floorplan with 3 bedrooms, 2.5 bathrooms and 2 car attached garage
- Open kitchen with abundance of cabinets and countertop space, GE appliances including new microwave, newer faucet, large pantry closet, canned lights, tile flooring and breakfast bar seating
- Primary bedroom with lighted ceiling fan, ensuite bathroom with step-in shower, single sink vanity, linen closet and medicine cabinet
- Guest bedroom offers lighted ceiling fan, walk-in closet and carpet
- Half bathroom in hallway with custom framed mirror
- 2nd floor suite can be 3rd bedroom, bonus room or even a home office - very large space with full bathroom and walk-in closet
- Vaulted ceilings in living room with lighted ceiling fan and gas log fireplace with mantel & tile hearth and surround
- Front door features ceramic tile flooring and transom window above
- Newer carpet in living and dining rooms, on the stairs & in all bedrooms
- White 4 panel interior doors, white baseboards and trim
- Laundry room with added utility shelf, room for full size washer and dryer, storage space and tile flooring
- Alarm system in place
- Custom blinds and window treatments
- Planting beds inside garden patio fence can be customized
- Attached 2 car garage w/keypad entry, stairs to attic storage and storage nook
- Community clubhouse offers fitness room, full kitchen and swimming pool
- Palladium style windows in living room
- Olentangy Schools
- Central A/C
- Gas water heater
- Forced air/gas furnace
- Delaware County
- Square footage: 1,870 per builder
- Year built: 2007
- $340/month Association fee
- $7,185/year property taxes
- Original contribution fee reimbursement $330
- $320 HOA transfer fee
- MLS# 222017092

Offered at $315,900

Information is deemed to be reliable but not guaranteed

Half Bathroom


2nd Floor Suite

2nd Floor Full Bathroom and Walk-In Closet

Community Pool

Laundry Room

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