

7356

Sunrise Way Delaware, Ohio 43015 Courtyards at Price Farms



Spacious Epcor built "Palazzo" model with bonus suite, covered front porch and sitting room along with many upgrades - located in desirable Price Farms just minutes from Downtown Powell and the Columbus Zoo!

Featuring 3 bedrooms, 4 seasons room, sitting room, 2nd floor bonus suite, 3 full bathrooms, 2.5 car garage and large living room overlooking your own private fenced courtyard! The main living areas present beautiful engineered wide plank hardwood floors plus upgraded carpet and pad in the bedrooms and bonus suite. Additional highlights include upgraded trim package, transom windows, crown molding and custom window treatments.

Deluxe kitchen offers staggered white cabinetry with under cabinet lighting, gorgeous Quartz countertops, tile backsplash and pendant lighting over large island with bar seating and book shelves. The kitchen features upgraded stainless GE appliances including gas cooktop, dishwasher, built-in microwave and refrigerator with bottom drawer freezer. The open concept kitchen, dining and living rooms with courtyard access makes this home perfect for entertaining guests!

The primary bedroom suite features tray ceiling, lighted ceiling fan, adjacent sitting room with sliding glass doors to courtyard, adjoining walk-in closet, full bathroom with step-in shower, linen closet, raised double sink vanity, high-rise toilet and laminate floor.

The light and bright living room centers around a wall of windows with French door leading to the courtyard, transom windows and a lighted ceiling fan.

Premium location close to clubhouse and pool!

Offered at \$459,900



Courtyard



Kitchen



Living Room



Dining Room

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Primary Bedroom



Primary Bathroom



Primary Closet

Details of 7356 Sunrise Way

- The Courtyards at Price Farms
- Epcon's free-standing "Palazzo" model with upstairs bonus suite
- Engineered wide plank hardwood floors in all main living areas
- 3 spacious bedrooms, 4 seasons room for den or office and sitting room off primary bedroom
- 3 full bathrooms with raised cultured marble vanities and high-rise toilets
- Master bathroom offers double sinks with step-in shower
- Guest bathrooms offer tub/shower combo downstairs and step-in shower upstairs
- Primary bedroom features walk-in closet, private bath and sitting room
- Deluxe kitchen offers large island with bar seating, Quartz countertops, under cabinet lighting, large pantry and upgraded GE appliances
- Open dining room with French patio door leading to private fenced courtyard
- Living room features transom windows and courtyard views
- Laundry room with cabinets & vinyl floor
- Upgraded carpet and pad in bedrooms
- Covered front entry with porch
- Oversized 2.5 car attached garage
- Garage with extra shelving, keypad entry and windows added to door
- Custom light fixtures throughout
- Upgraded trim package, transom windows and crown molding
- Community clubhouse and fitness center w/outdoor swimming pool
- Delaware County
- Buckeye Valley Schools
- Square footage: 2,234 per builder
- Year built: 2018
- \$367/month Association fee includes high speed internet and cable as of 1/1/2020
- Property taxes \$6,544
- Buyer to reimburse Seller \$800 for original Cap Contribution at closing
- \$125 HOA transfer fee at closing
- MLS#221012367

Offered at \$459,900

Information is deemed to be reliable but not guaranteed



Guest Bedroom



Guest Bathroom



Private Courtyard



2nd Floor Bonus Room



Office/Den

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