

8549

Riverbend Place Powell, Ohio 43065 *Villas at Riverbend*



Desirable Epcon ranch style "Abbey" condominium located in the popular Villas at Riverbend in Powell, Ohio.

Offering many amenities at a very attractive price, this home is ready for a new owner!

Featuring 2 spacious bedrooms with walk-in closets, 2 full bathrooms, 3 season sunroom and Cathedral ceilings throughout!

The living room showcases a gas log fireplace with built-in mantel, ceramic tile hearth & surround, added ceiling fan and glass Atrium door leading to sunroom with windows on 3 walls.

The dining room is open between the kitchen and living room making this the perfect home for entertaining!

A large kitchen with eat-in space, Oak cabinetry, breakfast counter and appliances to include smooth top electric range, dishwasher, built-in microwave and full size refrigerator.

From the kitchen area you can access the 1st floor laundry and the attached 2-car garage with opener plus pull-down stairs to attic storage!

The stone and stucco exterior and well maintained landscaping gives this home great appeal!

Amenities include Clubhouse with fitness center, gathering room and outdoor swimming pool!



Living Room



Dining room



Sunroom

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Details of 8549 Riverbend Place

- Villas at Riverbend
- 1-story "Abbey" floor plan
- 2 spacious bedrooms
- 2 walk-in closets
- 2 full bathrooms
- 3 season sunroom
- Oak kitchen cabinetry
- Kitchen appliances include built-in microwave, refrigerator, dishwasher & smooth top electric range
- Raised breakfast counter
- Gas-log fireplace with mantle, ceramic hearth and surround
- Open dining room between kitchen and living room
- 1st floor laundry
- Added full view storm door
- Cathedral ceilings throughout
- Insulated windows
- Forced air gas heat
- Central air conditioning
- 2 car attached garage with opener and pull down stairs to attic storage
- 1,335 SF per builder (not including sunroom)
- Year built: 1999
- Clubhouse with gathering room, kitchen, fitness center & outdoor pool
- Olentangy Schools
- Delaware County
- \$263/month Association fee
- \$2,948/year property tax
- \$305 HOA transfer fee
- \$870 Capital contribution fee
- MLS # 216034399

**Asking
\$189,900**

Information deemed to be reliable
but not guaranteed



Owner's Bedroom



Owner's Bathroom



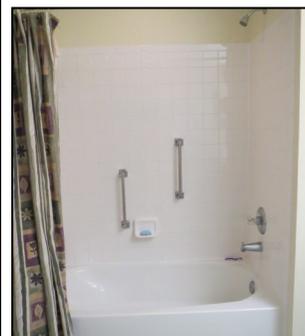
Guest Bedroom



Guest bathroom



Laundry room



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