



**Status:** Coming Soon  
**Style:** Cape Cod/1.5 Story  
**Address:**  
 10087 Juliana Circle, Powell, OH 43065  
**Unit/Suite #:**

**List Price:** \$449,900  
**Original List Price:** \$449,900  
**Days On Market:**

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
<b>Up 2</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Up1</b>	0	0	0	0	0	0	0	1	0	0	0
<b>Entry Lvl</b>	2	2	0	1	1	1	0	0	0	1	0
<b>Down 1</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Down 2</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	2	2	0								

### Location

**Subdiv/Cmplx/Comm:** Hamptons at Wedgewood

**School District:** OLENTANGY LSD 2104 DEL CO.

**Corp Lim:** None

**Township:** Liberty

**Directions:** Follow GPS to community

**Showing Considerations:**

### Characteristics

**SqFt Documented:** 2,043

**SqFt ATFLS:** 2,043

**Parcel #:** 319-341-01-009-530

**County:** Delaware

**Doc SqFt Src:** Realist

**ATFLS Source:** Realist

**Tax District:** 25

**Comm Dev Chrg:** No

**Acreage:** 0.66

**Lot Size (Front):** CND

**Mult Parcels/Sch Dis:**

**Assessment:**

**Lot Size (Side):** CND

**Year Built:** 2002

**Built Prior to 1978:** No

**Tax Abatement:** No

**Abatement End Date:**

**Taxes (Yrly):** 7,079 **Tax Year:** 2023

**Addl Acc Conditions:** None Known

**Complex/Sub Amenities:**

**HOA/COA Y/N:** Yes

**HOA/COA Fee:** 492 **Per:** Month

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**HOA/COA Fee Includes:** Cable/Satellite; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash

### Features

**Air Conditioning:** Central

**Heating:** Forced Air, Gas

**Bsmt:** Yes **Desc:** Full

**Foundation:** Poured

**Exterior:** Stone, Vinyl Siding

**Rooms:** 1st Flr Primary Suite, 1st Flr Laundry, Den/Home Office - Non Bsmt, Dining Room, Eat

Space/Kit, Living Room, Loft

**Parking:** 2 Car Garage, Attached Garage, Opener

**Garage/EnclosdSpaces:** 2

**Interior Amenities:** Dishwasher; Gas Range; Gas Water Heater; Microwave; Refrigerator

**Accessibility Features Y/N:** No

**Mid/High Rise:** No

**Alternate Uses:**

**Fireplace:** One, Gas Log

**Lot Characteristics:**

**Exterior Amenities:** End Unit, Fenced

Yard, Patio

**Water Source:** Public Water Source

**Sewer:** Public Sewer

**Warranty:**

**New Financing:**

Conventional

**New Construction:** No

**Approx Complete Date:**

**Manufactured Housing**

**Y/N:** No

**Manufactured Housing:**

**Leased Items:** No

**Tax:**

**Property Description:** Spacious condo in desirable Hamptons at Wedgewood, w/views & green space. This beautiful home offers an open floor plan w/tons of natural light! The kitchen offers bisque 42" cabinetry, SS appliances, island w/storage, custom lighting over island & above cabinets, roll out drawers in lower cabinetry, window over kitchen sink & hardwood flooring. The living room offers vaulted ceilings, gas fireplace w/mantel & a door leading to the rear fenced patio. Bedrooms, bathrooms & laundry rooms are all conveniently located on the first floor. Upstairs you will find a large open area/flex space for home office, family room - you choose! This home also offers a 2-car attached garage & a full basement. New roof & dormers, roads will be resurfaced soon. Cable/ Internet included in monthly fees

July 26, 2024

Prepared by: Anita K Smith

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Friday, July 26, 2024 4:47 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

10087 Juliana Circle



End unit condo



Welcome home!



Front of home



Back of home



Gated & fenced patio



Patio



Patio



View



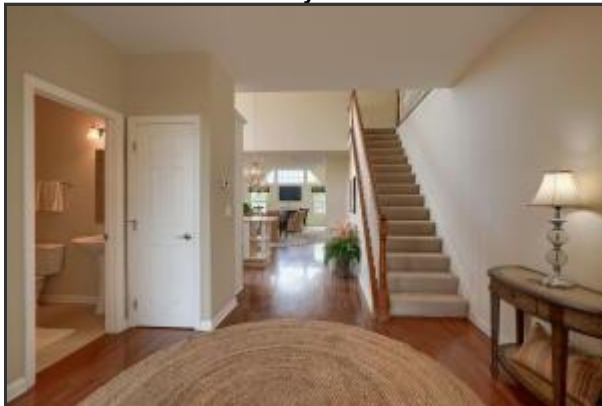
Front porch



Foyer



Foyer



**Foyer**



**Kitchen**



**Island with storage**



**View to foyer**



**Custom lighting**



**Natural light**



**42" cabinetry**



**Window over sink**



**Hardwood floors**



**Open floor plan**



**Dining room Chandelier**



**Dining & kitchen**



**Living room**



**Living room**



**Vaulted ceilings**



**Gas fireplace & mantel**



**Television stays**

**Dining & kitchen areas**



**Primary bedroom**



**Primary bedroom**



**Walk in closet**



**View to patio & backyard**



**Primary bedroom**



**Primary bath**



**Primary bath**



Walk in shower



Coat closet & french doors



Bedroom or den



Full bath



Staircase to loft



View from loft





**Loft/flex space**



**Loft/flex space**



**Loft/flex space**



**W/D set included**



**Full basement**



**Storage**



**Utility sink & plumbed for bath**



**Green space**



**Side of home**



**Aerial view**



**Aerial view**



**Aerial view**



**Hamptons at Wedgewood**

