

**Broker Co-op
Offered**

102 Glenshire Drive Granville, Ohio 43023 *Courtyards at Glenshire*



Living Room



Kitchen

Now available! Builder's Model Home with all the bells and whistles! Promenade floorplan with Bonus Suite features 3 bedrooms, 3 full bathrooms, den, bonus suite, sitting room off primary bedroom, fenced courtyard and attached 2.5 car garage. Located in popular Courtyards at Glenshire - convenient to shopping and golf!

Enjoy engineered hardwood floors throughout the first floor with upgraded carpet and pad in the Bonus Suite. Thoughtful upgrades include smooth drywall ceilings, whole home humidifier, home technology package, cased windows, crown molding, transom windows and 15' wide multi-slide patio door.

The Gourmet kitchen offers upgraded Kraft Maid glass stacked cabinets with puck lights, two solar powered fresh air venting skylights with remote, soft close drawers and doors, Quartz countertops, large island with white apron farm sink, walk-in pantry with shelving package, custom tile backsplash and exterior vented hood above the gas cooktop. Adjacent to the kitchen is the laundry center with built-in cabinets, sink with Quartz countertops, tile floor and transom window.

The stainless steel GE Café series appliances include French Door refrigerator with hot water dispenser, dishwasher with hidden controls, 36" gas cooktop, double wall ovens with Convection and Advantium Technology.

The primary bedroom suite features wood beams in the tray ceiling, custom light fixtures, transom windows, barn doors to sitting room with double doors leading to courtyard, spacious walk-in closet and ensuite bath. Highlights of the bathroom include raised double sink vanity with Quartz countertops, zero threshold shower with bench seat and separate water closet.

Offered at \$799,900



Kitchen



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Primary Bath Shower



Details of 102 Glenshire Drive

- Community: Courtyards at Glenshire
- Epcon Model Home - "Promenade" floorplan with Bonus Suite
- 3 bedrooms, 3 bathrooms, den, bonus suite, sitting room, private courtyard and 2.5 car garage
- Gourmet kitchen with upgraded Kraft Maid cabinetry, tile backsplash, Quartz countertops, walk-in pantry with shelving package, under cabinet lighting, apron farm sink and large island with storage, pendant lights and breakfast bar seating
- Upgraded GE Café series stainless steel appliances include French-Door fridge with hot water dispenser, dishwasher with hidden controls, 36" gas cooktop, double wall ovens with Convection and Advantium Technology
- Engineered hardwood floors throughout entire first floor
- Upgrades galore! Home technology package, rocker wall switches, tech tube above fireplace, whole home humidifier, upgraded trim package, cased windows, brick paver patio, smooth drywall ceilings and wet bar with wine fridge in Bonus Suite!
- Enjoy the gorgeous living room which features upgraded 36" gas fireplace with painted floating wood mantel, built in shelves on adjacent wall and 15' wide multi-slide patio door to courtyard
- Fenced courtyard with brick paver patio, cedar pergola, plant wall and artificial pet turf for your dog!
- All 3 bathrooms offer tiled floors, framed mirrors, high-rise elongated toilets with soft close lids, Quartz countertops, tub/shower combo in bonus suite bath and zero threshold showers in primary and guest baths
- 2nd floor wet bar with wine and beverage center
- Granville Schools - Licking County
- Square footage: 2,931 per builder
- Year built: 2022
- \$250/month Association fee
- \$1,594/year property taxes - 2023
- Reserve fee reimbursement \$800
- \$200 HOA transfer fee
- MLS#224033487

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Information is deemed to be reliable but is not guaranteed

Guest Bedroom



Guest Bathroom



Office or Den



Private Courtyard



Bonus Suite



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