

**Broker Co-op
Offered!**

10290 Spicebrush Drive Plain City, Ohio 43064 *Courtyards at Jerome Village*

Great Community! Enjoy Pickleball, Garden Plots & Wine Tastings!



Spacious Epcon "Promenade" floorplan with rare basement! This free standing home offers 2 bedrooms, den, 2.5 bathrooms, lower level family room, covered porch, fenced courtyard and attached 2.5 car garage. Located in the popular Courtyards at Jerome Village with community walking paths connecting to Glacier Ridge Metro Park and convenient to area shopping, golf and restaurants!

Bright kitchen offers staggered soft white cabinetry with soft close drawers and doors, granite countertops, tile backsplash, tray ceiling with crown molding, canned lights and under cabinet lighting. Upgraded GE stainless steel appliances include counter depth French door fridge, gas cooktop, dishwasher with hidden controls, built-in microwave and double wall ovens. Enjoy casual breakfast bar seating at the large island with custom pendant lights. The laundry room is adjacent to the kitchen and offers built-in 42" white cabinets, added utility sink and tile floor.

Open concept kitchen, living and dining rooms with double glass inset patio doors leading to your own private courtyard with an extended patio area! Perfect for grilling and summer gatherings!

The focus of the living room is the gas fireplace w/granite hearth and surround, mantel, tech tube above, transom windows and built-in bookcase cabinetry on both sides.

All living areas on the main level feature engineered 5" plank hardwood flooring. New carpet in both bedrooms and newer carpet in lower level.

Other highlights include upgraded trim package, crown molding, transom windows, custom window treatments and light fixtures, cased windows, custom registers, raised granite vanities and tile floors in all bathrooms, partially finished lower level family room with added half bathroom and unfinished side for additional storage.



Kitchen



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Primary Bath Shower

Details for 10290 Spicebrush Drive

- Courtyards at Jerome Village
- Epcon's free-standing "Promenade" with partially finished lower level
- 2 bedrooms, den and 2.5 bathrooms
- Fee simple home w/condo-like services
- Primary bathroom offers raised double sink granite vanity, tile floor, separate water closet and step-in shower with grab bar and tile to the ceiling
- Primary bedroom features tray ceiling, lighted ceiling fan, sliding glass doors to covered porch and walk-in closet
- Deluxe kitchen with staggered white cabinetry, granite countertops, tile backsplash, soft close doors & drawers
- Large center island with pendant lights, undermount sink, storage and breakfast bar seating
- GE stainless steel appliances include built-in microwave, gas cooktop, dishwasher, counter depth fridge and double wall ovens
- Living room offers gas log fireplace with granite hearth and surround, built in bookcase cabinetry, large windows and courtyard views
- Upgraded trim package/cased windows
- Engineered 5" plank hardwood floors in main living areas on the 1st floor
- Covered porch at front door entry
- Laundry room offers 42" cabinets, tile floor and utility sink; W/D convey
- French double doors added to den
- Fenced private courtyard with covered porch, large patio area & planting beds
- Oversized 2.5 car garage with windows in the overhead door, added shelves, keypad entry and upgraded pull down stairs to attic storage
- Members' Only Community Center with fitness facility, restaurant and pool
- Easy access to Glacier Ridge Metro Park walking and biking paths
- Forced air, gas heat, gas water heater
- Central A/C
- Dublin City Schools
- Union County
- Square footage: 2,920 with finished lower level
- Year built: 2017
- \$305/month Association fee
- \$12,392/yr property taxes incl CDA fee
- Original contribution fee reimbursement \$500
- \$310 HOA transfer fee
- MLS# 224030573

Offered at \$560,000

Information is deemed to be reliable but not guaranteed



Guest Bedroom



Guest Bathroom



Private Courtyard



Den/Office



Lower Level



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