

Broker Co-op  
Offered

# 1524 Bethel Woods Blvd.

Marysville, Ohio 43040  
*Residences at Bethel Woods*



One story Epcon "Portico" floorplan now available in the desirable Residences at Bethel Woods in Marysville! Beautiful home with 2 bedrooms, den, 2 full bathrooms, private courtyard and 2.5 car attached garage. Many upgrades along with a convenient location make this home a must see! Close to shopping, restaurants and Kroger Marketplace.

The well appointed kitchen offers staggered soft white cabinetry, Quartz countertops, large pantry closet, cabinet with pull out trash bin and two other cabinets with pull out trays for easy access. The upgraded LG black Slate appliances include side by side refrigerator with door features, dishwasher, built-in microwave and gas range. Ample lighting is provided by canned lights in the tray ceiling and custom pendant lights over the large island which features storage and breakfast bar seating. Adjacent to the kitchen is the laundry room with storage area and space for full size washer and dryer.

Enjoy 7.5" wide plank engineered hardwood floors in "Cedar Chestnut" throughout the home! The open concept kitchen, living and dining rooms overlook your own private courtyard, accessed through a glass inset door. The courtyard features a 6' white vinyl fence with gate, covered porch, extended patio area and grass - very convenient if you are a dog owner!

The living room showcases an upgraded 36" gas log fireplace with decorative trim, tech tube, mantel and vertical subway tile surround. The office/den offers a double door entry and large transom window.

The primary bedroom offers a tray ceiling, windows overlooking the courtyard and covered porch and a large walk-in closet with organization. The ensuite bath features a zero threshold shower with tile to the ceiling, custom caged ceiling fan, tile floor, raised double sink vanity with Quartz countertops, linen closet, framed mirrors and high-rise toilet.

Kitchen



Kitchen



Living Room



Dining Room



## Epcon Realty, Inc.

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## Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Walk-in Closet with Organizers

## Details for 1524 Bethel Woods Blvd.

- Residences at Bethel Woods
- Epcon's "Portico" floorplan
- 2 bedrooms, den, 2 full bathrooms, courtyard and 2.5 car garage
- Primary bedroom features tray ceiling, spacious walk-in closet with organizers and ensuite full bathroom
- Primary bathroom with L-shaped zero threshold tiled shower, raised double sink vanity with Quartz countertops, framed mirrors, tile floors, linen closet and high-rise toilet
- Open kitchen with staggered white cabinetry, under cabinet lighting, Quartz countertops in "Iced White" and pantry closet
- Large island with breakfast bar seating, undermount SS sink and storage
- LG Slate appliances include side by side fridge with door features, gas range, built-in microwave and dishwasher
- Transom windows, custom window treatments and custom lighting
- Upgraded baseboards, cased windows and tray ceilings with crown molding
- Light and airy with 9' and 10' ceilings
- Upgraded 36" gas log fireplace with decorative trim, mantel & tile surround
- Split bedroom plan offers privacy
- Courtyard views from most rooms

- Covered front entry and covered porch off primary bedroom
- Entry foyer with guest closet
- Mud room off garage with mechanical room, closet and laundry room
- Two panel interior doors, white trim and lever style door hardware
- Generous 2.5 car attached garage w/keypad entry and ceiling storage rack
- Community Pavilion offers fireplace and seating, community pond where fishing is allowed and walking paths
- Wooded conservation area along Community border
- Private fenced courtyard with added gate, extended patio area and grass
- Convenient to Routes 33 & 36
- Tankless hot water heater
- Union County
- Reserve Contribution \$200
- Square footage: 1,771; Year Built: 2022
- 2024: \$180/month Association fee
- 2025: \$205/month Association fee
- \$6,370/year property taxes
- HOA transfer fee \$600
- MLS# 224032590

**Offered at \$429,900**

Information is deemed to be reliable but not guaranteed



Guest Bedroom



Guest Bathroom



Private Fenced Courtyard



Covered Porch



Den or Office



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