

Broker Co-op  
Offered

## 4702 Victory Lane Hilliard, Ohio 43026 *Courtyards at Carr Farms*



Kitchen with Breakfast Bar



Kitchen



**Builders Model Home - now available!**  
Beautiful 3 bedroom townhouse condo located in the popular Courtyards at Carr Farms in Hilliard, convenient to shopping, golf and restaurants!

Two story floorplan features 3 spacious bedrooms with 1st floor primary suite, loft, 2.5 bathrooms, screened porch, fenced courtyard and 2 car garage.

Enjoy the bright open kitchen offering soft white cabinetry, Quartz countertops, under cabinet lighting, tile backsplash, roll out trash can cabinet, double roll out trays in base cabinets, soft close drawers and separate pantry closet. The upgraded GE stainless steel appliances include counter depth French door refrigerator, dishwasher with hidden controls, built-in microwave and gas range. The large island features an undermount granite composite sink, storage and breakfast bar seating with pendant lighting. The kitchen is adjacent to the laundry room with added cabinets, tile flooring and room for a full size washer and dryer.

The kitchen is open to the dining and living rooms where numerous windows create a welcoming place to gather. The central feature in the living room is the cozy electric fireplace with tile surround, tech tube above and stained floating wood mantel. The dining room features a custom chandelier and sliding glass doors leading to the screened porch. Beyond the porch is your private fenced courtyard with a large patio area and artificial pet turf for your dog!

Enjoy LVT flooring with 7" wide planks throughout the main living areas on the first floor. The 1st floor primary suite offers upgraded carpet and pad, custom overhead light, spacious walk-in closet and ensuite bath. In the full bathroom, you will find high-rise double sink vanity with Quartz countertops, zero threshold walk-in shower, tile flooring and high-rise elongated toilet with a soft close lid. Completing the first floor is a guest half bathroom and mud room off the garage.

Living Room



Dining Room



### Epcon Realty, Inc.

Andrew N. Smith, Realtor  
614-207-9700  
gocondo@epconcommunities.com

Anita K. Smith, Broker  
614-207-2526  
asmith@epconcommunities.com



### Epcon Realty, Inc.

500 Stonehenge Parkway  
Dublin, Ohio 43017  
www.epconrealty.com  
614-766-1515

Primary Bedroom



Primary Bathroom



Guest Bedroom



## Details for 4702 Victory Lane

- Community: Courtyards at Carr Farms
- "Cambridge" floorplan w/3 bedrooms, 2.5 bathrooms, loft and 2 car garage
- Open kitchen with soft white cabinets, Quartz countertops, tile backsplash, under cabinet lighting, pantry closet, roll out trays and soft close drawers. The large island features granite composite undermount sink, storage, breakfast bar seating & pendant lights
- Upgraded GE stainless steel appliances include counter depth French door fridge, gas range, built-in microwave and dishwasher with hidden controls
- 1st floor primary suite offers walk-in closet and full bath with raised double sink vanity, Quartz countertops, tile flooring, zero threshold walk-in shower and high-rise elongated toilet
- 2nd floor includes two guest bedrooms, full bathroom, linen closet, loft, bonus storage room and unconditioned attic storage with insulated door
- Loft offers built-in wet bar with sink and beverage center fridge and large game room or home office - your choice
- Added screened porch leads to private fenced courtyard with extended patio, gate and artificial pet grass
- From garage, enter the mud room with coat closet, powder room and laundry
- Covered front entry with transom window
- Upgraded trim package with crown molding and cased windows
- Upgraded lighting package
- Home technology package
- Lever style door handles, white 2 panel interior doors and white trim
- Universal design with wider doors and hallways
- Attached 2 car garage with added windows in overhead door
- Premium end unit location with additional windows
- LVP flooring in main living areas on 1st floor; upgraded carpet/pad in bedrooms
- Community offers walking paths, ponds pickle ball courts, clubhouse, fitness room and outdoor heated pool
- Franklin County - Hilliard City Schools
- Hilliard Community CDA applies
- Square footage: 2,368
- Year built: 2023
- \$268/month HOA fee
- \$12,230/year property taxes + CDA
- MLS#224034681

**Offered at \$499,900**

Information is deemed to be reliable  
but not guaranteed

Guest Bedroom



Guest Bathroom



Upstairs Loft



Screened Porch



Courtyard and Patio



**Epcon Realty, Inc.**  
**Andrew N. Smith - 614.207.9700**  
**Anita Smith - 614.207.2526**  
**gocondo@epconcommunities.com**  
**www.EpconRealty.com**