

Broker Compensation
2.5%

10436 Tipperary Drive

Plain City, Ohio 43064

Courtyards on Hyland Run



Stunning “like new” home with all the bells and whistles! The Promenade III floorplan with well appointed features includes 3 bedrooms, den, bonus suite, sitting room off primary bedroom, 3 full bathrooms, private fenced courtyard and attached 2.5 car garage. Located in popular Courtyards on Hyland Run in Jerome Village where community walking paths conveniently connect to Glacier Ridge Metro Park!

Enjoy engineered hardwood floors throughout the first floor with upgraded carpet and pad in the bedrooms and bonus suite. Thoughtful upgrades include smooth drywall ceilings, home technology package, cased windows, crown molding, transom windows, solid core interior doors and universal design doors and hallways.

The deluxe kitchen offers upgraded cabinets in Steel Grey with champagne hardware, tile backsplash, Quartz countertops, huge pantry, under cabinet lighting and overhead canned lights. The large contrasting island features an apron farm sink, storage, breakfast bar seating and custom pendant lights. Adjacent to the kitchen is the laundry center with 42” built-in cabinets, utility sink and tile flooring.

The upgraded stainless steel GE appliances include refrigerator with door features and bottom drawer freezer, dishwasher with hidden controls, 30” gas cooktop with cabinet range hood (vented to exterior) and double wall ovens.

The living room showcases a cozy gas log fireplace with built-in cabinets and floating shelves on both sides, tech tube above, tile surround and white mantel.

The primary bedroom suite features an added sitting room, walk-in closet with organization, ensuite bath with raised double sink vanity with Quartz countertop, zero threshold tiled shower with bench seat, separate water closet, tile flooring and custom light fixtures.



Living Room



Kitchen



Kitchen



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



Primary Bath Shower

Details of 10436 Tipperary Drive

- Courtyards on Hyland Run
- Epcon built "Promenade III" floorplan with Bonus Suite
- 3 bedrooms, 3 bathrooms, den, bonus suite, sitting room, private courtyard and 2.5 car garage
- Deluxe kitchen w/soft grey cabinetry, tile backsplash, Quartz countertops, walk-in pantry, under cabinet lights, contrasting island with storage, apron farm sink, pendant lights and breakfast bar seating
- Upgraded GE stainless appliances include fridge with door features & bottom drawer freezer, dishwasher with hidden controls, double wall ovens and 30" gas cooktop
- Engineered hardwood floors on 1st floor with upgraded carpet and pad in bedrooms and bonus suite
- Bonus suite offers family room, kitchenette with beverage/wine fridge and bar sink, bedroom and full bathroom with shower & tile flooring
- Upgrades galore! Home technology package, upgraded trim package, cased windows, smooth drywall ceilings, custom light fixtures & fans, high-rise toilets with soft close lids
- Enjoy the lovely living room which features a 36" gas log fireplace, tile surround, built-in cabinets, floating shelves, mantel, ceiling fan and wall of windows overlooking courtyard
- Fenced private courtyard w/spacious brick paver patio, custom plantings and artificial pet turf for your dog
- Attached 2.5 car garage w/windows in the overhead door and insulation added to exterior walls and attic
- Solid core 2 panel interior doors
- Condo-like exterior services provided
- Jerome Village Market with new Kroger Marketplace is now open!
- Dublin City Schools - Union County
- Square footage: 2,931 per builder
- Year built: 2023
- \$483.83/year Community Center fee
- \$235/month Association fee
- Union Property tax rate 2.4% + CDA
- CDA fee 9.5 mill
- Original contribution fee reimbursement \$800
- \$225 HOA transfer fee
- MLS#224042903

Offered at \$729,900



Guest Bedroom



Guest Bathroom



Office or Den



Private Courtyard



Bonus Suite and Kitchenette



Note: Information is deemed to be reliable but is not guaranteed

Epcon Realty, Inc. ~ www.EpconRealty.com

Andrew N. Smith ~ 614-207-9700

Anita K. Smith ~ 614-207-2526