

**Broker Co-op
Offered!**

3307 Timberside Drive Powell, Ohio 43065

Villas at Woodcutter



Patio



2 Car Garage



Kitchen

Discover Epcon's very desirable "Abbey" floorplan in a well established Powell community, convenient to area shopping, The Columbus Zoo and Downtown Powell!

Single floor living features 2 bedrooms, 2 full bathrooms, 4 season sunroom, paver patio and attached 2 car garage.

Spacious floorplan offers open concept kitchen, living and dining rooms with vaulted ceilings and ceiling fans.

The bright kitchen enjoys soft white cabinetry with accent lighting above, leather finish granite countertops, tile backsplash, custom sink and faucet, soft close cabinets, disposal button, vaulted ceiling, canned lights, tile floors and added cabinets with storage and extra countertop space. The GE slate appliances include a smooth-top electric range, dishwasher and side by side refrigerator with door features and bottom drawer freezer. Adjacent to the kitchen is the laundry room with added storage cabinets, tile floor, added water shut-off valve and room for a full size washer and dryer.

The living room showcases a gas log fireplace with custom tile surround, deep mantel with tech tube above, LVP flooring, vaulted ceiling and a lighted ceiling fan.

Double French doors lead to the sunroom with LVP flooring, vaulted ceiling and lighted ceiling fan.

This well maintained home features 2" Plantation style blinds, white trim and doors, upgraded base trim and custom light fixtures.

Spacious primary bedroom suite features new carpet, vaulted ceiling, lighted ceiling fan, walk-in closet with tile floor, adjoining full bathroom with double sink high-rise

Quartz vanity, custom tiled shower with glass door, high-rise elongated toilet, linen closet, framed mirrors and custom light fixtures.

Split floor plan for privacy! The guest bedroom is steps away from 2nd full bathroom which offers tub/shower combo, high-rise elongated toilet, single sink with Quartz countertop, tile floors and custom light and mirror.



Kitchen



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Walk-In Closet

Details of 3307 Timberside Drive

- Epcon built "Abbey" model
- 2 bedrooms, 2 full bathrooms, 4 season sunroom and 2 car attached garage
- Convenient to shopping and quaint Downtown Powell
- Sunroom offers LVP flooring, lighted ceiling fan and vaulted ceiling
- Cook's kitchen with white cabinetry, granite countertops with leather finish, tile backsplash, vaulted ceiling, custom sink and faucet, canned lighting, tile floor, soft close cabinets & pantry closet
- The convenient breakfast bar offers additional seating or serving space
- The GE slate appliances include dishwasher, smooth-top electric range and fridge with bottom drawer freezer
- LVP wood look floors flow from living and dining rooms to sunroom
- Dining room features a vaulted ceiling and custom chandelier
- Laundry room offers storage cabinets, tile flooring, added water valve shut-off and room for full size washer and dryer
- Front entry features custom tile flooring and added full view storm door
- New neutral carpeting in bedrooms
- Living room features gas log fireplace with custom tile surround, mantel, tech tube, cathedral ceiling and ceiling fan

- Primary bedroom suite offers vaulted ceiling, lighted ceiling fan, walk-in closet, full bathroom with newer double sink vanity with Quartz countertops, remodeled shower, high-rise toilet, tile floors, linen closet, pocket door, framed mirrors and custom lights
- 2 car attached garage with keypad entry, added custom shelving and pull down stairs to attic storage
- Many recent updates include kitchen, bathrooms and flooring
- Enjoy having coffee on the lovely brick paver patio!
- Interior location within the community
- Clubhouse with gathering room, full kitchen, fitness room and heated pool
- Olentangy Schools
- Delaware County
- 1,516 square feet (including sunroom)
- Year built: 2004
- \$425/month HOA fee (as of 1/1/25)
- \$6,814/year property taxes
- HOA transfer fees \$200
- Reserve contribution fee \$354
- MLS#224042876

Offered at \$369,900
Information is deemed to be reliable
but not guaranteed



Guest Bedroom



Guest Bathroom



4 Season Sunroom



Living Room



Laundry Room

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