

**Broker Compensation
2.5%**

116 Jamie Lynn Circle Pickerington, Ohio 43147 *Villas at Milnor Crossing*



Single story condo in very popular Villas at Milnor Crossing! Epcon built "Villa" floorplan is convenient to area shopping, freeways and parks.

Featuring an interior location, this beautiful condo offers 2 bedrooms, 2 full bathrooms, 1st floor laundry, garden patio with new privacy fence and 2 car attached garage with pull-down ladder to attic storage.

Enjoy new LVP flooring throughout the main living areas with neutral carpeting in the bedrooms. The living room showcases a gas log fireplace with tile hearth and surround, vaulted ceiling, lighted ceiling fan, four windows including two Palladian style and 2" Plantation style window blinds.

The bright kitchen features neutral countertops, newer disposal and faucet, canned lights, double bowl stainless steel sink and oak cabinetry included added cabinet package to greatly increase storage and serving space. Stainless steel Whirlpool appliances include smooth-top electric range, built-in microwave, dishwasher and side by side fridge with door features. Adjacent to the kitchen is the laundry room featuring a full size Maytag washer and dryer (convey), added storage cabinets, new LVP floor and a door to close to minimize laundry noise. HVAC system recently inspected and cleaned. Gas hot water heater in 2022.

The convenient breakfast counter provides additional seating or counter space and separates the kitchen and the open dining room.

The primary bedroom offers a double window, lighted ceiling fan, adjoining walk-in closet and ensuite full bathroom. The spacious main bath features a single sink vanity, high-rise elongated toilet, linen closet, new LVP floor, shower with sliding glass doors and safety bar.



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



Guest Bedroom



Details of 116 Jamie Lynn Circle

- Community: Villas at Milnor Crossing
- Epcon's "Villa" floorplan
- 2 bedrooms, 2 baths & 2 car garage
- Garden patio with new privacy fence
- Remodeled guest bath with newer vanity, medicine cabinet and fixtures
- Bright kitchen with newer disposal and faucet, neutral countertops, added cabinet package, pantry closet, canned lights and breakfast counter
- Whirlpool SS appliances include smooth-top electric range, dishwasher, side by side fridge with door features and built-in microwave
- Laundry room with added cabinets and full size Maytag washer & dryer
- Open concept dining room offers vaulted ceiling and canned lights
- Living room features vaulted ceiling, lighted ceiling fan, gas log fireplace with tile hearth and surround, four windows & 2" Plantation style blinds
- Tiled entry foyer with guest closet
- Front entry offers transom window and added full view storm door
- Oversized 2 car garage with keypad entry, added cabinets and pull down stairs to attic storage
- New LVP flooring in main living areas and neutral carpet in bedrooms
- Primary bath offers wide single sink vanity, step-in shower with sliding glass doors, grab bar, linen closet and high-rise elongated toilet
- Newer gas hot water heater - 2022
- Nice interior location within the Community
- Clubhouse with gathering room, full kitchen, fitness room and pool
- Pickerington Local School District - Fairfield County
- Square footage: 1,114
- Year built: 2005
- \$375/month Association fee
- Annual assessment of \$600 is due Jan. 1, 2026 through Jan. 1, 2029 (2025 is paid)
- \$3,459/year property taxes
- 2 months of dues (\$750) collected from Buyer at closing
- MLS#225004794

Offered at \$289,400

Information is deemed to be reliable
but is not guaranteed

Guest Bathroom



Laundry Room With Storage



2 Car Garage



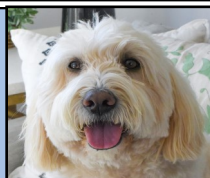
Community Pond



Garden Patio



OLIE



Epcon Realty, Inc.

Andrew Smith ~ 614-207-9700

Anita Smith ~ 614-207-2526

