

**Broker Co-op
Offered**

6956 Rothwell Street

New Albany, Ohio 43054

Woods at Sugar Run



Rarely available Epcon built "Villa" floorplan offers 2 bedrooms, 2 full bathrooms, garden patio and 2 car attached garage! Located in the desirable Woods at Sugar Run, convenient to area shopping, restaurants and John Glenn International Airport.

The bright kitchen features oak cabinetry, neutral countertops, canned lights, newer faucet and disposal, double bowl stainless steel sink and pantry closet. The appliances include smooth top electric range, built-in microwave, dishwasher and refrigerator. The laundry room is steps from the kitchen and offers added utility sink and room for full size washer and dryer. Beyond the laundry is a small room which can be used for storage, additional pantry or even a small office - your choice! The breakfast counter separates the kitchen and dining rooms and offers additional seating or serving space. This kitchen even has room for a small dinette.

The open floorplan offers newer neutral carpet in the dining and living rooms and bedrooms. A gas log fireplace with tile hearth and surround and white mantle highlights the living room along with vaulted ceiling, lighted ceiling fan and four windows.

The primary bedroom suite features neutral carpet, lighted ceiling fan and a walk-in closet. The ensuite full bathroom offers a wide single sink vanity, medicine cabinet, newer vinyl flooring, linen closet and tiled step-in shower with sliding glass doors.

The guest bedroom features neutral carpet and two windows. The nearby full guest bathroom offers a single sink vanity, tiled tub/shower combo, medicine cabinet and vinyl flooring.

Enjoy fresh wall paint throughout. Relax on your large garden patio. This home feels light and bright with transom windows and neutral colors.

Ready for a new owner!



Kitchen



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Primary Walk-in Closet

Details for 6956 Rothwell Street

- Woods at Sugar Run
- Epcor's "Villa" ranch floorplan
- 2 bedrooms, 2 full bathrooms and attached 2 car garage
- Large garden patio at front entry
- Primary bedroom suite offers walk-in closet, neutral carpet, lighted ceiling fan and ensuite full bath with single sink vanity, step-in shower with sliding glass doors, linen closet & vinyl flooring
- Spacious kitchen with oak cabinetry, neutral countertops, canned lights, double bowl SS sink, newer faucet and disposal, pantry closet, breakfast bar and room for a dinette table
- Breakfast bar separates the kitchen and dining room and provides additional seating or counter space
- Appliances include built-in microwave, refrigerator, dishwasher and smooth cooktop electric range
- Fresh wall paint throughout, newer carpeting and transom windows
- Guest bedroom offers neutral carpet, ceiling light fixture and two windows and is steps from guest bathroom with single sink vanity, tiled tub/shower combo, medicine cabinet & vinyl floor
- Community Clubhouse features fitness room, gathering space, full kitchen and outdoor heated pool
- Laundry room includes added utility sink, vinyl flooring and room for full size washer/dryer
- Versatile storage room can be used for pantry items, Christmas decorations or even a small office - your choice
- This home offers a neutral palate waiting for your finishing touches!
- Lever style door handles
- Inviting and covered front entry features a full view storm door, transom window, ceramic tile foyer floor and convenient guest coat closet
- Vaulted and 9' ceilings throughout
- 2" white Plantation style blinds
- Oversized 2 car attached garage offers keypad entry and stairs to attic storage
- Franklin County
- Square footage: 1,371
- Year built: 2008
- \$406/month Association fee
- \$5,004 property taxes (2024)
- Original contribution fee reimbursement \$500
- \$236 HOA transfer fee
- MLS# 225007107

Offered at \$339,900

Information is deemed to be reliable but is not guaranteed



Guest Bedroom



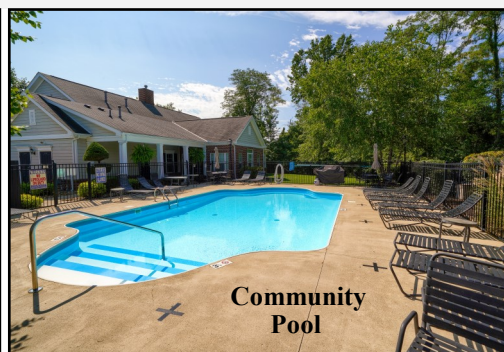
Guest Bathroom



Laundry and Storage Room



Garden Patio



Community Pool



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