

Broker Co-op
Offered

4695 Collingville Way Columbus, Ohio 43230 *Collingwood Pointe at the Preserve*



Epcon's spacious "Canterbury" floorplan offers single story living with cathedral ceilings, 2 bedrooms, den, 4 season sunroom, 2 full bathrooms and 2 car attached garage! Located in a well established community convenient to area restaurants, freeways, John Glenn International Airport and Easton Towne Center.

Recent updates to this home include new 2" Plantation style blinds in main living areas and bedrooms (2025), fresh interior wall paint (2025), new carpeting (2025), new roofs and gutters (2022), new garage door opener and springs (2024), new hot water heater (2023) and new HVAC (2019).

The bright open kitchen offers oak cabinetry, tile backsplash, canned lights, upper cabinet lighting, newer garbage disposal and faucet (2024), added cabinet package, pantry closet, double bowl SS sink and convenient breakfast bar for extra seating or serving space. The appliances include gas range, newer built-in microwave (2023) and fridge. The laundry room is situated between the kitchen and the garage.

The dining room is highlighted by a custom chandelier and is open to the living room. The living room features a vaulted ceiling, ceiling fan, Palladian window, gas log fireplace with ceramic tile hearth and surround and a nice wide mantel. The tiled front entry offers an added full view storm door.

Spacious first floor primary bedroom offers cathedral ceiling, lighted ceiling fan, new carpet, new blinds and a walk-in closet. The full bathroom features a double sink vanity, linen closet, medicine cabinet, tile floor & separate water closet with high-rise toilet and step-in tile shower with seat. The split bedroom plan offers privacy!

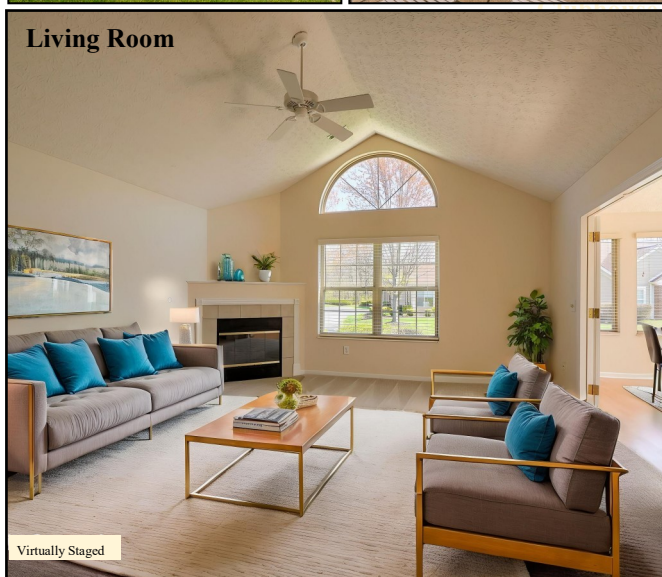
The community features a well maintained clubhouse, fitness center, social room and outdoor swimming pool which makes this a perfect place to call home!



Green space



Community Pool



Living Room

Virtually Staged



4 Season Sunroom

Virtually Staged



Dining Room

Virtually Staged

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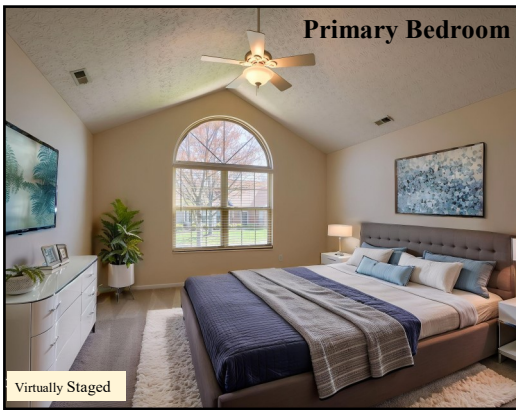
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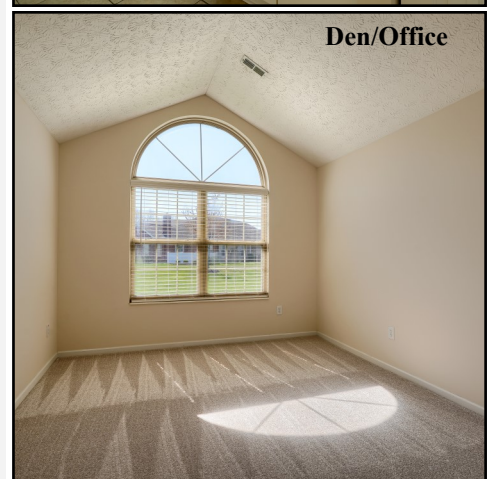


Details of 4695 Collingville Way

- Epcon built home
- Collingwood Pointe at the Preserve
- Ranch style "Canterbury" floorplan
- 2 bedrooms, den, 2 full bathrooms, 4 season sunroom and 2 car garage
- Open kitchen with oak cabinetry, tile backsplash, newer disposal and faucet, upper cabinet lights, pantry closet, added cabinet package, canned lights and breakfast bar
- Appliances include gas range, fridge and newer microwave (2023); buyer to receive \$500 credit for dishwasher
- 4 season sunroom offers lighted ceiling fan, LVP flooring, new blinds and walls of windows
- Primary bedroom offers vaulted ceiling, lighted ceiling fan, new carpet, new blinds, walk-in closet and ensuite full bathroom
- Primary bathroom features double sink vanity, linen closet, medicine cabinet, tile floor, separate water closet with high-rise toilet & step-in shower w/seat & sliding glass doors
- Spacious guest bathroom offers tub/shower combo, tile floor, linen closet, high-rise toilet and medicine cabinet
- 2-car attached oversized garage with keypad entry, stairs to attic storage above and new garage door opener and springs (2024)
- Fresh interior wall paint (2025)
- New carpeting throughout (2025)
- New 2" Plantation style blinds in main living areas/bedrooms (2025)
- New hot water heater (2023)
- New roofs and gutters (2022)
- New HVAC (2019)
- Clubhouse with gathering room, full kitchen, fitness room and pool
- Columbus City schools
- Franklin County
- 1,641 square feet
- Year built: 2002
- \$399/month Association fee
- Subject to Preserve fee \$188.64/yr
- Transfer fee \$250
- \$3,794/year property taxes
- Reserve Contribution \$280
- MLS# 225012601

Offered at \$354,900

Information is deemed to be reliable
but not guaranteed



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