

**Broker Co-op
Offered**

6184 Ardmore Way

Dublin, Ohio 43016
The Villas at Glenealy



Kitchen



Kitchen

Rarely available Epcon built "Villa" floorplan offers 2 bedrooms, 2 full bathrooms, garden patio and 2 car attached garage! Located in the desirable Villas at Glenealy in Dublin, convenient to area shopping, restaurants, freeways and medical care.

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 side by side refrigerator and new stainless steel smooth top electric range, dishwasher and built-in microwave. Enjoy new flooring in the kitchen, hallway, laundry and storage room. The laundry room is steps from the kitchen and offers an 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.

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

The primary bedroom suite features neutral carpet, ceiling light fixture and a walk-in closet. The ensuite full bathroom offers a wide single sink vanity, new high-rise toilet, 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, new high-rise toilet, medicine cabinet and newer vinyl flooring.

You can enjoy coffee or wine on your large garden patio! This home feels light and bright with high ceilings, many windows and neutral colors. Ready for a new owner!



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Primary Walk-In Closet

Details for 6184 Ardmore Way

- Villas at Glenealy
- Epcon'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, ceiling light and ensuite full bath with single sink vanity, step-in shower with sliding glass doors, linen closet and newer vinyl flooring
- Spacious kitchen with oak cabinetry, neutral countertops, canned lights, double bowl SS sink, newer faucet and disposal, pantry closet, breakfast bar and added cabinet package
- Appliances include newer side by side fridge and new stainless steel dishwasher, built-in microwave and smooth electric cooktop range
- Fresh wall paint throughout, newer carpet, newer flooring in both baths, new flooring in kitchen, laundry and storage room, new high-rise elongated toilets in both bathrooms, lever style door handles and new hot water heater
- Guest bedroom is steps from guest bath offering single sink vanity, medicine cabinet, tiled tub/shower combo, new high-rise toilet and newer flooring
- This home offers a neutral palate just waiting for your finishing touches!
- Laundry room includes added utility sink, new flooring and room for full size washer/dryer and storage shelf
- Versatile storage room can be used for pantry items, Christmas decorations or even a small office - your choice
- Community Clubhouse features fitness room, gathering space, full kitchen and outdoor heated pool
- Inviting front entry which features a full view storm door, transom window, ceramic tile foyer floor and convenient guest coat closet
- Vaulted and 9' ceilings throughout
- Newer 2" white Plantation style blinds
- Oversized 2 car attached garage offers keypad entry and stairs to attic storage
- Franklin County
- Square footage: 1,326
- Year built: 2006
- \$620/month Association fee
- \$6,510 property taxes (2024)
- Original contribution fee reimbursement \$500
- \$150 HOA transfer fee
- MLS# 225007439

Offered at \$364,900

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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