



# 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 brand new GE stainless steel appliances include smooth top electric range, built-in microwave, dishwasher and side by side fridge with door features. New flooring in the kitchen, hallway, laundry and storage rooms! 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.



Kitchen

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 & walk-in closet. The ensuite full bath offers a wide single sink vanity, medicine cabinet, new flooring, linen closet & tiled step-in shower w/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 new flooring.

Enjoy fresh wall paint throughout. You can relax on your large garden patio with coffee or a glass of wine. This home feels light and bright with high ceilings, transom windows and neutral colors. Make it yours today!



Kitchen



Living Room



Dining Room

## Epcon Realty, Inc.

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## Epcon Realty, Inc.

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**Primary Bedroom**



**Primary Bathroom**



**Primary Walk-in Closet**

## Details for 6956 Rothwell Street

- Woods at Sugar Run
- Epcos "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 and new floor
- Spacious kitchen with oak cabinetry, new flooring, neutral countertops, canned lights, double bowl SS sink, newer faucet/disposal, pantry closet, breakfast bar & room for a dinette table
- Breakfast bar separates the kitchen and dining room and provides additional seating or counter space
- New GE SS appliances include built-in microwave, refrigerator, dishwasher and smooth cooktop electric range
- Fresh wall paint throughout, transom windows and 2" Plantation style blinds
- 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 & new floor
- Community Clubhouse features fitness room, gathering space, full kitchen and outdoor heated pool
- Laundry room includes added utility sink, new flooring and room for full size washer and dryer
- Versatile storage room w/new flooring can be used for pantry items, Christmas decorations or even a small office
- Oversized 2 car garage offers new door button, new keypad, new springs and stairs to attic storage
- New inducer motor in furnace which was just professionally serviced
- 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
- 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**



**Garden Patio**



**Community Pool**



**Laundry and Storage Room**



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