



7768 Ansante Drive New Albany, Ohio 43054 *Courtyards at Morse Circle*



Living Room



Kitchen

Stunning Epcon MODEL Home with all the bells and whistles is now available! The Promenade III floorplan includes 3 bedrooms, den, bonus suite, 3 full bathrooms, private fenced courtyard and attached 2.5 car garage. Located in popular Courtyards at Morse Circle in New Albany, convenient to nearby shopping, restaurants and entertainment.

Enjoy engineered hardwood floors with 7.5" wide planks throughout the main living areas with upgraded carpet and pad in the bedrooms and bonus suite. Thoughtful upgrades include smooth drywall ceilings, upgraded light fixtures, home technology package, cased windows, crown molding, transom windows, solid core interior doors and universal design doors and hallways.

The gourmet kitchen offers upgraded Kraftmaid cabinets in Overcast, herringbone pattern tile backsplash, Quartz countertops, huge pantry, under cabinet lighting, 2 solar powered venting skylights and overhead canned lights. The large contrasting island features a white apron farm sink, storage, breakfast bar seating and custom pendant lights. Adjacent is the laundry center with 42" built-in cabinets, utility sink with Quartz countertop & tile floor.

The upgraded GE appliances in matte white with brushed bronze hardware include refrigerator with door features and bottom drawer freezer, dishwasher with hidden controls and double drawers, 36" induction electric cooktop with cabinet range hood (vented to exterior) and double wall ovens, one with Advantium.

The living room showcases a 36" cozy gas log fireplace on a shiplap accent wall, stained floating mantel, tech tube above and herringbone pattern ceramic tile surround.

The primary bedroom suite features a vaulted ceiling, patio door to courtyard w/built-in blinds, walk-in closet, ensuite bath w/raised double sink vanity, Quartz top, framed mirror, zero threshold tiled shower, bench seat, separate water closet, tile floor and custom fixtures.



Kitchen



Dining Room

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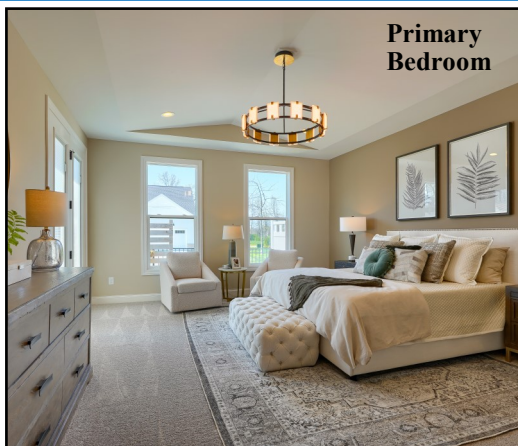
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Primary Bedroom



Primary Bathroom



Primary Bath Shower

Details of 7768 Ansante Drive

- Courtyards at Morse Circle
- Epcon "Promenade III" Model Home
- 3 bedrooms, 3 bathrooms, den, bonus suite, private courtyard and attached 2.5 car garage
- Amazing kitchen! Kraftmaid stacked cabinets w/glass and solid fronts, soft close drawers & doors, puck lights, under cabinet lights, 2 solar powered venting skylights w/remote, Quartz countertops, walk-in pantry, tile backsplash and contrasting island w/storage, apron farm sink, pendant lights and breakfast bar seating
- Upgraded GE white matte appliances include fridge with door features & bottom drawer freezer, 2 drawer dishwasher w/hidden controls, 36" induction cooktop, double wall ovens
- Engineered 7.5" plank hardwood floors on 1st floor w/upgraded carpet and pad in bedrooms and bonus suite
- Bonus suite offers family room, wet bar with beverage/wine fridge and bar sink, bedroom and full bathroom w/zero threshold shower & tile floor
- Home technology package, solid core doors, smooth drywall ceilings, shiplap walls & custom light fixtures
- The living room features a 36" gas log fireplace on shiplap accent wall, tile surround, floating stained mantel, custom ceiling fan and wall of windows overlooking courtyard
- Fenced private courtyard w/spacious brick paver patio, cedar pergola and plant walls, gate and artificial pet turf
- Attached 2.5 car garage w/windows in the overhead door & keypad entry
- Premium home site
- Front entry and courtyard offer covered porches
- Barn doors and shiplap wall in den
- Solid core 2 panel interior doors
- Franklin County
- Gahanna Jefferson City Schools
- Square footage: 2,931 per builder
- Year built: 2024
- Property Taxes - est. at 2.3%
- \$247/month Association fee
- Original contribution fee reimbursement \$800
- \$175 HOA transfer fee
- MLS#225014165

Offered at \$829,900

Note: Information is deemed to be reliable but is not guaranteed



Guest Bedroom



Guest Bathroom



Den or Office



Private Courtyard



Bonus Suite & Wet Bar



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