



4115 Aumbrey Court

New Albany, Ohio 43054

Cobblestone at the Preserve



Epcon's "Chateau" floorplan offers 3 bedrooms, 2.5 bathrooms, fenced garden patio and attached 2 car garage. Located in popular Cobblestone at the Preserve, convenient to shopping, golf and entertainment!

This floorplan is the largest in the community with just over 2,000 square feet of living space! Designed for one level living with the 1st floor primary suite, this home also offers plenty of storage in the added cabinets in the laundry room, the extra storage room, 3 walk-in closets and attic storage above the garage.

Enjoy wood-look LVP flooring in the main living areas, all 3 bedrooms, half bathroom and hallway. Neutral tile flooring can be found in the primary bath, 2nd floor bath and walk-in closet, laundry and storage room. The stairs have been carpeted for a secure and non-slip walking surface.

A beautiful remote controlled gas log fireplace is the highlight of the living room along with custom mantel, custom tile surround, lighted ceiling fan and custom shutters. The vaulted ceiling, transom above the front door and four windows are the finishing touches to the well-lit room.

The living room is open to the dining room which features a 9' ceiling and canned lights. Down the hall is the half bathroom with single sink vanity.

The primary bedroom is on the first floor and features a large walk-in closet with California-style organization, lighted ceiling fan and shutters. The ensuite bath offers tile floor, single sink vanity, custom glass sliding shower doors, linen closet and medicine cabinet.

The 2nd floor offers a guest suite with bedroom, full bathroom with tile floor, tub/shower combo, wide single sink vanity and roomy walk-in closet.

The interior location overlooks green space - this home will not last!

Breakfast Bar



Kitchen



Laundry Room And Storage



Dining Room



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Living Room



Fireplace
With mantel



Half Bathroom

Details of 4115 Aumbrey Court

- Epcon built "Chateau" model
- 3 bedrooms, 2.5 bathrooms, garden patio and 2 car attached garage
- Living room features cathedral ceiling, gas log fireplace with custom tile hearth and surround, custom mantel, lighted ceiling fan and custom shutters
- Spacious kitchen offers cherry stained cabinetry, pantry closet, newer faucet and disposal, Corian countertops and sink, added cabinet package, canned lights and convenient breakfast bar for extra seating or serving space
- The stainless steel appliances include smooth top electric range, newer built-in microwave, dishwasher and side by side fridge with door features
- The laundry room has been completely upgraded to include additional upper and lower cabinets, Corian utility sink and countertop, tile floor and full size washer and dryer (convey)
- LVP flooring with 5" wide wood-look planks with weathered graining in main living areas, all 3 bedrooms, hallway and half bathroom
- Primary bedroom offers lighted ceiling fan, shutters, walk-in closet w/Calif style built-ins, ensuite full bath with tile floor, custom glass shower doors, linen closet and single sink vanity
- 1st floor guest bedroom with shutters and walk-in closet can also be used as a den or office
- 2 car oversized attached garage with keypad entry, added shelving, newer springs and stairs to attic storage
- New roof (2017)
- Newer hot water tank
- The garden patio features added brick paver surround and added gate to create your own private oasis inside the fence
- Newer interior wall paint
- Lever style door handles
- Community amenities include the clubhouse with gathering room, kitchen, fitness room and outdoor pool plus walking paths
- Columbus City Schools
- Franklin County - Columbus Taxes
- 2,013 square feet
- Year built: 2005
- \$375/month Association fee
- \$5,132/year property taxes
- HOA transfer fees: \$125
- Reserve Contribution fee \$282
- MLS# 225016635

Offered at \$389,900

Information is deemed to be reliable
but is not guaranteed



Guest Bedroom



2nd Floor Guest Suite



Primary Bedroom



Primary Bathroom



2nd Floor
Full Bathroom



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