

Broker Co-op
2.5%

5430 Welbourne Place

New Albany, Ohio 43054

Woods at Sugar Run



Rarely available Epcon built "Palazzo" floorplan with Bonus Suite! This beautiful home offers 3 bedrooms, 4 seasons room, 3 full bathrooms, 3 seasons porch, private courtyard and 2.5 car attached garage overlooking a wooded ravine! Located in the desirable Woods at Sugar Run, convenient to area shopping, restaurants, golf and John Glenn International Airport.

The bright kitchen features staggered cabinetry with a nice mix of drawers and cabinets, granite countertops, canned lights, under cabinet lighting, tile backsplash and a built-in desk with a granite work surface. The spacious island offers additional storage, SS sink, pendant lights and breakfast counter. The GE stainless steel appliances include new dishwasher, double wall ovens, built-in microwave, electric cooktop and newer side by side refrigerator with door features.

The laundry room is steps from the kitchen and offers added white cabinets, upgraded utility sink, sun tunnel and full size GE washer and dryer (convey).

The highlight of the living room is the gas log fireplace with tile hearth and surround, mantel and transom windows on both sides. The 65" TV and soundbar above the fireplace will convey. Off the living room is the 4 season room with walls of windows! The dining room offers built-in cabinets with additional countertop space, chandelier and sliding glass doors to courtyard.

The open floorplan offers engineered hardwood floors in 1st floor main living areas, with neutral carpet in the bedrooms and bonus suite. New Champion windows throughout! All 3 bathrooms feature tile floors, high-rise elongated toilets and granite countertops.

The primary bedroom suite features neutral carpet, lighted ceiling fan, tray ceiling and glass sliding doors to 3 season porch. The ensuite full bath offers elevated double sink vanity, granite tops, step-in tiled shower with sun tunnel and spacious walk-in closet with another sun tunnel.



Kitchen
With Built-In Desk



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Guest Bedroom



Details for 5430 Welbourne Place

- Community: Woods at Sugar Run
- Epcon's "Palazzo" model w/Bonus suite
- 3 bedrooms, 4 seasons room, 3 full bathrooms, 3 season porch, private courtyard and 2.5 car attached garage
- Covered front entry with self-storing storm door, tile foyer, transom window, sidelights and guest closet
- Primary bedroom suite offers neutral carpet, lighted ceiling fan, tray ceiling, sliding glass doors to 3 seasons porch, ensuite full bath with double sink granite counter vanity, L-shaped tiled shower with sun tunnel, high-rise elongated toilet, tile floor, linen closet and large walk-in closet w/sun tunnel
- Cook's kitchen with staggered maple cabinetry, granite countertops, canned lights, under cabinet lighting, plenty of storage, tile backsplash, built-in desk and large island with storage, pendant lights, SS sink and breakfast counter
- The GE SS appliances include double wall ovens, built-in microwave, newer side by side fridge with door features, new dishwasher and electric cooktop
- The dining room features custom built-in cabinets and additional countertop space, chandelier and sliding glass doors to courtyard
- New Champion windows
- Laundry room offers built-in cabinets, upgraded utility sink, sun tunnel and full size washer/dryer (2023 - convey)
- Enjoy engineered hardwood floors throughout 1st floor main living areas
- Neutral carpet in bedrooms, hallway, bonus suite and stairs
- Oversized 2.5 car garage offers epoxy floor, added cabinets and keypad entry
- Custom window treatments throughout
- 3 season porch off primary bedroom features brick pavers, windows and screens and access to courtyard
- Private fenced courtyard with paver patio area, gate, arbor & stepping stones
- 2nd floor bonus suite offers bedroom/den/office flexibility, full bath with tub/shower combo and more closets
- Franklin County - Columbus Schools
- Square footage: 2,174 per builder
- Year built: 2013
- \$406/month Association fee
- \$6,462 property taxes (2024)
- Original contribution fee reimbursement \$500
- \$150 HOA transfer fee
- MLS#225016729

Offered at \$489,900

Information is deemed to be reliable
but is not guaranteed

Guest Bathroom



4 Seasons Room



2nd Floor Bonus Suite



Private Courtyard



3 Seasons - Porch



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