

**Broker Co-op
Offered**

6973 Falls View Circle

Delaware, Ohio 43015
Village at North Falls



Epcon built "Canterbury" floorplan located in popular Village at North Falls in Delaware, convenient to shopping, golf, medical offices and restaurants!

Single floor living features vaulted ceilings, 2 spacious bedrooms, 4 season sunroom, den, 2 full bathrooms and 2 car garage with keypad entry and stairs to attic storage.

Enjoy the bright open kitchen offering soft white cabinetry with plant shelf above, vaulted ceiling and canned lights.

The brand new Whirlpool stainless steel appliances include a smooth top electric range, built-in microwave, dishwasher and side by side fridge with door features. Extra room in the kitchen could accommodate a dinette or a hutch. Additional kitchen features include pantry closet, double bowl SS sink and convenient breakfast bar seating. Enjoy new LVP flooring in the kitchen and laundry room. The laundry room offers added custom cabinets, utility tub in the closet, hanging bars and room for a full size washer and dryer.

The kitchen is open to the dining and living rooms where vaulted ceilings and numerous windows create a welcoming place to gather. The dining room offers a custom light fixture. The central feature in the living room is the cozy gas log fireplace with tile hearth and surround and shelf mantel with mirror above. Matching tile flooring can be found at the front door entry. Off the living room is the 4 season sunroom with glass inset double entry doors and windows on 3 sides!

The living and dining rooms, sunroom, den and both bedrooms feature new neutral carpeting and pad.

Additional amenities include newer hot water tank, water softener, fresh paint, lighted ceiling fans, added front patio, custom window treatments, custom closets throughout and a premium location with mature trees!

Offered at \$389,900



Kitchen



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Primary Bath Shower w/Seat



Details for 6973 Falls View Circle

- Community: Village at North Falls
- Epcon's "Canterbury" floorplan with 2 bedrooms, den, 2 full bathrooms, 4 season sunroom and 2 car garage
- Open kitchen with vaulted ceiling, canned lights, double bowl SS sink, pantry closet, breakfast bar seating and new LVP wood-look flooring
- Brand new Whirlpool stainless steel appliances include smooth top electric range, built-in microwave, dishwasher and side by side fridge w/door features
- Primary bedroom offers walk-in closet with built-in organization, ensuite bathroom with step-in shower with bench seat, glass shower doors, long vanity with two new sinks and faucets and separate water closet
- Guest bedroom enjoys vaulted ceiling and double window, while the nearby guest full bathroom offers tub/shower combo, single sink vanity, medicine cabinet, linen closet and new LVP floor
- Den/office with vaulted ceiling, carpet, double entry doors & Palladian window
- 4 season sunroom features lighted fan, vaulted ceiling and 3 walls of windows
- Vaulted ceiling in living room with gas log fireplace, mantel and tile hearth and surround with mirror above
- Front entry features tile floor
- Laundry room w/added cabinets, utility sink in the closet, hanging bars and room for full size washer/dryer
- Lever style door handles
- Added patio at front of home
- Attached oversized 2 car garage with keypad entry and stairs to attic storage
- Premium location overlooking green space and mature trees
- Community clubhouse offers fitness room, gathering space, full kitchen and outdoor heated swimming pool
- New LVP floor in kitchen & bathrooms
- New carpet and pad in living/dining rooms, sunroom, den and bedrooms
- Newer hot water heater (2019) and water softener
- Delaware County
- Olentangy Schools
- Square footage: 1,700 per builder
- Year built: 2004
- \$450/month HOA fee
- \$4,710/year property taxes
- Capital Contribution fee: \$330
- Transfer & working capital fees: \$320
- MLS#225018239

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Information is deemed to be reliable
but not guaranteed

Guest Bedroom



Guest Bathroom



Office or Den



Patio



Sunroom



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