

**Broker Co-op
Offered**

357 Morning Mist Court

Delaware, Ohio 43015

Courtyards at Clear Creek



Free standing Epcon built "Portico" floorplan now available in desirable Courtyards at Clear Creek in Delaware! Beautiful home on a cul-de-sac ravine lot with 2 bedrooms, den, sitting room, 2 full bathrooms, private courtyard and 2.5 car attached garage. Convenient location with nearby shopping, golf and restaurants!

Deluxe kitchen offers staggered cabinetry in Steel Gray, tile backsplash, Quartz countertops in "Calcatta Prado", tray ceiling, canned lights, large pantry and a spacious contrasting island with SS apron farm sink, storage, pendant lights and breakfast bar seating. The upgraded GE Profile stainless steel appliances include counter-depth French door fridge, dishwasher with hidden controls, double wall ovens and gas cooktop with exterior venting. Adjacent to the kitchen is the laundry room which features added built-in cabinets, utility sink and transom window.

The open concept kitchen, living and dining rooms overlook your own private courtyard! The courtyard offers a 6' fence down the side of the property, black aluminum fence and gate at the front and rear, large patio area and professional landscaping with river rock and flagstones!

Additional home features include covered front entry, upgraded trim package, transom windows, tray ceilings, cased windows, custom window treatments, custom light fixtures and ceiling fans, universal design interior doors and hallways, Elfa closet organization for the entire home, Leaf Filter gutter system, high-rise toilets with soft close lids, whole home humidifier and added insulation in the garage exterior walls and attic.

The living room showcases an upgraded gas log fireplace with tile surround and a decorative white mantel on shiplap accent wall. Enjoy 7.5" wide plank laminate flooring in all main living areas and bedrooms and tile flooring in the bathrooms and laundry room.

Offered at \$629,900

Kitchen



Living Room



Dining Room



Den or Office



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Primary Bedroom



Sitting Room



Primary Bath and Walk-in Shower

Details for 357 Morning Mist Court

- Community: Courtyards at Clear Creek
- Epcon's "Portico" floorplan
- 2 bedrooms, den, sitting room, 2 full bathrooms, courtyard & 2.5 car garage
- Open kitchen with staggered cabinetry, tile backsplash, Quartz countertops, canned lights, tray ceiling, pantry closet and spacious island with breakfast bar seating, storage and SS apron farm sink
- Upgraded GE Profile SS appliances include counter-depth French door fridge w/door features, double wall ovens, dishwasher with hidden controls and gas cooktop with exterior venting
- Primary bedroom features tray ceiling, sitting room with courtyard views, walk-in closet w/Elfa custom organization and ensuite full bathroom
- Primary full bathroom with raised double sink Quartz vanity, tile floor, L-shaped shower with zero entry threshold, tile to the ceiling, transom window and grab bar
- Upgraded 36" gas log fireplace in the living room features tile surround, white decorative mantel and shiplap accent wall
- Laminate wood flooring with 7.5" planks in "Driftwood Oak" in all main living areas including bedrooms; tile floors in bathrooms and laundry room
- Laundry room with added cabinets, added utility sink and transom window
- Universal design interior doors and hallways and upgraded trim package
- Whole home humidifier
- Leaf Filter gutter system added
- Custom window treatments, custom light fixtures and ceiling fans
- Generous 2.5 car attached garage with keypad entry, windows in the overhead door and added insulation
- Community clubhouse offers fitness room, full kitchen and heated pool
- Private fenced courtyard overlooking ravine and greenspace with large patio area, landscaping and flagstones
- Delaware County - Olentangy Schools
- Forced air/gas furnace; Central A/C
- Square footage: 1,888
- Year built: 2023
- \$244/month Association fee
- \$10,289/year property taxes - 2024
- Original capital contribution reimbursement \$800
- \$440 HOA transfer fees
- MLS# 225019973

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Information is deemed to be reliable
but not guaranteed



Deluxe Laundry Room



Private Courtyard



Guest Bedroom



Guest Bathroom



Courtyard Views Overlooking Ravine



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