

Broker Co-op
3%

5428 Tathwell Drive

New Albany, Ohio 43054
Woods at Sugar Run



Kitchen



Kitchen

Free standing Epcon built "Portico" ranch floorplan!
This beautiful home offers 2 bedrooms, den,
2 full bathrooms, screened porch, private courtyard
and 2.5 car attached garage! Located in the desirable
Woods at Sugar Run, convenient to area shopping,
restaurants, golf and John Glenn International Airport.

The bright kitchen features 42" staggered cabinetry with a
nice mix of drawers and cabinets, granite countertops,
canned lights, tray ceiling, under cabinet lighting and a
tile backsplash. The paneled spacious island offers
additional storage, SS sink, instant hot water faucet,
custom pendant lights and breakfast counter. The GE black
appliances include double wall ovens, built-in microwave,
smooth electric cooktop, dishwasher and side by side
refrigerator with bottom drawer freezer.

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

Enjoy engineered hardwood floors in the main living areas
with tile floors at the entry foyer and in both bathrooms.

The highlight of the living room is the gas log fireplace
with tile hearth and surround, custom mantel and built-in
shelves and cabinetry on both sides. The dining room
features a tray ceiling, chandelier and sliding glass doors
leading to the courtyard.

The primary bedroom suite features a tray ceiling, lighted
ceiling fan, large walk-in closet and glass sliding doors
to the screened porch with ceiling fan and nature stone
floor. The ensuite full bath offers elevated double sink
vanity, cultured marble countertops, skylight, L-shaped
tiled shower with grab bar, linen closet and
high-rise elongated toilet.

The Community offers walking paths and a clubhouse
with fitness room, gathering space and heated pool!
Ready for a new owner!



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



**Screened Porch
Off Primary Bedroom**



Details for 5428 Tathwell Drive

- Community: Woods at Sugar Run
- Epcor's "Portico" ranch floorplan
- 2 bedrooms, den, 2 full bathrooms, screened porch, private courtyard and 2.5 car attached garage
- Covered front entry with full view storm door, transom window, tile foyer and guest closet
- Primary bedroom suite offers engineered hardwood floors, lighted ceiling fan, tray ceiling, sliding glass doors to screened porch, full bath with raised double sink vanity, skylight, L-shaped tiled shower, linen closet, high-rise elongated toilet, tile floor and large walk-in closet
- Cook's kitchen offers staggered 42" cabinetry, granite countertops, canned lights, under cabinet lighting, tile backsplash and large island with storage, pendant lights, SS sink, instant hot water and breakfast counter
- The GE appliances include double wall ovens, built-in microwave, side by side fridge with bottom drawer freezer, smooth electric cooktop & dishwasher
- The dining room features a custom chandelier and sliding glass doors leading to the courtyard
- The den/office offers built-in shelving, lighted ceiling fan and transom window
- Laundry room offers built-in cabinets, upgraded utility sink and full size washer/dryer (convey)
- Enjoy engineered hardwood floors throughout main living areas and tile floors in entry foyer & both bathrooms
- Split bedroom plan for privacy
- Oversized 2.5 car garage offers added stairs to attic storage and keypad entry
- Custom window treatments throughout
- Lever style door handles
- Screened porch off primary bedroom features nature stone floor, lighted ceiling fan and door to courtyard
- Private courtyard with patio area, privacy fence, planting beds and gate
- Upgraded trim package, tray ceilings, crown molding & upgraded baseboards
- Franklin County - Columbus Schools
- Square footage: 1,755
- Year built: 2013
- \$443.04/month Association fee
- \$6,301 property taxes (2024)
- Original contribution fee reimbursement \$500
- \$75 HOA transfer fee
- MLS#225021694

Offered at \$459,900

Information is deemed to be reliable
but is not guaranteed

Guest Bedroom



Guest Bathroom



Den/Office



Private Courtyard



**Laundry Room
With Cabinets**



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