



# 7000 Foxglove Drive New Albany, Ohio 43054 *Courtyards at New Albany*



**Kitchen**



**Living Room**

Welcome to Epcon's "Portico with Bonus Suite" floorplan now available in the desirable Courtyards at New Albany!

This is a 55+ Community with amenities including a Clubhouse with outdoor pool, gathering space and fitness room, a community garden, dog park, pickleball court and walking paths!

Beautiful free-standing home with 3 bedrooms, den, sitting room, 3 full bathrooms, private courtyard, bonus suite and 2.5 car attached garage. Convenient location with nearby shopping, restaurants, entertainment and John Glenn International Airport,

Deluxe kitchen offers staggered 42" cabinetry, under cabinet lighting, chevron pattern tile backsplash, Quartz countertops in "Calacatta Ultra" which evokes the look of classic marble, canned lights and a large pantry. The contrasting generous island offers a white apron farm sink, storage, pendant lights and breakfast bar seating.

The upgraded GE stainless steel appliances include counter-depth side by side fridge, dishwasher with hidden controls, gas cooktop with exterior vented hood, wall ovens with convection microwave and convection oven. Adjacent to the kitchen is the laundry room which features added 42" white built-in cabinets, utility sink, tile floor and negotiable full size washer and dryer.

The open concept kitchen, living and dining rooms overlook your own private courtyard! The fenced and gated courtyard features a spacious patio, pet grass, river rock, irrigation system and professional landscaping!

Additional upgrades include the trim package, transom windows, cased windows, universal design interior doors and hallways, Hunter Douglas window treatments, custom light fixtures, laminate plank flooring in main living areas, high-rise elongated toilets and a whole home humidifier .

The living room showcases a gas linear fireplace on a stacked stone wall, stained floating wood mantel, ceiling fan and 9' wide Western multi-slide patio doors.



**Dining Room**



**Den or Office**

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**Epcon Realty, Inc.**

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Primary Bedroom



Sitting Room



Primary Bath and Walk-in Shower

## Details for 7000 Foxglove Drive

- Courtyards at New Albany
- Epcon's "Portico with Bonus Suite"
- 3 bedrooms, den, sitting room, bonus suite, 3 full bathrooms & 2.5 car garage
- Open kitchen with staggered cabinetry, chevron tile backsplash, under cabinet lighting, Quartz countertops, canned lights and island with breakfast bar seating, storage and apron farm sink
- Upgraded GE stainless steel appliances include counter-depth side by side fridge, dishwasher w/hidden controls, gas cooktop with vented hood & double wall convection/microwave ovens
- Primary bedroom features tray ceiling, sitting room with barn doors and sliding glass doors to courtyard, custom light fixture, neutral carpet, walk-in closet and ensuite full bathroom
- Primary full bathroom w/raised double sink Quartz vanity, tile floor, zero entry threshold shower with bench seat, tile to the ceiling with transom window and rain shower head
- Upgraded 42" gas linear fireplace in the living room features floor to ceiling stacked stone wall, stained floating wood mantel & Western sliding doors
- Laminate wood flooring with 7.5" planks in main living areas & neutral carpet in the bedrooms & bonus suite

- Laundry room with 42" white cabinets and added utility sink
- Den/office offers flexibility
- Universal design interior doors and hallways and upgraded trim package
- 2nd floor bonus suite with family room, bedroom, full bath and storage closets
- Whole home humidifier, covered front porch and home technology package
- 2.5 car attached garage with keypad entry and windows in the overhead door
- Community clubhouse offers fitness room, gathering space and heated pool
- Private fenced courtyard with large patio area, pet grass, river rock, added gate, irrigation and landscaped beds
- Franklin County - New Albany Schools
- Forced air/gas furnace; Central A/C
- Square footage: 2,407
- Year built: 2021
- \$231/month Association fee
- \$11,562/year property taxes
- Original capital contribution reimbursement \$800
- \$200 HOA transfer fee
- MLS# 225023328

**Offered at \$669,000**

Information is deemed to be reliable but not guaranteed



Guest Bedroom



Guest Bathroom



Private Courtyard



Laundry Room



2nd Floor Bonus Suite



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