

152 Stonebend Drive

Powell, Ohio 43065

Villas at Riverbend



Epcon's "Canterbury" floorplan located in popular Villas at Riverbend, convenient to shopping, golf, The Columbus Zoo and Downtown Powell!

Single story living features vaulted ceilings, 3 spacious bedrooms, 3 season sunroom, 2 full bathrooms and attached 2 car garage.

The living room showcases a gas log fireplace with custom surround and tile hearth, vaulted ceiling, lighted ceiling fan and a large Palladian window. The adjacent entry foyer offers matching tile floor and a full view storm door. The living room is open to the dining room which offers a vaulted ceiling and custom light fixture.

The bright kitchen enjoys oak cabinetry, neutral countertops, vaulted ceiling, canned lights, plant shelf, pantry closet, newer disposal, double bowl SS sink and LVP flooring. The LVP flooring extends into the laundry room which offers extra storage cabinets and room for a full size washer and dryer.

The stainless steel appliances include smooth top electric range, built-in microwave, dishwasher and side by side refrigerator. The kitchen and dining rooms are separated by a breakfast counter which provides extra seating or serving space.

The primary bedroom suite offers vaulted ceiling, lighted ceiling fan, neutral carpet, walk-in closet and ensuite full bath with double sink vanity, newer light fixtures, linen closet, medicine cabinet, separate water closet with tile floor, step-in tiled shower with bench seat and sliding glass doors.

The HOA fee includes exterior building maintenance, snow removal, water, sewer, trash plus cable & internet!

Offered at \$349,900



Community Pool



Community Clubhouse



Kitchen



Dining Room



Living Room

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Primary Bedroom



Primary Bathroom
And Walk-in Closet



Separate
Water Closet

Details of 152 Stonebend Drive

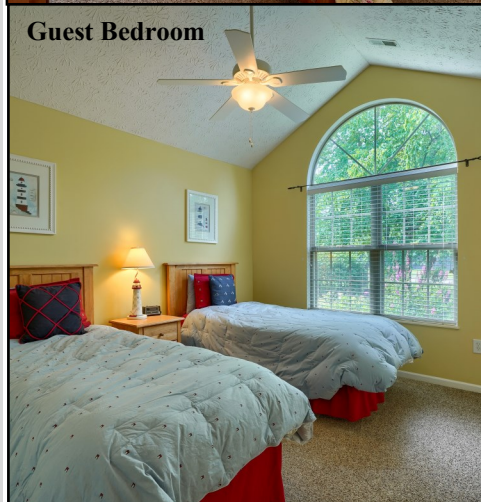
- Epcon built "Canterbury" model
- 3 bedrooms, 3 season sunroom, 2 full bathrooms and 2 car attached garage
- The sunroom offers lighted ceiling fan, vaulted ceiling, carpet, vertical blinds and insulated door
- Bright kitchen features oak cabinetry, pantry closet, newer disposal, vaulted ceiling with canned lights, neutral countertops, double bowl SS sink and convenient breakfast counter between kitchen and dining room
- Stainless steel appliances include smooth top electric range, built-in microwave, dishwasher and side by side refrigerator (please note: Icemaker is broken)
- Primary bedroom offers vaulted ceiling, lighted ceiling fan, carpet and ensuite full bathroom
- Primary bath offers double sink vanity, linen closet, medicine cabinet, separate water closet with tile floor and step-in shower with seat and sliding doors
- Neutral carpet in living and dining rooms, sunroom and all 3 bedrooms
- LVP flooring in kitchen & laundry room
- Living room features cathedral ceiling, gas log fireplace with custom surround, tile hearth and lighted ceiling fan
- Guest bedrooms offer vaulted ceilings, carpet and lighted ceiling fans; just steps to the guest bathroom with tiled tub/shower combo, single sink vanity, newer light fixture, linen closet, vinyl flooring and medicine cabinet
- 2 car attached garage with keypad entry, newer door opener and pull down stairs to attic storage
- Hot water tank installed 2018
- Full view storm door at front entry
- Established community with walking paths and mature trees
- Newer gutters and exterior paint
- Clubhouse with gathering room, kitchen, fitness room and outdoor pool
- Delaware County - Olentangy Schools
- 1,500 sq ft + 200 sq ft for sunroom
- Year built: 2000
- \$438/month HOA fee includes cable and internet
- Buyer to pay 2 x HOA fee at closing
- \$4,654/year property taxes
- HOA transfer fees \$320
- Reserve Contribution fee \$290
- MLS# 225027278

Offered at \$349,900

Information is deemed to be reliable
but not guaranteed



Guest Bedroom



Guest Bedroom



Laundry Room



3 Season Sunroom



Guest Bathroom



www.EpconRealty.com

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