

# 240 Parkgate Court

Delaware, Ohio 43015  
*Courtyards at Clear Creek*



**Stunning Epcon "Portico with Bonus Suite" floorplan is now available! Located in the popular Courtyards at Clear Creek in Delaware, close to shopping, golf and restaurants.**

**This lovely free-standing home offers 3 bedrooms, den, covered rear porch, 3 full bathrooms, 2nd floor bonus suite, private courtyard and 2.5 car attached garage.**

**The deluxe kitchen features staggered cabinetry in "Steel Gray" with under cabinet lighting, tile backsplash, soft close drawers and doors, lower cabinet pull outs, Quartz countertops in "Calacatta Ultra", pantry closet and canned lights. The spacious island offers storage, a white apron farm sink, premium faucet and breakfast bar seating. The upgraded GE stainless steel appliances include counter-depth French door fridge with door features, 30" gas cooktop with direct vent range hood, double wall ovens with convection/microwave combination and newer LG dishwasher.**

**As you enter the home from the garage, you will find a hallway with a convenient closet and the laundry room with custom shelves, hanging bar and full size GE washer and dryer (convey).**

**The main living areas on the first floor offer LVP flooring with 9.4" wide planks in "Kindling Oak". The primary suite, stairs and 2nd floor bonus suite feature upgraded carpet and pad. All 3 bathrooms enjoy ceramic tile flooring.**

**Other home amenities include upgraded trim package, universal design with wider hallways and doors, lever style door handles, solid core 2 panel interior doors, premium thermostat, self-storing storm door at front, gas log fireplace on shiplap accent wall with transom windows and custom shelves/cabinets, custom light fixtures and window treatments, humidifier, fresh wall paint throughout and lighted ceiling fans - Move in ready!**



Kitchen



Kitchen



Living Room



Dining Room

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Primary Bedroom



Covered Porch  
Off Primary Suite

Primary Bathroom



## Details of 240 Parkgate Court

- Community: Courtyards at Clear Creek in Delaware, Ohio
- Epcon's "Portico with Bonus Suite" 3 bedrooms, den, 3 full bathrooms
- Primary bedroom features sliding glass doors to covered porch, tray ceiling, lighted ceiling fan, walk-in closet w/California-style organizers and adjoining full bathroom
- Primary bathroom offers tile floors, raised double sink Quartz vanity, framed mirrors, L-shaped step-in shower with tile to the ceiling, pebble rock shower floor and linen closet
- Deluxe kitchen offers staggered cabinets, under cabinet lighting, soft close doors and drawers, Quartz countertops, tile backsplash and island with apron farm sink, storage and breakfast bar seating
- Upgraded GE appliances include gas cooktop w/direct vent range hood, counter-depth French door fridge, dishwasher and double wall convection/microwave ovens
- Gas log 36" fireplace with ceramic tile surround and custom mantel
- Den/office space offers transom window & double French door entry
- All 3 bathrooms feature raised Quartz vanities, tile flooring, tub or shower with tile to the ceiling, high-rise elongated toilets with soft close lids and framed mirrors
- Upgraded engineered hardwood floors in all main living areas on 1st floor including den & guest bedroom
- Private fenced courtyard with large patio area, professional landscaping, wrought iron fence and gate, river rock, plant walls and stepping stones
- Upgraded trim package, cased windows, solid core 2 panel interior doors and universal design interior doors and hallways
- Oversized 2.5 car attached garage with keypad entry and door windows
- Delaware County/Olentangy Schools
- Square footage: 2,459 per builder
- Year built: 2020
- \$244/month Association fee
- Property Taxes: \$10,934
- Capital contribution fee \$800
- HOA transfer fee \$440
- MLS# 225026543

**Offered at \$649,900**

Information is deemed to be reliable  
but is not guaranteed

Guest Bedroom



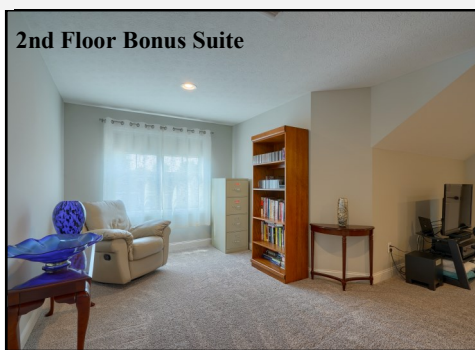
Guest Bathroom



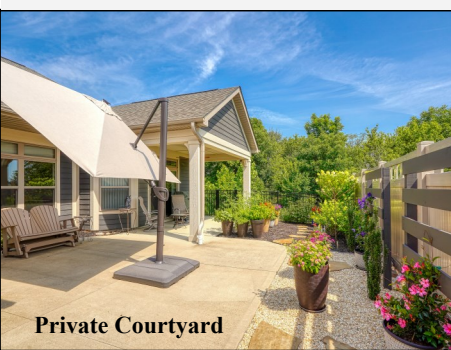
Office/Den Space



2nd Floor Bonus Suite



Private Courtyard



[www.EpconRealty.com](http://www.EpconRealty.com)

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