

**Buyer Co-op
2.5%**

6689 Riverrun Lane Delaware, Ohio 43015 Courtyards at River Bluff



Now is your chance to be the proud new owner of Epcon's free-standing floorplan "Palazzo with Bonus Suite" located in the desirable Courtyards at River Bluff in Delaware, convenient to shopping!

This stunning courtyard home has rarely been occupied and offers 3 bedrooms, 4 seasons room, 3 full bathrooms, sitting room off primary bedroom, 1st floor laundry with added storage, private fenced courtyard, covered front porch and 2.5 car garage.

Deluxe kitchen features staggered 42" cabinetry, soft close drawers and doors, Quartz countertops in "Calacatta Ultra", tile backsplash, pantry cabinets, under cabinet lighting and canned lights. The spacious island offers open shelves, storage, single bowl undermount SS sink, breakfast bar seating and custom pendant lights. The upgraded GE SS appliances include counter-depth French door fridge, dishwasher with hidden controls, built-in microwave, 30 inch gas cooktop & double wall ovens. The open concept is perfect for entertaining!

Living room features an upgraded 36" gas log fireplace with tile surround and custom mantel on shiplap accented wall with transom windows on both sides, custom shelves and a wall of windows overlooking the courtyard. Off the living room is the 4 seasons room with plenty of windows, a custom built-in desk, shelves and cabinets.

Enjoy 7.5" laminate plank flooring throughout main living areas on the 1st floor, upgraded carpet and pad in the bedrooms, 4 seasons room, stairs and bonus suite and tile flooring in all 3 bathrooms.



**Covered
Front Entry**



Foyer



Dining Room



4 Seasons Room



Living Room



Kitchen



Kitchen

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Epcon Realty, Inc.

**500 Stonehenge Parkway
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Primary Bedroom



Primary Bathroom



**Sitting Room
Off Primary**



Details about 6689 Riverrun Lane

- Community: Courtyards at River Bluff
- Two level detached home "Palazzo with Bonus Suite" with many upgrades
- Deluxe kitchen with staggered 42" cabinets, Quartz countertops, tile backsplash, under cabinet lighting, pantry cabinets, soft close drawers and doors, contrasting upper and lower cabinets and upgraded GE appliances including double ovens
- Large kitchen island features open shelves, breakfast bar seating, deep single bowl stainless steel undermount sink and pendant lighting
- The dining room has a custom light fixture and built in buffet with refrigerator
- Primary bedroom suite offers neutral carpet, tray ceiling, custom light fixture, sitting room with shiplap ceiling, sliding glass doors leading to courtyard and ensuite full bathroom
- Primary bathroom features raised double sink Quartz vanity, tile flooring, walk-in shower with zero threshold entry, bench seat, transom window, linen closet and high-rise elongated toilet with soft close lid
- Private fenced courtyard with large patio and planting beds you can customize
- 4 seasons room features a custom built-in desk with cabinets and shelves
- Laminate 7.5 inch plank flooring in "Fawn Chestnut" in all main living areas
- Upgraded neutral pad and carpet in bedrooms, sunroom, stairs and bonus suite
- Very nice laundry room with transom window, upgraded sink and cabinets, custom open shelves, tile flooring and full size washer and dryer (convey)
- 2nd floor bonus suite offers flex space/3rd bedroom and full bathroom
- The living room centers around a 36" gas log fireplace with herringbone tile surround, custom mantel and framing on a shiplap accented wall, transom windows on both sides, floating shelves and with a view of the courtyard
- Guest bathroom offers neutral carpet, 2 windows and sliding door closet and is just steps from the guest bathroom with raised Quartz vanity with undermount rectangle sink, tub/shower combo, tile flooring and high-rise elongated toilet with soft close lid
- Additional improvements include upgraded trim package, cased windows, crown molding, solid core 2 panel interior doors, shiplap accent walls, custom window treatments and light fixtures throughout, lever style door handles and universal design doors and hallways
- 2.5 car attached garage offers keypad entry and built-in shelves
- MLS #225026344 * 2,354 Square Feet * Built in 2021
- \$260/month HOA fee * Property taxes \$8,802 - includes CDA
- \$800 Capital contribution reimbursement fee and \$200 HOA transfer fee

Offered at \$579,900

Information is deemed to be reliable but is not guaranteed

Guest Bedroom



Guest Bathroom



Bonus Suite



**Laundry
Room**



Private Courtyard



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