

Broker Co-op
2.5%

6918 Rothwell Street

New Albany, Ohio 43054

Woods at Sugar Run



Former Model Home! Rarely available Epcon built "Palazzo" floorplan with 2 bedrooms, 4 seasons room, 2 full bathrooms, private courtyard and attached 2.5 car garage. Located in popular Woods at Sugar Run, convenient to area shopping, restaurants, golf and John Glenn International Airport.

The bright kitchen features staggered soft white cabinetry with a nice mix of drawers and cabinets, under cabinet lighting, Quartz countertops, canned lights, pantry closet, tile backsplash and a built-in desk with Quartz work surface. The spacious island offers additional storage, double bowl SS sink, pendant lights and breakfast counter. The GE stainless steel appliances include dishwasher, built-in microwave, gas range and side by side refrigerator with door features.

The laundry room is steps from the kitchen and offers added 42" white cabinets, upgraded utility sink, vinyl floor and full size washer and dryer (convey).

The highlight of the living room is the gas log fireplace with tile hearth and surround, mantel and tray ceiling with light fixture. Off the living room is the 4 seasons room with many windows for a well lit office or flex space.

The dining room offers a custom light fixture and sliding glass doors to the private courtyard.

The open floorplan features engineered hardwood floors in the main living areas with new textured carpet in the bedrooms. Additional features include custom roller shades, custom lighting, tray ceilings and crown molding.

The primary bedroom suite features a lighted ceiling fan, walk-in closet and sliding glass doors to the covered porch.

The ensuite full bath offers raised double sink vanity, L-shaped step-in shower, tile flooring and elongated toilet.

This beautiful community offers walking paths and ponds, a Clubhouse with gathering space for residents and family parties, fitness room and outdoor heated pool!



Kitchen
With Built-In Desk



Kitchen



Living Room



Dining Room

Epcon Realty, Inc.

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Primary Bedroom



Primary Bathroom



Guest Bedroom

Details for 6918 Rothwell Street

- Community: Woods at Sugar Run
- Epcon's Former Model Home - "Palazzo" ranch floorplan
- 2 bedrooms, 4 seasons room, 2 full bathrooms, private courtyard, covered rear porch and 2.5 car attached garage
- Covered front entry with full view storm door, tile foyer, transom window, sidelights and guest closet
- Primary bedroom suite offers new carpet, lighted ceiling fan, tray ceiling, walk-in closet and sliding glass doors leading to covered porch and courtyard
- The ensuite full bathroom offers raised double sink vanity, tile floor, L-shaped walk-in shower, linen closet and elongated toilet
- Cook's kitchen with upgraded soft white cabinetry, under cabinet lighting, Quartz countertops, tile backsplash, pantry closet, built-in desk and tray ceiling with canned lights
- The kitchen island offers storage, SS double bowl undermount sink, breakfast bar seating & pendant lights
- The guest bedroom offers 2 windows, custom light fixture and new carpet
- The guest bathroom is just steps away and offers raised single sink vanity, tile floor and tub/shower combo
- The 4 seasons room offers flexibility!
- Laundry room offers built-in cabinets, upgraded utility sink, vinyl floor and full size washer/dryer (convey)
- Enjoy engineered hardwood floors throughout main living areas and new textured carpet in the bedrooms
- Fabulous courtyard features large paver stone patio, water feature, gas fire pit, added gate, trellis's and professional landscaping - a true sanctuary and entertaining space!
- Oversized 2.5 car garage offers keypad entry, added shelving and ladder to attic storage
- Roller shades and curtain rods convey; Fabric curtains are excluded
- Covered rear porch offers lighted ceiling fan and privacy with adjacent tall fence
- Franklin County - Columbus Schools
- Square footage: 1,659 per builder
- Year built: 2014
- \$406/month Association fee
- \$5,968 property taxes (2024)
- Original contribution fee reimbursement \$500
- \$411 HOA transfer fee
- MLS#225025063

Offered at \$449,900

Information is deemed to be reliable but is not guaranteed



Guest Bathroom



4 Seasons Room



Private Courtyard



Laundry Room



Covered Porch Off Primary Bedroom



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