

Broker Co-op  
Offered

# 170 Stonebend Drive

Powell, Ohio 43065

## Villas at Riverbend



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

Single story living features 2 spacious bedrooms, 2 full bathrooms, fenced garden patio and attached 2 car garage with stairs to overhead storage.

The living room showcases a gas log fireplace with tile hearth and surround, vaulted ceiling and lighted ceiling fan. The adjacent entry foyer offers a guest closet and self-storing storm door. Newer LVP flooring can be found in all main living areas with newer carpet in both bedrooms.

The bright kitchen enjoys oak cabinetry, neutral countertops, sun tunnel, track lighting, newer SS sink and faucet and newer disposal. Appliances include a full size side by side fridge, built-in microwave, dishwasher and electric range. The laundry room is located in the hallway and offers extra storage, built-in shelves and a full size washer and dryer.

The kitchen & dining rooms are separated by a breakfast counter which provides extra seating or serving space.

Outside your front door is a lovely patio with newer vinyl fence and gate and added pet grass!

The primary bedroom suite offers lighted ceiling fan, newer carpet, walk-in closet and ensuite full bath with single sink vanity, medicine cabinet, sun tunnel, high-rise elongated toilet, safety bars, tiled shower with sliding glass doors, linen closet and LVP flooring.

The guest bedroom offers two windows, lighted ceiling fan and newer carpet and is just steps from the guest bath with tiled tub/shower combo, high-rise elongated toilet, safety bar, medicine cabinet and new vinyl floor.

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



Community Pool



Community Clubhouse



Living Room



Dining Room



Kitchen

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Primary Bedroom



Primary Bathroom



Guest Bedroom

## Details of 170 Stonebend Drive

- Epcon built "Villa" floorplan
- 2 bedrooms, garden patio, 2 full bathrooms and 2 car attached garage
- Living room features cathedral ceiling, gas log fireplace with tile hearth and surround, lighted ceiling fan & mantel
- Bright kitchen features oak cabinetry, sun tunnel, track lighting, newer SS sink and faucet, newer disposal, LVP flooring, room for a dinette table and convenient breakfast counter between kitchen and dining room
- White appliances include electric range, built-in microwave, dishwasher and side by side full size refrigerator
- Primary bedroom offers lighted ceiling fan, newer carpet and ensuite full bath
- Primary bath offers single sink vanity, linen closet, medicine cabinet, LVP floor, sun tunnel, tiled step-in shower, high-rise elongated toilet & safety bars
- Newer LVP flooring in living areas and newer carpet in bedrooms
- Guest bedroom offers carpet, lighted ceiling fan and two windows; just steps to the guest full bathroom with single sink vanity, medicine cabinet, new vinyl floor, safety bar, tiled tub/shower combo and high-rise elongated toilet
- Newer hot water tank (2024)
- Enjoy the generous patio with newer vinyl fence and gate and added pet grass
- 2 car attached garage with keypad entry, newer door opener (2023) and pull down stairs to overhead attic storage
- Low-maintenance living conveniently located near grocery stores, shopping, golf and restaurants
- Newer LVP flooring and carpet (2023)
- Newer roof (2020)
- Self-storing storm door at front entry
- Mature trees throughout community
- Clubhouse offers gathering room, kitchen, fitness room and outdoor pool
- Delaware County - Olentangy Schools
- 1,134 square feet
- Year built: 2001
- \$397/month HOA fee also includes cable and internet
- Buyer to pay 2 x HOA fee at closing
- \$3,970/year property taxes
- HOA transfer fees \$320
- Reserve Contribution reimbursement fee \$256
- MLS# 225032578

**Offered at \$295,900**

Information is deemed to be reliable  
but not guaranteed



Guest Bathroom



Kitchen



Fenced Patio with Gate



Patio with Pet Grass



Laundry Room



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

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