

Broker Co-op  
Offered

# 5424 Tathwell Drive

New Albany, Ohio 43054  
*Woods at Sugar Run*



Looking for a free standing home in Woods at Sugar Run? This lovely Epcon built "Portico" ranch floorplan offers 2 bedrooms, den, 2 full bathrooms, sitting room, private courtyard and 2.5 car attached garage! Fabulous location with easy access to area shopping, restaurants, golf and John Glenn International Airport.

The open kitchen features birch cabinetry, granite countertops, tray ceiling, crown molding, canned lights, new disposal and a tile backsplash above the range. The spacious island offers additional storage, SS undermount 60/40 sink, custom pendant lights and breakfast counter. The stainless steel appliances include built-in microwave, smooth top electric double oven range, dishwasher and side by side refrigerator with bottom drawer freezer.

The laundry room is steps from the kitchen and offers added white cabinets, tile floor and full size washer and dryer on drawer pedestals (convey).

Enjoy engineered hardwood floors in the main living areas with tile floors at the entry foyer and in both bathrooms. New neutral carpet and pad have just been installed in the bedrooms, sitting room and den.

The living room offers a tray ceiling, crown molding and large windows overlooking the private courtyard. The dining room features a tray ceiling, crown molding, custom light fixture and sliding glass doors leading to the courtyard.

The primary bedroom suite features a tray ceiling, crown molding, sitting room with views of the courtyard and a large walk-in closet with California-style organization. The ensuite full bath offers elevated double sink vanity, granite countertops, L-shaped tiled shower with grab bars, linen closet and high-rise elongated toilet.

Highlights of the community include walking paths and a clubhouse with fitness room, gathering space, full kitchen and a heated pool! Truly move in ready!



Kitchen



Kitchen



Living Room



Dining Room

## Epcon Realty, Inc.

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**Primary Bedroom**



**Primary Bathroom**



**Sitting Room  
Off Primary Bedroom**

## Details for 5424 Tathwell Drive

- Community: Woods at Sugar Run
- Epcon's "Portico" ranch floorplan
- 2 bedrooms, den, 2 full bathrooms, sitting room, private courtyard and 2.5 car attached garage
- Covered front entry with transom window, tile foyer and guest closet
- Primary bedroom suite offers tray ceiling, crown molding, new carpet, sitting room, full bath with raised double sink granite top vanity, L-shaped tiled shower, linen closet, high-rise elongated toilet, tile floor and large walk-in closet w/organizers
- Open kitchen offers birch cabinetry, granite countertops, canned lights, tray ceiling, tile backsplash above the range and large island with storage, pendant lights, SS sink and breakfast counter
- The SS appliances include electric range with double ovens, built-in microwave, side by side fridge with bottom drawer freezer and dishwasher
- The dining room features a custom chandelier and sliding glass doors leading to the courtyard
- The den/office offers new carpet and a transom window
- Guest bath offers raised single sink granite top vanity, tiled tub/shower combo, tile floor and linen closet
- Laundry room offers built-in cabinets, tile floor and full size washer/dryer
- Enjoy new carpet in the bedrooms, sitting room and den and engineered hardwood floors throughout main living areas and tile floors in entry foyer and both bathrooms
- Split bedroom plan for privacy
- Oversized 2.5 car garage offers added attic storage and keypad entry
- Fresh wall paint
- Lever style door handles
- Private courtyard with patio area, privacy fence, planting beds and gate
- Upgraded trim package, tray ceilings, crown molding & upgraded baseboards
- Franklin County - Columbus Schools
- Square footage: 1,893
- Year built: 2013
- \$443.04/month Association fee
- \$6,301 property taxes (2024)
- Original contribution fee reimbursement \$500
- \$236 HOA transfer fee
- MLS#225029553

**Offered at \$459,900**

Information is deemed to be reliable  
but is not guaranteed

**Guest Bedroom**



**Guest Bathroom**



**Den/Office**



**Private Courtyard**



**Laundry Room  
With Cabinets**



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