

**Broker Co-op
Offered**

2585 Trottersway Drive

Columbus, Ohio 43235

Trotters Chase



Single story condo in very popular Trotters Chase! Epcon built "Villa" floorplan is convenient to area shopping, freeways and restaurants.

Featuring 2 bedrooms, 1.5 bathrooms, 1st floor laundry, garden patio with privacy fence and 1 car attached garage with pull-down ladder to attic storage.

This home offers newer windows, newer furnace, newer hot water heater, luxury vinyl plank flooring throughout and newer kitchen countertops.

The spacious living room showcases a wood burning fireplace with tile hearth and surround, mantel, vaulted ceiling and lighted ceiling fan.

The bright kitchen features newer countertops, LVP flooring, double bowl stainless steel sink, newer faucet, convenient breakfast counter and newer laundry doors. The bisque appliances include a smooth top electric range, dishwasher and refrigerator with bottom drawer freezer.

Within the laundry closet is the full size washer and dryer (convey), the newer hot water tank and storage shelves.

The convenient breakfast counter provides additional seating or serving space and separates the kitchen and the open dining room which features a custom light.

The primary bedroom offers a double window and adjoining walk-in closet with entry to the primary bath. The spacious bath features LVP flooring, tiled tub/shower combo, medicine cabinet and a high-rise elongated toilet.

Community amenities include a private clubhouse with social room, kitchen, fitness center and pool!



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Details of 2585 Trottersway Drive

- Community: Trotters Chase
- Epcon's "Villa" floorplan
- 2 bedrooms, 1.5 baths & 1 car garage
- Garden patio offers privacy fence, large patio and landscape beds which you can personalize
- LVP flooring throughout the home
- Bright kitchen with double bowl SS sink, newer faucet, breakfast bar and newer countertops
- Appliances include smooth-top electric range, fridge with bottom drawer freezer and dishwasher
- Laundry closet with shelves and full size washer and dryer (conveys)
- Dining room is adjacent to kitchen and offers custom light
- Open living room features vaulted ceiling, lighted ceiling fan, fireplace with tile hearth and surround and mantel
- Tiled entry foyer with guest closet
- Added storm door at front entry
- 1 car extra wide attached garage with steps to attic storage, added cabinets and keypad entry
- Newer gas hot water tank - 2022
- Newer windows
- Newer furnace
- Linen closet in hallway
- Primary bedroom features a double window, lighted ceiling fan, walk-in closet and access to primary bath
- Primary bath offers tiled tub/shower combo, grab bars, medicine cabinet, single sink vanity, LVP flooring and high-rise elongated toilet
- Half bathroom offers newer high-rise elongated toilet, raised single sink vanity and newer faucet
- Clubhouse with gathering room, full kitchen, fitness room and pool
- Dublin City Schools-Franklin County
- Square footage: 1,051 per builder
- Year built: 1989
- \$302/month Association fee
- Reserve fee reimbursement \$180
- \$4,568/year property taxes
- \$175 HOA transfer fee
- MLS#225038928

Offered at \$259,900

Information is deemed to be reliable
but is not guaranteed



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