



310 Waterside Drive

Delaware, Ohio 43015

Village at North Falls



Private Garden Patio



Kitchen
Virtually Staged

Virtually Staged

Epcon built "Chateau" floorplan in popular Village at North Falls in Delaware! Beautiful two story condo offers open living/dining area with vaulted ceilings, 3 bedrooms, 2.5 bathrooms, fenced garden patio and 2 car attached garage with attic storage. Close to shopping, medical offices and restaurants!

The bright open kitchen features plenty of cabinets, neutral countertop, canned lights, LVP flooring, pantry closet, breakfast bar and room for a dinette table or hutch. The new GE stainless steel appliances include a side by side refrigerator with door features, smooth-top electric range, built-in microwave and dishwasher.

Adjacent to the kitchen is the laundry room with added shelf, LVP flooring, room for a full size washer and dryer and a door to close to minimize laundry noise.

The kitchen, dining and living rooms, hallway and bathrooms feature new LVP flooring. The bedrooms and 2nd floor suite feature new neutral carpet and pad. The kitchen is open to the dining and living rooms where vaulted ceilings, lighted ceiling fan and numerous windows create a welcoming place to gather. The gas log fireplace features a tile hearth and surround.

The entry foyer offers matching tile, a transom window above the door and a guest closet. A full view storm door has been added to offer additional protection from the weather. The oversized 2 car garage provides a storage nook, keypad entry and stairs to attic storage.

The 1st floor primary bedroom enjoys double windows, new carpet and pad, walk-in closet and ensuite full bath with tiled step-in shower, LVP flooring, single sink wide vanity, new high-rise toilet and linen closet.

Enjoy this low maintenance community with walking paths and a Clubhouse with outdoor pool, gathering space, full kitchen and fitness room. Ready for a new owner!



Kitchen



Living Room
Virtually Staged

Virtually Staged

Epcon Realty, Inc.

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Primary Bedroom
Virtually Staged



Primary Bathroom



Guest Bedroom



Details for 310 Waterside Drive

- Community: Village at North Falls in Delaware
- Epcon's "Chateau" floorplan with 3 bedrooms, 2.5 bathrooms and 2 car attached garage
- Open kitchen with neutral countertops, canned lights, LVP flooring, pantry closet, SS double bowl sink, breakfast bar seating and enough room for a dinette table or a hutch
- The new GE stainless steel appliances include a side by side fridge w/door features, smooth-top electric range, built-in microwave and dishwasher
- Primary bedroom offers ceiling light, new carpet and pad, generous walk-in closet and ensuite full bathroom
- Primary bath features a single sink wide vanity, linen closet, new high-rise toilet, new LVP flooring and tiled step-in shower with sliding glass doors
- Guest bedroom offers two windows, walk-in closet and new carpet & pad
- Half bathroom in the hallway includes medicine cabinet, LVP flooring and new high-rise elongated toilet
- 2nd floor bedroom/bonus suite offers new carpet and pad, lighted ceiling fan, walk-in closet and full bathroom with new toilet, linen closet, tub/shower combo and new LVP flooring
- Laundry room with added shelf, LVP flooring and room for storage
- Living room features lighted ceiling fan, vaulted ceiling, LVP flooring, cozy gas log fireplace w/tile hearth & surround
- Matching tile can be found in the foyer with transom window above the front door, added full view storm door and convenient coat closet
- Garden patio with privacy fence - enjoy your coffee or a glass of wine!
- Newer gas hot water heater (2024)
- Attached 2 car garage w/keypad entry, storage nook and stairs to attic storage
- The Community offers walking paths, clubhouse with gathering room, full kitchen, fitness room and outdoor pool
- Delaware County - Olentangy Schools
- Square feet: 1,926
- Year built: 2005
- Buyer reserve contribution is 2x HOA
- \$450/month Association fee
- \$4,892/year property taxes
- Capital reimbursement \$322
- \$325 transfer fee
- MLS# 225037319

Offered at \$374,900

Information is deemed to be reliable
but not guaranteed

Half Bathroom



2nd Floor Suite
Virtually Staged



2nd Floor Full Bathroom



Dining Room
Virtually Staged



Laundry Room



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