



# 3717 Stoneway Point

## Powell, Ohio 43065

### Stone Bridge at Golf Village



Epcon built "Chateau" floorplan in popular Stone Bridge at Golf Village in Powell! Beautiful two story condo offers open concept living with 3 bedrooms, 2.5 bathrooms, fenced garden patio and 2 car attached garage. Close to shopping, golf, medical offices, Columbus Zoo and quaint Downtown Powell!

The bright open kitchen features ample cabinetry, neutral countertops, canned lighting, SS sink, pantry closet, laminate flooring and convenient breakfast counter. The bisque appliances include built-in microwave, dishwasher, refrigerator and smooth top electric range. The kitchen is large enough to add a dinette table or hutch.

Adjacent to the kitchen is the laundry room with added shelves, laminate floor, room for a full size washer and dryer and a door to close to minimize laundry noise.

The dining room features a 9' ceiling with canned lights and is open to the living room. The living room offers a vaulted ceiling, lighted ceiling fan, gas log fireplace with tile hearth and surround and 4 windows with custom pleated window treatments. The front entry features a laminate floor, transom window and full view storm door. Step outside into your garden patio with fence, added gate and planting beds you can customize!

The attached 2 car garage offers storage nook, keypad entry, newer opener, new springs & stairs to attic storage.

The 1st floor primary bedroom enjoys a walk-in closet and ensuite full bath with remodeled step-in shower with safety bar, tile-look vinyl floor, newer vanity with onyx countertop, newer light, medicine cabinet and linen closet.

Recent updates include fresh paint and new carpeting!

This well maintained community boasts access to walking paths within the Golf Village community, a clubhouse with fitness center and social room plus an outdoor pool.



Private Garden Patio with Fence and Gate



Kitchen



Dining Room



Living Room

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Primary Bedroom



Primary Bathroom



Guest Bedroom

## Details for 3717 Stoneway Point

- Community: Stone Bridge at Golf Village in Powell
- Epcon's "Chateau" floorplan with 3 bedrooms, 2.5 bathrooms, garden patio and 2 car attached garage
- Open kitchen with oak cabinetry, neutral countertops, canned lighting, pantry closet, laminate flooring and room for a dinette table or hutch
- Primary bedroom offers ceiling fan, neutral carpet, walk-in closet & ensuite full bath w/remodeled step-in shower with safety bar, linen closet, tile-look vinyl flooring, medicine cabinet and newer vanity with onyx countertop
- Guest bedroom offers two windows, walk-in closet, ceiling fan and carpet
- Half bathroom in hallway includes single sink vanity, newer vinyl floor and medicine cabinet
- The 2nd floor can be bedroom/bonus suite and offers neutral carpet, ceiling fan, walk-in closet, ensuite full bath with tub/shower combo, vinyl floor, linen closet and single sink vanity
- Living room offers vaulted ceiling, ceiling fan and gas log fireplace with tile hearth and surround
- New roofs and gutters in 2024
- Full view storm door at front entry
- Fresh paint and new neutral carpeting
- Desirable interior location
- Ring Doorbell
- Newer custom window treatments throughout
- Enjoy privacy on your patio framed by the fence, added gate and fill in pieces
- Attached 2 car garage w/keypad entry, storage nook, stairs to attic storage, newer opener and new springs
- Community clubhouse offers fitness room, full kitchen and swimming pool
- Newer HVAC (2019) serviced by Atlas Butler maintenance program
- Newer hot water tank (2019)
- Access to Golf Village walking paths
- Olentangy Schools - Delaware County
- Square footage: 1,756
- Year built: 2002
- 2025: \$409.89/month HOA fee;  
2026: \$427/month HOA fee
- Golf Village Reserve fee \$250
- Reserve fee of 2 x HOA is due at closing
- \$6,339/year property taxes
- Original contribution reimbursement: \$322
- \$200 transfer fee
- MLS# 225027503

**Offered at \$374,900**

Information is deemed to be reliable  
but not guaranteed



Half Bathroom



2nd Floor  
Bedroom/Bonus Suite



2nd Floor Full  
Bathroom



Garden Patio



Laundry Room



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