



# 6931 Rothwell Street

## New Albany, Ohio 43054

### Woods at Sugar Run



Rarely available Epcor built "Colonnade" floorplan offers 2 bedrooms, den, 2 full bathrooms, private courtyard and 2.5 car attached garage! Located in the desirable Woods at Sugar Run, convenient to shopping, restaurants, entertainment and John Glenn International Airport.

The open kitchen features cherry cabinetry, Corian countertops, tile backsplash, under cabinet lighting, cathedral ceiling, canned lights and pantry closet. The large island features additional storage, double bowl sink, newer disposal and breakfast bar seating. The SS GE appliances include built-in microwave, smooth top electric range, side by side fridge with door features and dishwasher. The laundry room is steps from the kitchen and offers added utility sink, shelves and room for storage. The full size washer and dryer are negotiable.

The open floorplan offers engineered hardwood flooring in the kitchen and dining room. New neutral carpeting and pad have just been installed in the living room, den and both bedrooms. A gas log fireplace with tile hearth and surround with mantel highlights the living room along with vaulted ceiling, lighted ceiling fan and sliding glass doors leading to the private fenced courtyard. The dining room enjoys courtyard views and a custom light fixture.



Kitchen



Kitchen

The primary bedroom suite has a vaulted ceiling, lighted ceiling fan, sliding glass doors to the courtyard and a spacious walk-in closet. The ensuite full bathroom offers a double sink vanity, tile floor, medicine cabinet, safety bars and tiled shower with corner seat.

The guest bedroom is located on the other side of the home for additional privacy and features a lighted ceiling fan and double door closet. The nearby full guest bath offers single sink vanity, tub/shower combo, safety bars and tile floor.

The private courtyard extends your living space and offers a large patio area, gas fire pit and planting beds you can customize. Enjoy the community walking paths and ponds, clubhouse with fitness room and swimming pool!



Living Room



Dining Room

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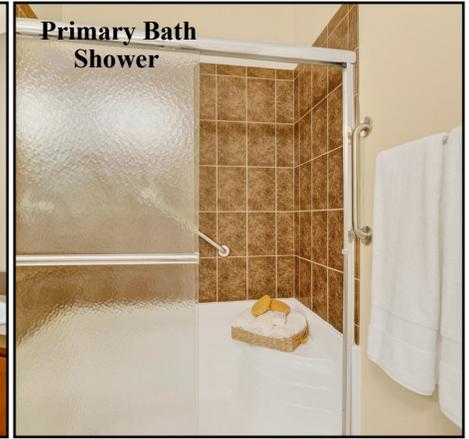
**Primary Bedroom**



**Primary Bathroom**



**Primary Bath Shower**



## Details for 6931 Rothwell Street

- Woods at Sugar Run
- Epcos "Colonnade" floorplan
- 2 bedrooms, den, 2 full bathrooms and attached 2.5 car garage
- Fenced private courtyard with large patio area, gas fire pit and rear gate
- Primary bedroom suite offers walk-in closet, vaulted ceiling, neutral carpet, lighted ceiling fan, sliding glass door access to courtyard, full bathroom with double sink vanity, tiled shower with corner seat, medicine cabinet, tile flooring and safety bars
- Open kitchen offers cherry cabinets, Corian countertops, tile backsplash, under cabinet lights, vaulted ceiling, canned lights and pantry closet
- Kitchen island features additional storage, double bowl sink and breakfast bar seating
- GE SS appliances include built-in microwave, side by side fridge, smooth top electric range and dishwasher
- Enjoy engineered hardwood flooring in kitchen and dining room
- The living room features a gas log fireplace with tile hearth & surround, mantel, vaulted ceiling, lighted ceiling fan, new carpeting and sliding glass doors leading to your private courtyard
- Custom window treatments throughout
- Laundry room includes added utility sink, shelves, vinyl floor and negotiable full size washer and dryer
- Den/office features new carpet and custom built-in desk and shelves, large windows and double French door entry
- Lever style door handles
- Covered front entry offers full view storm door, transom window, tiled foyer and convenient guest closet
- Oversized 2.5 car attached garage has just been updated with new insulated overhead garage door and offers built-in cabinets, keypad entry, stairs to attic storage and longer driveway
- Central air conditioning; gas forced air furnace; gas hot water heater
- Franklin County
- Square footage: 1,547 per builder
- Year built: 2009
- 2026 HOA fee: \$422/month
- \$4,604 property taxes (2024)
- Capital reimbursement to seller \$500
- \$411 HOA transfer fees
- MLS# 225044239

**Offered at \$384,900**

Information is deemed to be reliable but is not guaranteed

**Guest Bedroom**



**Guest Bathroom**



**Den or Office**



**Laundry Room**



**Private Courtyard**



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