

Broker Co-op  
Offered

# 3731 Stoneway Point

Powell, Ohio 43065

## Stone Bridge at Golf Village



Clubhouse



Community Pond



Kitchen

Discover Epcon's very desirable "Abbey" floorplan in a well established Powell community, convenient to area shopping, The Columbus Zoo and Downtown Powell!

Single floor living features 2 bedrooms, 2 full bathrooms, 4 season sunroom, paver patio and attached 2 car garage. Spacious floorplan offers open concept kitchen, living and dining rooms with vaulted ceilings and ceiling fans.

Recent improvements include new roofs and gutters (2024), new wall paint, new flooring throughout, newer thermostat, new front door and newer toilets!

The bright kitchen enjoys oak cabinetry with accent lighting above, newer faucet and disposal, vaulted ceiling, canned lights, new wood-look vinyl flooring, pantry closet and long breakfast bar counter. The new Whirlpool stainless steel appliances includes a built-in microwave, dishwasher, smooth-top electric range and side by side fridge with door features. Adjacent to the kitchen is the laundry room with full size washer and dryer (conveys), shelf and new vinyl flooring. The newer hot water tank also has a newer expansion tank.

The living room showcases new carpet, a vaulted ceiling and lighted ceiling fan with a gas log fireplace, tile hearth and surround, mantel and 65" TV with mounting (remains). Double French doors lead to the 4 season sunroom with new neutral carpet, vaulted ceiling and lighted ceiling fan.

This well maintained home features 2" plantation style blinds, pleated shades, white trim, 6 panel doors and lever style door handles.

The spacious primary suite offers walk-in closet and full bathroom with single sink vanity, newer high-rise toilet, tiled step-in shower, medicine cabinet and linen closet.

Split floor plan for privacy! The guest bedroom is steps away from 2nd full bath which offers tub/shower combo, newer high-rise toilet, new vinyl flooring and linen closet.



Kitchen



Dining Room -  
Virtually Staged

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**Primary Bedroom -**  
Virtually Staged



**Primary Bathroom**



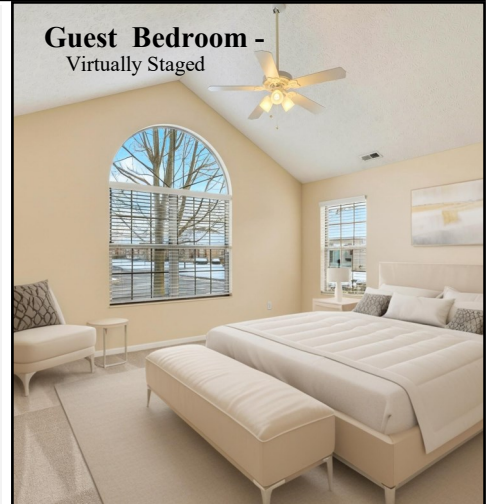
**Primary Walk-in Closet**

## Details of 3731 Stoneway Point

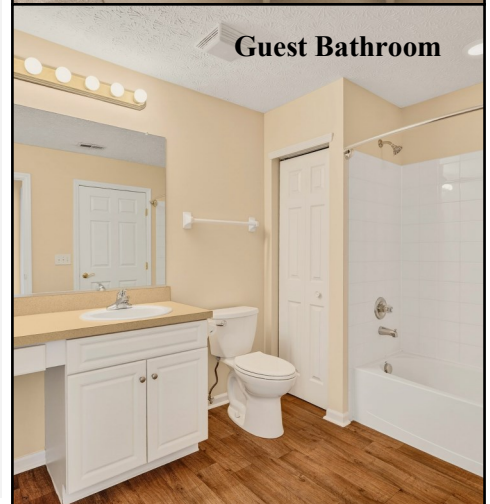
- Access to Golf Village walking paths
- Beautiful kitchen with oak cabinetry, vaulted ceiling, canned lights, newer faucet and disposal, double bowl SS sink and new vinyl flooring
- The convenient breakfast bar offers additional seating or serving space and separates the kitchen and dining room
- The new Whirlpool SS appliances include built-in microwave, dishwasher, smooth-top electric range and side by side refrigerator with door features
- Enjoy new wood-look vinyl flooring in the kitchen, laundry room & both baths
- New neutral carpeting and pad has just been installed in the dining and living rooms, sunroom and both bedrooms
- Laundry room has full size washer and dryer (conveys) and a storage shelf
- Front entry offers new front door, added full view storm door and tile flooring in the foyer
- Primary bedroom offers vaulted ceiling, lighted ceiling fan, walk-in closet and full bathroom with tiled step-in shower, single sink wide vanity, newer high-rise toilet, medicine cabinet and linen closet
- Living room features gas log fireplace with tile hearth and surround, mantel, vaulted ceiling with lighted ceiling fan
- Adjacent to the living room is the 4 season sunroom with double French door entry, vaulted ceiling, new carpet, and lighted ceiling fan; this extra space can be used as an office, TV room or additional living space - your choice!
- 2 car attached garage with keypad entry and pull down stairs to attic storage
- Furnace, A/C and gas fireplace have all been recently serviced
- New roofs & gutters - 2024
- Living room mounted 65" TV conveys
- Newer hot water tank & expansion tank
- Interior location within the community
- Lovely brick paver patio addition
- Clubhouse with gathering room, full kitchen, fitness room and heated pool
- Delaware County - Olentangy Schools
- 1,500 square feet (including sunroom)
- Year built: 2003
- \$464.22/month HOA fee - 2025
- \$484/month HOA fee - 2026
- \$6,515/year property taxes
- HOA transfer fees \$200
- Reserve contribution fee \$342
- MLS#225044900

**Offered at \$369,900**

Information is deemed to be reliable  
but not guaranteed



**Guest Bedroom -**  
Virtually Staged



**Guest Bathroom**



**4 Season Sunroom**



**Living Room -**  
Virtually Staged



**Laundry Room**



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