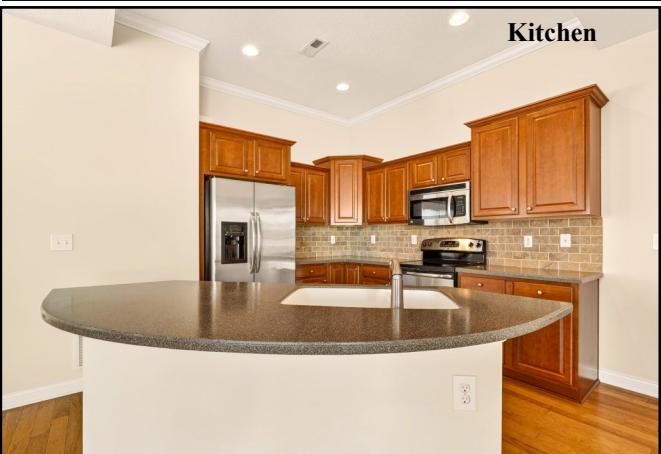




# 5162 Hayden Woods Lane

## Hilliard, Ohio 43026

### Woods at Hayden Run



Rarely available Epcon built "Bramante" floorplan offers 2 bedrooms, 2 full bathrooms, private courtyard and 2.5 car attached garage! Located in the desirable Woods at Hayden Run, convenient to area shopping, restaurants and downtown Hilliard.

The kitchen features staggered maple cabinets, Corian countertops, subway pattern tile backsplash, canned lights, crown molding, new disposal and walk-in pantry. The large island features a double bowl sink and breakfast bar seating. The GE stainless steel appliances include smooth top electric range, built-in microwave, dishwasher and side by side fridge with door features. The laundry room is steps from the kitchen and offers 42" white built-in cabinets, added utility sink and full size washer and dryer (convey).

The open floorplan offers engineered hardwood flooring in the kitchen, dining and living rooms. The living room features a vaulted ceiling, lighted ceiling fan and sliding glass doors leading to the private fenced courtyard. The dining room enjoys courtyard views. The upgraded trim package, upgraded baseboards and crown molding add finishing touches to this home.

The primary bedroom suite features a vaulted ceiling, neutral carpet, lighted ceiling fan, sliding glass doors to the courtyard and a walk-in closet. The ensuite full bathroom offers raised double sink Corian vanity, tiled shower with sliding glass doors, tile floor, high-rise elongated toilet and linen closet.

Enjoy privacy with the split bedroom plan! The guest bedroom features neutral carpet and a walk-in closet. The nearby full guest bathroom offers Corian single sink vanity, tub/shower combo, medicine cabinet & tile floor.

The private fenced courtyard extends your living space and offers a large patio area. Premium location overlooking community pond!



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## Details for 5162 Hayden Woods Lane

- Woods at Hayden Run
- Epcon's "Bramante" floorplan
- 2 bedrooms, 2 full bathrooms and attached 2.5 car garage
- Premium location overlooking community pond
- Primary bedroom suite offers walk-in closet, neutral carpet, lighted ceiling fan, sliding glass door access to courtyard, full bathroom with Corian raised double sink vanity, shower with glass doors, tile floor, high-rise elongated toilet and linen closet
- Open kitchen with staggered cabinetry, Corian countertops, tile backsplash, new disposal, canned lights and large walk-in pantry
- Kitchen island offers double bowl sink, storage and breakfast bar seating
- GE Stainless steel appliances include side by side refrigerator with door features, built-in microwave, smooth top electric range and dishwasher
- Enjoy engineered hardwood floors in the kitchen, living and dining rooms
- Guest bedroom offers walk-in closet and is steps from guest bathroom with Corian raised vanity, tile floor, high rise elongated toilet & tub/shower combo
- Neutral carpet in bedrooms and tile flooring in both bathrooms
- Laundry room includes added utility sink, 42" white cabinets, and full size washer/dryer (convey)
- Newer expansion tank on hot water heater
- Upgraded trim package, upgraded baseboards, casing and crown molding
- Lever style door handles
- Convenient guest closet at entry
- 9-10 foot ceilings throughout
- Custom window treatments
- Oversized 2.5 car attached garage is 24 feet deep and offers keypad entry and added stairs to attic storage
- Covered front porch
- Self-storing storm door
- Gas forced air heat, gas hot water heater and central air conditioning
- Franklin County
- Square footage: 1,400 per builder
- Year built: 2010
- \$425/month Association fee
- \$4,075 property taxes
- Buyer to pay 2x HOA at closing
- \$350 HOA transfer fee
- MLS#225045908

**Offered at \$350,000**

Information is deemed to be reliable  
but is not guaranteed



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