



# 695 Old Dover Road

## Westerville, Ohio 43082

### *Villas at Canterbury Woods*



Nestled among mature trees, this spacious Epcon built "Abbey" floorplan offers 2 bedroom, 4 season sunroom, 2 full bathrooms and attached 2 car garage! Located in the desirable Villas at Canterbury Woods, convenient to area shopping, golf, restaurants and Uptown Westerville.

The bright kitchen enjoys oak cabinetry with accent lighting above, newer disposal, vaulted ceiling, canned lights, new wood-look LVP flooring, extra cabinet package, pantry closet and long breakfast bar counter. The new 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 (convey), shelf and new LVP flooring.

Beyond the laundry room is a storage room which can be used for holiday decorations, additional pantry or even a small office!

**Kitchen**



The living room showcases new carpet, a vaulted ceiling and new lighted ceiling fan with a gas log fireplace, tile hearth and surround and mantel. Double French doors lead to the 4 season sunroom with new neutral carpet, vaulted ceiling and lighted ceiling fan. This well maintained home features custom window treatments, white trim, 4 panel doors and lever style door handles.

The spacious primary suite offers new carpet, vaulted ceiling, Palladian style window, walk-in closet and full bathroom with single sink vanity, high-rise toilet, tiled step-in shower with glass sliding doors, new LVP flooring, medicine cabinet and linen closet.

Split bedroom plan for privacy! The guest bedroom features new carpet, vaulted ceiling, two windows and is steps away from 2nd full bath which offers tiled tub/shower combo, high-rise toilet, new LVP flooring, medicine cabinet and linen closet.

Relax on the patio featuring a privacy fence and brick pavers while you enjoy coffee or a glass of wine!

**Kitchen**



**Dining Room -**  
Virtually Staged



**Living Room -**  
Virtually Staged



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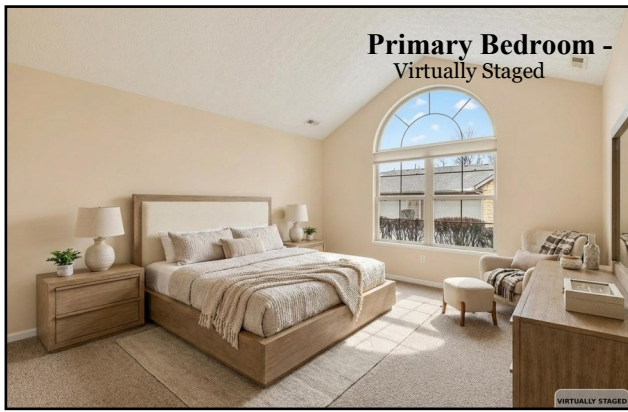
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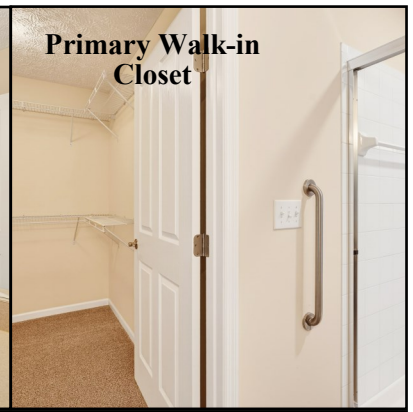




**Primary Bedroom -**  
Virtually Staged



**Primary Bathroom**



**Primary Walk-in  
Closet**

## Details of 695 Old Dover Road

- Villas at Canterbury Woods
- Epcon's "Abbey" ranch floorplan
- Offers 2 bedrooms, 4 season sunroom, 2 full bathrooms, attached 2 car garage
- Beautiful kitchen with oak cabinetry, vaulted ceiling, extra cabinet package, canned lights, newer disposal, double bowl stainless steel sink, pantry closet and new LVP flooring
- The convenient breakfast bar offers additional seating or serving space and separates the kitchen and dining room
- The new stainless steel appliances include built-in microwave, dishwasher, smooth-top electric range and side by side refrigerator with door features
- Enjoy new LVP flooring in the kitchen, laundry room, storage 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 (convey) and a storage shelf and a door to close to minimize noise
- Fresh wall paint throughout
- Primary bedroom offers vaulted ceiling, new carpet, walk-in closet and full bathroom with tiled step-in shower, single sink wide vanity, high-rise toilet, medicine cabinet and linen closet
- 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 a home office, TV room or additional living space
- 2 car attached garage with keypad entry and pull down stairs to attic storage
- Both bedrooms feature walk-in closets
- Newer roof - 2025
- Safety bars in the primary bathroom
- Private location within the community
- Lovely brick paver patio addition
- Clubhouse with gathering room, full kitchen, fitness room and heated pool
- Delaware County
- Westerville City Schools
- 1,476 square feet (including sunroom)
- Year built: 2005
- Buyer pays 2 x HOA fees at closing
- \$390/month HOA fee - 2026
- \$5,104/year property taxes
- HOA transfer fees \$100
- Capital reimbursement to seller \$500
- MLS#226002159

**Offered at \$397,500**

Information is deemed to be reliable  
but not guaranteed



**Guest Bedroom -**  
Virtually Staged



**Guest Bathroom**



**4 Season Sunroom -**  
Virtually Staged



**Paver Patio**



**Laundry Room**



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