

**Broker Co-op
Offered!**

10502 Clare Way Plain City, Ohio 43064 *Courtyards at White Oaks*



Stunning Epcon Model Home now available for purchase with lease option through December. The “Provenance” ranch floorplan features 2 bedrooms, den, sitting room, 2.5 bathrooms and 3 car garage on a lovely treed lot. Over \$350k in premium upgrades include Pella windows, Kraftmaid cabinetry, GE appliances, custom lighting, ceiling beams in living room, California custom primary closet and more! Prepare to fall in love!

Gourmet kitchen offers glass stacked cabinets to the ceiling on top of solid door cabinets, soft close drawers and doors, 36” wood hood vented to exterior, puck lights in glass door cabinets, Quartz countertops, tile backsplash, under cabinet lighting, walk-in pantry and tray ceiling. The huge contrasting island features an apron farm sink, storage, pendant lights and breakfast bar seating. The upgraded GE stainless steel appliances include side by side counter depth fridge with bottom drawer freezer, 36” gas cooktop, two drawer dishwasher and double wall ovens with Advantium. Off the kitchen is the mudroom with a coat closet and added custom bench and cabinets.



The kitchen is open to the living space which features a vaulted ceiling with beams, 42” gas linear fireplace with LED lighting and touch remote on a cultured stone face and returns, floating wood mantel and 12 foot wide multi-slide patio door to access your private courtyard. Upgrades in the fenced courtyard include a brick paver patio, artificial pet turf, professional landscaping, stepping stones, cedar pergola and two plant walls. Perfect for entertaining on a lovely summer day!

Off the living space through 8’ tall glass French double doors you will find a den/office with a gas log fireplace, tile surround and mantel on a shiplap accented wall, built-in wet bar with sink, beverage fridge, cabinets and tile backsplash - very cozy!



The primary suite features ceiling beams, sitting room with access to the courtyard, amazing ensuite full bathroom with free standing tub and zero threshold shower and linear drain, separate sinks, water closet and spacious walk-in closet with California style built-ins.

Must see to appreciate the level of customization!

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Courtyards at White Oaks**



Offered at \$1,146,000
Information is deemed to be reliable
but is not guaranteed

**10502 Clare Way
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Courtyards at White Oaks**



- **Stunning Model Home in popular Courtyards at White Oaks in Plain City**
- **“Provenance” ranch floorplan offers 2 bedrooms, office/den, sitting room, 2.5 baths, private fenced courtyard and attached 3 car garage**
- **Universal design interior doors and halls are wider**
- **Gourmet kitchen with Kraftmaid glass stacked cabinets to the ceiling on top of solid door cabinets, Quartz countertops, tile backsplash, under cabinet lighting and contrasting island with storage, pendant lights and breakfast bar seating**
- **High end finishes throughout including 7.5” wide plank laminate flooring in living areas & bedrooms, smooth drywall ceilings, solid core interior doors, upgraded trim package and lighting, closet built-ins, 2 gas fireplaces, GE SS appliances & 2 owner suites**
- **3,196 square feet**
- **Year built: 2024**
- **Union County**
- **Dublin City Schools**
- **2024 property taxes \$13,383/year**
- **\$300/month HOA fees**
- **MLS 226007795**



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10502 Clare Way - UPGRADES & FEATURES:



KITCHEN

Deluxe Kraftmaid cabinets with both solid and glass doors in “Translucent Driftwood”
Quartz countertops and tile backsplash
Under cabinet lighting and puck lights in glass front cabinets
Soft close drawers and cabinets
Contrasting island with storage, apron farm sink, pendant lights and breakfast bar seating
GE Café series stainless steel appliances with counter depth side by side fridge, double Advantium ovens and double drawer dishwasher
Walk-in pantry with 8’ tall clear glass pane door and built-ins

LIVING ROOM

Vaulted ceiling with decorative stained beams
42” linear gas fireplace with LED lighting, glass front, mantel and touch remote on floor to ceiling stacked stone
12’ wide multi-slide patio door to courtyard

DEN/OFFICE

Gas log fireplace with tile surround and mantel on shiplap wall
Built-in wet bar with upgraded cabinetry, sink, quartz countertop, tile backsplash and beverage center fridge
French double doors

PRIMARY BEDROOM SUITE

Added sitting room with barn doors and access to courtyard
Ensuite full bathroom with free-standing tub, separate sinks, quartz countertops, water closet, transom windows, zero threshold tiled double shower with linear drain, tile flooring, soft close drawers and framed mirrors
Spacious walk-in closet with lavish California-style built-ins

2nd BEDROOM SUITE

Split plan for privacy
Generously sized room with lighted ceiling fan, walk-in closet and ensuite full bathroom with double sinks, Quartz countertops, framed mirror, zero threshold tiled shower with glass door and tile flooring

UTILITY ROOM

Well appointed laundry station with cabinetry, quartz countertop, sink, transom window and tile flooring

MUDROOM

Entrance from the garage
Built-in bench and cabinets and coat closet

GARAGE

Accommodates 3 cars with one side stacked
Pull down stairs to attic storage
Keypad entry

COURTYARD

Fenced private area with brick paver patio, artificial pet turf, stepping stones, cedar pergola and cedar plant walls
Professional landscaping

THROUGHOUT THE HOME

Situated on a treed lot overlooking greenspace
Universal Design offers wider interior doors and hallways
Guardian Smart home security system
Laminate 7.5” plank flooring in “Beachwood” in all living areas and bedrooms
Front door electronic deadbolt with Z-Wave technology
Smooth drywall ceilings throughout the home
8’ tall interior solid core doors
Pella windows
Upgraded trim package - baseboards, casing, jamb/case all windows and crown moulding
Upgraded light fixtures throughout the home
Both bedrooms are designed to be primary suites with walk-in closets and full bathrooms

COURTYARDS AT WHITE OAKS

Enjoy the community bike and walking paths, garden plots, pickleball and firepit! The clubhouse offers fitness room, gathering space and swimming pool.