



298 Waterside Drive

Delaware, Ohio 43015
Village at North Falls



Epcon built "Abbey" floorplan in popular Village at North Falls in Delaware! Beautiful ranch condo with pond views offers open living/dining rooms with vaulted ceilings, 2 bedrooms, 2 full bathrooms, 4 season sunroom and 2 car attached garage with attic storage. Close to shopping, medical offices and restaurants!

The bright open kitchen features soft white cabinetry, neutral countertops, canned lights, vaulted ceiling, pantry closet and long breakfast counter. The LG stainless steel appliances include a side by side fridge with door features, smooth-top electric range, built-in microwave and dishwasher.

The kitchen, dining and living rooms, sunroom and bedrooms feature newer engineered hardwood flooring. Both bathrooms have new vinyl flooring. Custom window treatments and fresh wall paint throughout!



Patio

The kitchen is open to the dining and living rooms where vaulted ceilings, lighted ceiling fan and numerous windows create a welcoming place to gather. The gas log fireplace features a mantel and tile hearth and surround.

The 4 season sunroom offers French double door entry, vaulted ceiling, lighted ceiling fan and windows on 3 sides.

The primary bedroom enjoys a large Palladian style window, vaulted ceiling, walk-in closet and ensuite full bath with tiled step-in shower, new flooring, single sink vanity, medicine cabinet and linen closet. Split bedroom plan for additional privacy!

Enjoy this low maintenance community with walking paths and a Clubhouse with outdoor pool, gathering space, full kitchen and fitness room. Ready for a new owner!

Offered at \$369,900



Kitchen



Kitchen



Living Room

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Primary Bedroom



Primary Bathroom



Guest Bedroom



Details for 298 Waterside Drive

- Community: Village at North Falls in Delaware
- Epcor's "Abbey" ranch floorplan with 2 bedrooms, 2 bathrooms, 4 season sunroom and 2 car attached garage
- Open kitchen with white cabinetry, vaulted ceiling, extra cabinets, canned lights, neutral countertops, engineered hardwood flooring, pantry closet and SS double bowl sink
- Convenient breakfast bar offers additional seating or serving space and separates the kitchen and dining room
- The LG stainless steel appliances include a side by side fridge w/door features, smooth-top electric range, built-in microwave and dishwasher
- Enjoy engineered hardwood flooring in living areas and bedrooms with new vinyl flooring in both bathrooms
- Laundry room has room for a full size washer and dryer, storage shelf and a door to close to minimize noise
- Fresh wall paint throughout
- Primary bedroom offers large window, generous walk-in closet and ensuite full bathroom
- Primary bath features a single sink wide vanity, linen closet, new flooring, medicine cabinet and tiled step-in shower with sliding glass doors

- Adjacent to the living room is the 4 season sunroom with double French door entry, vaulted ceiling and lighted ceiling fan; this extra space can be used as a home office, TV room or additional living space
- Living room features lighted ceiling fan, vaulted ceiling, cozy gas log fireplace with tile hearth & surround & mantel
- Pretty location with trees and pond view
- Both furnace and A/C have been replaced within 5 years
- Newer gas hot water heater
- Attached oversized 2 car garage with keypad entry & stairs to attic storage
- The Community offers walking paths, clubhouse with gathering room, full kitchen, fitness room and outdoor pool
- Delaware County - Olentangy Schools
- Square feet: 1,565 per builder
- Year built: 2005
- Buyer reserve contribution is 2x HOA
- \$510/month HOA fee
- \$5,113 /year property taxes
- Capital reimbursement to seller \$330
- \$150 transfer fee
- MLS# 226007470

Offered at \$369,900
Information is deemed to be reliable but not guaranteed

Guest Bathroom



Dining Room



Extra Cabinets



4 Season Sunroom



Laundry Room



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