

Broker Co-op
Offered!

240 Waterside Drive Delaware, Ohio 43015 *Village at North Falls*



Beautifully updated Epcon built ranch condo offers 2 bedrooms, den, 4 seasons sunroom, 2 full bathrooms and 2 car attached garage. Appreciate the peaceful pond views in a premium location within the community of Village at North Falls - convenient to golf, shopping and restaurants!

The bright, open kitchen offers cherry stained cabinets, tile backsplash, under cabinet lighting, newer double bowl SS sink, faucet and disposal, added cabinet package, Quartz countertops, pantry closet, canned lights on a vaulted ceiling and breakfast counter. The stainless steel appliances include side by side refrigerator with door features, smooth top electric range, built-in microwave and dishwasher.

Enjoy the 4 seasons sunroom with windows on 3 sides, vaulted ceiling, lighted fan, newer textured carpet and double doors.

Newer features of the home include furnace and A/C (2019), kitchen update (2020), updated primary bath (2017), Rosati windows (2022), LVP flooring in main living areas (2022) and custom blinds (2022). New roofs are scheduled to be installed in 2026.

The living room offers a vaulted ceiling, ceiling fan and a cozy gas log fireplace with mantel and newer tile hearth and surround and pleated shades. Adjacent is the dining room with custom chandelier.

The primary bedroom offers a vaulted ceiling, lighted ceiling fan, walk-in closet, full ensuite with double sink vanity with onyx countertops, newer cabinets, custom mirrors, custom lights, linen closet and water closet with high-rise elongated toilet and revamped shower with onyx material and bench seat.



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This lovely home has been meticulously maintained with thoughtful updates. The guest bedroom offers a vaulted ceiling, ceiling fan, carpeting and is just steps from the guest full bathroom with tiled tub/shower combo, medicine cabinet, tile floor, newer light fixture, custom mirror and onyx countertop. The split bedroom plan offers privacy! The laundry room features LVP flooring, Maytag washer and dryer (convey) and added shelves in the closet. Upgrades in the attached garage include a phantom screen door, freezer (which can remain), ceiling racks and keypad entry.



- Built in 2005
- \$5,332/year property taxes
- MLS 226013002
- Epcon built "Canterbury" floorplan
- Olentangy Schools
- Community offers clubhouse with gathering space, full kitchen, fitness room and outdoor pool
- Close to downtown Delaware's shops and dining and easy access to Columbus via US-23
- * 1,700 square feet per builder
- * HOA fee \$510/month
- * Capital reimbursement to seller \$330
- * Lever style door handles
- * Patio area and self-storing storm door at front entry

Offered at \$415,900

Information is deemed to be reliable but not guaranteed

