

Broker Co-op
Offered

136 Villamere Drive

Columbus, Ohio 43213
Villas at Broadmere



itally Altered

Epcon built "Chateau" floorplan in popular Villas at Broadmere! Beautiful two story condo with 3 bedrooms, 2.5 bathrooms, garden patio with privacy fence and 2 car attached garage with attic storage above. Great location - convenient to John Glenn International Airport, hospital, shopping and restaurants!

Enjoy the bright open kitchen offering oak cabinetry with plant shelf above, Quartz countertops, tile backsplash, pantry, extra cabinet package, newer disposal, refaced cabinets, newer hardware and breakfast counter with bead board accent. The SS appliances include a new side by side fridge and new dishwasher, newer electric smooth top range and built-in microwave. Adjacent to the kitchen is the laundry room with room for a full size washer and dryer. Ample light is provided by canned lighting in the kitchen and dining room.

The kitchen is open to the dining and living rooms where vaulted ceilings and numerous windows create a welcoming place to gather. The central feature in the living room is the cozy gas log fireplace with tile hearth and surround and mantel. Matching tile flooring can be found at the front door entry with transom window above.

The garden patio features a spacious outdoor area on the tree line, perfect for entertaining! A motorized awning and privacy fence ensure a comfortable environment.

The kitchen, laundry room, living and dining rooms and hallway feature brand new LVP flooring. All bedrooms feature freshly cleaned neutral carpeting. Additional amenities include lighted ceiling fans, custom window treatments, self-storing storm door and fresh paint!

The Community offers a clubhouse with outdoor pool, gathering space, full kitchen and fitness room.

Offered at \$285,900



Kitchen



Kitchen



Living Room



Dining Room

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Primary Bedroom



Primary Bathroom



Guest Bedroom

Details for 136 Villamere Drive

- Community: Villas at Broadmere
- Epcon's "Chateau" floorplan with 3 bedrooms, 2.5 bathrooms and 2 car attached garage
- Open kitchen with oak cabinets, Quartz countertops, canned lights, tile backsplash, added cabinet package, new SS fridge and dishwasher, newer smooth top electric range & microwave
- Primary bedroom with walk-in closet, ensuite bathroom with updated tiled step-in shower, single sink vanity, newer faucet, LVP flooring, linen closet and medicine cabinet
- Guest bedroom offers walk-in closet, neutral carpet and two windows
- Half bathroom in 1st floor hallway with bead board accent, newer faucet, refaced cabinet & medicine cabinet
- 2nd floor suite can be 3rd bedroom, bonus room or home office - large space with walk-in closet, carpet, full bathroom with updated tub/shower (2021), newer faucet, LVP flooring and linen closet
- Vaulted ceilings in living room with lighted ceiling fan and gas log fireplace with mantel & tile hearth and surround
- Recently painted throughout
- New Rosati windows - 2017
- Sunsetter power awning - 2019
- Laundry room with shelves and space for full size washer and dryer
- Ample storage with 3 walk-in closets
- Added self-storing storm door
- New HVAC - 2022
- New hot water tank - 2024
- Gated community
- Premium interior location at tree line
- Attached 2 car garage w/keypad entry and pull down stairs to attic storage; door opener replaced in 2020
- Community clubhouse offers fitness room, full kitchen and swimming pool
- Gahanna Jefferson schools
- Central A/C
- Gas water heater
- Forced air/gas furnace
- Franklin County
- Square footage: 1,964
- Year built: 2002
- \$362/month Association fee
- \$3,630/year property taxes
- Capital reimbursement to seller \$276
- \$200 HOA transfer fees
- MLS# 226018007

Offered at \$285,900

Information is deemed to be reliable but not guaranteed



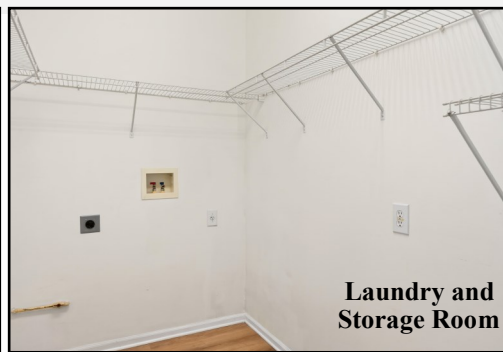
Half Bathroom



2nd Floor Suite



Garden Patio



Laundry and Storage Room



2nd Floor Full Bathroom

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