

Broker Co-op
Offered!

7228 Falls View Circle Delaware, Ohio 43015 *Village at North Falls*



Beautiful Epcon built ranch condo offers 2 bedrooms, den, 4 seasons sunroom, 2 full bathrooms and 2 car attached garage. Appreciate the mature trees and community ponds within the Village at North Falls - close to shopping, restaurants and hospitals!

The bright, open kitchen offers a vaulted ceiling, cherry stained cabinets, Corian countertops with integrated sink, pantry closet, canned lights, convenient breakfast counter and built-in matching hutch with Corian countertop.

The GE stainless steel appliances include side by side refrigerator with door features, electric smooth top range, built-in microwave and dishwasher.

Enjoy the 4 seasons sunroom with windows on 3 sides, vaulted ceiling, lighted fan, engineered wood flooring and double doors.

Features of the home include engineered wood flooring in all main living areas, new carpet and pad in the bedrooms, new high-rise elongated toilets, fresh wall paint throughout, new vinyl flooring in both bathrooms, 2" Plantation style blinds and a June 2026 HVAC check up (all is well!).

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 tile hearth and surround.

Adjacent is the dining room with custom chandelier.

The primary bedroom offers a vaulted ceiling, ceiling fan, walk-in closet, full ensuite with double sink vanity, custom lights, linen closet and separate water closet with new high-rise elongated toilet and tiled shower with sliding glass doors and a bench seat.

Andrew N. Smith, Realtor
614-207-9700
gocondo@epconcommunities.com

Anita K. Smith, Broker
614-207-2526
asmith@epconcommunities.com



Epcon Realty, Inc.

500 Stonehenge Parkway
Dublin, Ohio 43017



7228 Falls View Circle Delaware, Ohio 43015 *Village at North Falls*

This lovely home has been carefully maintained! The guest bedroom offers a vaulted ceiling, ceiling fan, new carpet and is just steps from the guest full bathroom with tiled tub/shower combo, medicine cabinet, single sink vanity and new vinyl floor. The split bedroom plan offers privacy! The laundry room features a new vinyl floor and room for full size washer/dryer. Enjoy coffee or wine on your paver patio with privacy fence. The front entry features an added full-view storm door and tile foyer. The 2 car garage offers stairs to attic storage and keypad entry.



- Built in 2007
- \$5,666/year property taxes
- MLS 226026970
- 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 plus 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
- * Open concept living space

Offered at \$409,900

Information is deemed to be reliable but not guaranteed

