

Broker Co-op
Offered!

7434 Falls View Circle Delaware, Ohio 43015 *Village at North Falls*



Epcon built "Chateau" floorplan in popular Village at North Falls in Delaware! Beautiful two story condo offers open living and dining rooms with vaulted ceilings, 3 bedrooms, 2.5 bathrooms, fenced garden patio and 2 car attached garage with attic storage. Close to shopping, medical offices and restaurants!

The bright, open kitchen offers white cabinets, double bowl SS sink, newer faucet, added cabinet package, neutral countertops, pantry closet, canned lights and convenient breakfast counter for casual seating or additional serving space. The new GE stainless steel appliances include side by side refrigerator with door features, smooth-top electric range, built-in microwave and dishwasher. Down the hall you will find the laundry room with room for a full size washer/dryer.

Improvements completed in 2026 include LVP flooring in all main living areas and bathrooms, new carpet and pad in bedrooms, fresh paint, high-rise elongated toilets, lighted ceiling fans and 2" Plantation style blinds. Newer features include the hot water heater (2022), glass shower doors (2023) and garage keypad (2023). New roofs are scheduled to be installed in 2026.

The living room offers a vaulted ceiling, lighted ceiling fan and a cozy gas log fireplace with tile surround. Adjacent is the dining room with a vaulted ceiling and canned lights.

The 1st floor primary bedroom offers a lighted ceiling fan, walk-in closet, full ensuite bathroom with single sink vanity, linen closet, medicine cabinet, new high-rise toilet and tiled step-in shower with sliding glass doors.

Offered at \$379,900



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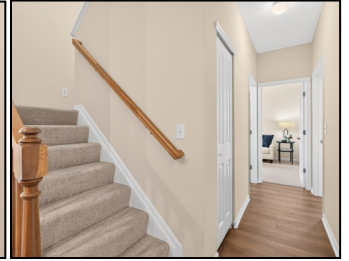
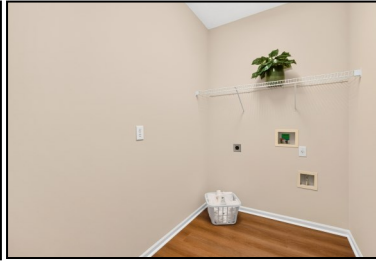
Epcon Realty, Inc.

500 Stonehenge Parkway
Dublin, Ohio 43017



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This spacious condo lives like a single family home but the low maintenance convenience of an established condo community. The 1st floor guest bedroom offers a lighted ceiling fan, walk-in closet and new carpet. Completing the 1st floor is a half bath and hall closet. Upstairs is the bonus suite with a large open bedroom/den, full bathroom with linen closet, tub/shower combo and walk-in closet. The 2 car garage features an additional storage nook. This active community offers numerous social opportunities to meet your neighbors!



- Built in 2005
- \$4,939/year property taxes
- MLS 226032829
- Epcon built "Chateau" floorplan
- Olentangy Schools
- Community offers walking paths, ponds and a clubhouse with full kitchen, fitness room & pool
- Close to downtown Delaware's shops and dining and easy access to Columbus via US-23
- * 1,870 square feet per builder
- * HOA fee \$510/month
- * Capital reimbursement to seller \$330
- * Lever style door handles
- * Patio w/privacy fence & new storm door at front entry

Offered at \$379,900

Information is deemed to be reliable but not guaranteed

