101

Shadymere Lane
Columbus, Ohio 43213
Villas at Broadmere









Beautiful Epcon-built home offers one story living with 2 bedrooms, 4 season sunroom, 2 full bathrooms, 1st floor laundry and 2 car attached garage. Conveniently located in a gated community close to shopping, restaurants, medical offices and I-270.

Well designed kitchen offers white cabinetry, neutral countertops, vaulted ceiling with canned lights, room for a dinette or hutch, LVP flooring and a long breakfast counter for additional seating or serving. The Kenmore appliances include a side by side refrigerator with door features, smooth top electric range, dishwasher and new built-in microwave. Adjacent to the kitchen is the laundry room with added shelves and space for a full size washer/dryer.

The living room offers a vaulted ceiling and ceiling fan and showcases a cozy gas-log fireplace with tile hearth and surround and a deep mantel. Matching tile can be found at the front door foyer. Enjoy LVP flooring in the main living areas, new carpet in the bedrooms and sunroom and new vinyl flooring in both bathrooms.

The primary bedroom features a vaulted ceiling, lighted ceiling fan, walk-in closet and ensuite bathroom with single sink vanity, linen closet, step-in tiled shower with safety bars and elongated toilet.

The split bedroom plan creates privacy! The guest bedroom features a vaulted ceiling, lighted ceiling fan and walk-in closet. The guest bathroom offers single sink vanity, medicine cabinet, linen closet, elongated toilet and tub/shower combo.

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EQUAL HOUSING OPPORTUNITY

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Epcon-built "Abbey" floorplan offers a low maintenance lifestyle in a desirable community! Recent updates include fresh interior paint throughout, new garage door, powerwashing of garage floor and walkway, new door hardware including lever style handles, hinges and door stops, new carpeting in bedrooms, walk-in closets and sunroom, new vinyl flooring in both bathrooms and new window blinds. The roof was replaced about 6 years ago.







- MLS 226039297
- Professionally cleaned
- New gas hot water heater in 2021
- New HVAC (furnace and air conditioner) in 2021
- Community offers clubhouse with gathering space, fitness room and outdoor heated pool
- Convenient to shopping, restaurants and John Glenn International Airport!

*$445/mo. HOA fee; $3,847/yr real estate taxes

Offered at $295,000

Information is deemed to be correct, but not guaranteed

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