Broker Co-op Offered!

6906 Rothwell Street
New Albany, Ohio 43054
Woods at Sugar Run









Rarely available Epcon-built "Promenade with Bonus Suite" free-standing condo offers 3 bedrooms, den, 3 full bathrooms, bonus suite, private courtyard and 2 car attached garage! Located in the desirable Woods at Sugar Run, convenient to shopping, restaurants, entertainment, and John Glenn International Airport.

The light-filled kitchen boasts staggered maple cabinetry, under cabinet lighting, two electric venting skylights, granite countertops, tile floor, canned lights and tile backsplash. The spacious island features additional storage, undermount double sink, pendant lighting and casual dining. The upgraded GE appliances include side by side fridge with door features, double wall ovens, built-in microwave, dishwasher and ceramic electric cooktop.

Just off the kitchen, the laundry room features a utility sink, tile floor, 42" cabinets and Whirlpool washer/dryer.

The living room showcases a gas log fireplace with custom tile and mantel, built-in cabinets and shelves on both sides and transom windows. The adjacent dining room offers built-in cabinets and shelves, custom chandelier and French door access to your courtyard.

The primary suite is a true retreat with a large bedroom, tray ceiling and lighted ceiling fan, walk-in closet with custom organization and French doors to your screened-in porch. The ensuite full bath features a raised double sink granite vanity, L-shaped walk-in shower with custom tile to the ceiling, tile floor and high-rise elongated toilet in separate water closet.

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EQUAL HOUSING OPPORTUNITY

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Enjoy low-maintenance living in beautiful Woods at Sugar Run! This peaceful community features mature trees, ponds with fountains and walking paths. Enjoy your own private fenced courtyard w/stamped concrete patio, retractable awning, decorative arbor and firepit - perfect for entertaining! Throughout the condo, you will find engineered hardwood floors in main living areas and bedrooms. The den showcases a built-in desk and cabinetry, lighted ceiling fan, crown molding and solid doors. The 2nd floor bonus suite offers more living or flex space, a wet bar and full bath.



- MLS 226041144
- 2,769 square feet per builder
- New HVAC in 2025
- *$443/mo. HOA fee; $7,844/yr real estate taxes
- * Built in 2013
- * Whole home generator
- Self-storing storm door and stained glass transom window at front entry
- Upgraded trim package with taller baseboards, crown molding and casing
- Community offers walking paths, clubhouse with gathering space, fitness room, outdoor heated pool and planned social activities

Offered at $589,900

Information is deemed to be correct, but not guaranteed

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