Welcome!

7874 Avaleen Circle N.

kw CAPITAL PARTNERS
KELLERWILLIAMS

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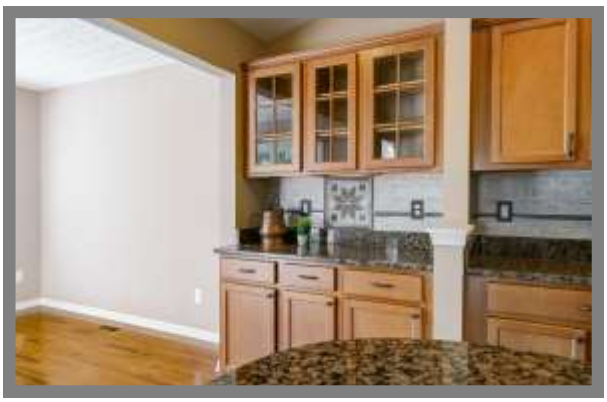

DETAILS

- One Story Patio Home Condominium with Stone & Vinyl Exterior
- Located in Estates at Scioto Crossing II
- Two Car Attached Garage
- Two Bedrooms
- Three Full Baths
- First Floor Owner's Suite
- First Floor Laundry
- Kitchen with Granite Countertops
- Dining Area
- Great Room with Vaulted Ceiling & Gas Log Fireplace
- Finished Lower Level with Full Bath
- Private Deck
- Sump Pump
- Forced Air Gas Furnace
- Central Air
- Year Built - 2012
- Square Feet - 2,144 (Includes finished lower level)
- Parcel #273-012412-00
- Taxes - $8,343.38/yr.
- Community clubhouse, swimming pool, fitness facility & bike/walking path
- HOA Fees - $160/month (Includes common area, lawn care, recreation & snow removal)
- Dublin Schools – www.dublinschools.net
- ABC Home Safe & Gas Line Warranty
- Disclosures Available on MLS

Close proximity to Powell/Sawmill Road amenities including shopping, restaurants, bike paths, Columbus Zoo & Aquarium as well as numerous golf courses. Easy Access to I-270 & major travel roads!

The information in this brochure is deemed reliable, but not guaranteed.

ROOM DESCRIPTION

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Foyer
Hardwood floor, coat closet, overhead light

Great Room **15'6" x 17'3"**
Hardwood floor, painted woodwork, vaulted ceiling, gas log fireplace with stone floor to ceiling surround, raised stone hearth, stone mantle, ceiling fan/light, plantation blinds on windows, open to kitchen and dining area

Kitchen
Hardwood floor, natural wood cabinets, granite countertops, custom tiled backsplash, stainless steel double undermount sink, GE flat cooktop stove, GE built-in microwave above stove, dishwasher, Kenmore side-by-side refrigerator with dispenser, breakfast bar with seating, walk-in pantry, recessed lighting, open to great room & dining area

Dining Area **9'8" x 11'3"**
Hardwood floor, natural woodwork, decorative light fixture, sliding glass doors leading to deck, vertical blinds on sliding glass doors

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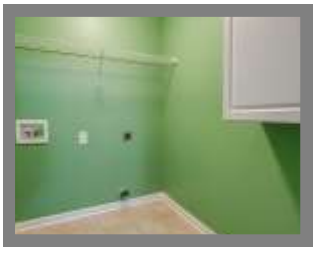
Master Bedroom **14’3” x 23’**
Carpet floor, painted woodwork, ceiling fan/light, walk-in closet, plantation blinds on windows

Master Bath
Vinyl floor, vanity with sink, mirror, light fixture above vanity, shower with sliding glass door, wall cabinet, commode

Bedroom **11’ x 25’4”**
Carpet floor, painted woodwork, ceiling fan/light, (2) closets, plantation blinds on windows

Full Bath
Vinyl floor, vanity with sink, mirror, light fixture above vanity, shower with ceramic tile surround, wall cabinet, commode

Laundry
Vinyl floor, washer/dryer hook-up, shelving, upper cabinet, overhead light



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ROOM DESCRIPTION

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Lower Level

L–Shaped Recreation Room (Approx. 420 sq. ft.)
Carpet floor, painted woodwork, overhead lights

Full Bath
Vinyl floor, vanity with sink, mirror, light fixture above vanity, bathtub/shower, commode

Storage Room

Mechanical/Storage Room
Mechanicals, sump pump, storage

School Info
www.dublinschools.net

High School
Dublin Scioto High School
Middle School
Davis Middle School
Elementary School
Chapman Elementary School

Private Schools
www.privateschoolreview.com

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