

Woods of Sawmill



486 Eagleview Court
MLS 292116

**Shows
Like a
Model!**

Immaculate custom designed 3 bedroom, 2.5 bath ranch is located in Powell within the Olentangy School District.

An ideal layout for entertaining with its oversized kitchen, breakfast area and pass thru to the Living Room!

There are many upgrades including the triple crown molding, canned lighting, and chair rail in the Dining Room.

Relax in the 3 season room or under the retractable awning over the deck. Exceptional curb appeal with well manicured landscaping and charming paver patio!

Professionally finished Recreation Room in the basement.

Within easy reach of recreation, shopping, & dining.

Take a Visual Tour at www.LorriMolnar.com



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Visual Tour at
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MLS 2921116



Living Room

14'6" x 22'6" / Reading Area 10'6" x 13'8"

The generous Living Room extends to include a reading area before opening French doors that access the 3 season Florida Room .



Formal Dining Room

21'4" x 20'

The bay window-like wall is accentuated by the chair rail and triple crown molding.



Kitchen/Breakfast Room

14'6" x 22'6"

The generous kitchen offers a bay window breakfast area and plenty of cabinet and counter space. Features include quartz counter-tops, custom ceramic tile backsplash, canned lights, pass-through to living room affording conversation with guests, and a large window wall for natural light.



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Master Bedroom

13'6" x 17'9"

The main floor master bedroom has crown molding and is neutrally decorated.



Master Bath

Plentiful space on the vanity with white cabinets.



Bedroom 2

11'6" x 14'6"

Soft colors and neutral carpet create a relaxing atmosphere in the second bedroom.



Second Full Bath

The Full Bath has a recessed medicine cabinet, long vanity and adjoins second Bedroom affording guest privacy.

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Third Bedroom/Office
10'11" x 12'
Great space for your efficiency!



Basement
19'7" x 20'6"
Professionally finished recreation room adds more living area in the basement.

Amenities

- 2 Car Attached Garage w/ Opener
- Kitchen Appliances Stay
- One Gas Log Fireplace
- Partial Finished Basement / Crawl Space
- Deck with electric awning
- Paver Patio
- Security System
- 12 x 12 Florida Room (3 season)
- Main Floor Laundry
- Built-in garage storage
- Satellite Dish

Private, treed lot

Mechanicals

- Central Air
- Gas Forced Air Furnace
- Back up Generator for Sump Sump

Irrigation System

Additional Facts

- Built 1998
- 2,201 Sq Ft
- Taxes \$5,175
- Olentangy Schools



Florida Room
12' x 12'

