

# WELCOME



3243 SCIOTO RIDGE RD.

Dublin, OH 43017

Welcome to this luxury Epcon Palazzo Series home located in The Courtyards on Riverside. Situated in a park-like setting overlooking the Scioto River. Featuring an open concept living, dining & kitchen area, primary suite, first-floor laundry room & private courtyard. Conveniently located near numerous Dublin amenities including shopping, restaurants, Metro parks & entertainment options. Minutes from Bridge Park, Historic Downtown Dublin, Dublin Recreation Center, Columbus Zoo & Aquarium as well as Griggs Reservoir. Easy access to major travel roads. This home is a must-see!



PRESENTED BY

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# 3243 SCIOTO RIDGE RD.

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## FEATURES

- Luxury Free Standing Ranch Home - Epcon Palazzo Bungalow Series
- Located in The Courtyards on Riverside Overlooking the Scioto River
- 2.5 Car Attached Garage
- Two Bedrooms
- Two Full Baths
- Open Concept Living, Dining & Kitchen Area
- Living Area with Custom Sliding Glass Doors Overlooking Private Courtyard
- Large Center Island, Quartz Countertops & Stainless Steel Appliances in Kitchen
- Primary Suite
- First-Floor Laundry Room
- Private Courtyard
- Community Clubhouse, Swimming Pool, Fitness Center & Pickleball Courts
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2023
- Square Footage - 1,501
- Lot Size - 52' x 110'
- Perry Township Taxes - Dublin Schools
- Parcel #212-001468-00
- 2023 Taxes - \$7,645/year
- HOA Fees - \$235/Month. Includes common area, lawn care, recreation, trash & snow removal. (Paid in Full for 2024.)
- Dublin Schools - [www.dublinschools.net](http://www.dublinschools.net)
- Disclosure Available on MLS

