

# WELCOME



## 7348 SUNRISE WAY

Delaware, OH 43015

Welcome to this exceptionally upgraded one-story condominium located in Courtyards at Price Farms - An Active Adult 55+ Community complimented by ponds and natural space. Featuring an open concept living room, dining space & gourmet kitchen, gas log fireplace, sunroom, primary suite with bonus living space, first-floor laundry room & private patio with pergola. Ideally situated near O'Shaughnessy Reservoir Park, Columbus Zoo & Aquarium & Highbanks Metro Park. Just minutes away from Dublin Bridge Park, Historic Downtown Dublin & Downtown Delaware offering numerous amenities including restaurants, shopping & entertainment options.



PRESENTED BY

Sue Lusk-Gleich

614-419-3100

Sue@TheColumbusTeam.com



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## FEATURES

- Upgraded Free-Standing, One Story Condominium with Siding & Stone Exterior
- Located in Courtyards at Price Farms - An Active Adult 55+ Community
- Two-Car Attached Garage with Additional Storage with Pull Down Access
- Two Bedrooms
- Two Full Baths
- Open Concept Living Room, Dining Space & Kitchen
- Gas Log Fireplace
- Sunroom
- Primary Suite with Bonus Living Space
- First-floor laundry Room with Storage
- Stainless Steel Appliances, Quartz Countertops, Glass Tile Backsplash, Pantry & Large Center Island with Seating
- Engineered Hardwood Floors in Living Room, Sunroom, Dining Space, Kitchen & Hall
- Custom Woodwork & Crown Molding Throughout Home
- Custom Plantation Blinds Throughout Home
- Private Patio with Pergola & Built-in Gas Grill
- Exterior Painted - 2024
- Interior Painted - 2023
- Community Clubhouse with Fitness Room, Library, Meeting Space & Swimming Pool
- Forced Air Gas Furnace
- Central Air Conditioning
- Year Built - 2018
- Square Footage - 1,715. Includes 120 SqFt of additional space not included on Delaware County Auditor Site total.
- Parcel # 319-220-01-046-518
- 2024 Taxes - \$6,575/Year
- HOA Fees - \$ 471/Month. Includes: Exterior building maintenance, lawn care, snow removal, trash, club house, fitness room, library, summer swimming pool & walking paths. Spectrum internet is also included with cable box for 3 TV's, DVR, Paramount +, Disney.
- Buckeye Valley Schools - [www.mybvls.org](http://www.mybvls.org)



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

**kw** CAPITAL PARTNERS  
KELLERWILLIAMS. 100 E. Wilson Bridge Rd. Worthington, OH 43085

**THE COLUMBUS TEAM**

THECOLUMBUSTEAM.COM  
614-888-6100

Homes@TheColumbusTeam.com