

Broker Compensation  
2.5%

# 7732 Maple Run Lane Powell, Ohio 43065 *Scioto Reserve*



Stunning five level split home offering 3 bedrooms, spacious loft, 2.5 bathrooms, lower level recreation or family room, attached 2 car garage, partially unfinished basement for storage, newer roof, newer HVAC and raised deck overlooking the fenced in back yard. Located in popular Scioto Reserve, convenient to shopping, golf and quaint Downtown Powell!

Well designed kitchen offers 42" soft white cabinetry with granite countertops, tumbled marble backsplash, canned lights, pantry closet and raised countertop area. The SS appliances include side by side fridge with door features, built-in microwave, smooth top electric range and dishwasher. Enjoy LVP flooring in the kitchen, entry foyer, hallway and two bathrooms.

The two story great room features a welcoming gas log fireplace with tile hearth and surround, mantel, large windows, lighted ceiling fan and neutral carpet.

The primary suite occupies its own level and features a ceiling fan and neutral carpet. The ensuite full bathroom offers raised double sink cultured marble vanity, soaker tub accented by chandelier, shower with glass sliding doors, framed mirrors, medicine cabinet and water closet.

The second floor offers a large loft overlooking the great room and features a lighted ceiling fan and neutral carpet. This space can be used as a home office or den - your choice!

The two guest bedrooms, guest full bath and linen closet are on another level. The bath offers a double sink raised vanity, custom mirrors, tub/shower combo and LVP floor.

The unfinished basement offers negotiable washer/dryer, painted floors and walls, glass block window with vent and storage.



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**Epcon Realty, Inc.**

500 Stonehenge Parkway  
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# 7732 Maple Run Lane Powell, Ohio 43065 *Scioto Reserve*

Amazing 5 level split home offers 3 bedrooms, loft, lower level recreation or family room, 2.5 bathrooms, 2 story great room, 2 car garage and raised deck off the main level overlooking a partially wooded and fenced backyard! Enjoy the open floor plan, custom window treatments, gas log fireplace, well appointed kitchen and secluded primary suite on its own level. Other features include neutral carpet in living room, formal dining room, loft and bedrooms and LVP flooring in the kitchen, dining area, foyer and two bathrooms.



- \$430/year HOA
- \$4,829/year property taxes - with Homestead credit of \$339
- MLS 225004837
- New roof - 2021
- Recent HVAC updates - New furnace - 2024 and new A/C - 2020
- Buckeye Valley School District
- Just minutes from Downtown Powell, golf, shopping and the Columbus Zoo!

**Offered at \$539,900**

*Information is deemed to be reliable but not guaranteed*



**7732 Maple Run Lane  
Powell, Ohio 43065  
Scioto Reserve**

- Joshua built “Hampton” floorplan
- Fantastic 5 level split home
- 3 bedroom, 2.5 bathrooms, 2 car garage
- Meticulously maintained, inside and outside
- Completely fenced back yard creates a private oasis for children or pets
- The spacious raised deck has stairs leading to a brick patio and the yard overlooking a partially wooded area with small creek
- Primary suite on a separate level with vaulted ceilings, plant/decorative shelf, ensuite bathroom with double sink raised vanity, framed custom mirrors, medicine cabinet, soaker tub, step-in shower, custom lighting and walk-in closet
- Cook’s kitchen with granite countertops, tumbled marble backsplash, 42” white cabinetry with plenty of storage, stainless steel appliances including dishwasher, built-in microwave, smooth top electric range and side by side refrigerator with door features, newer faucet, pantry closet and LVP flooring
- Open concept floorplan offers two story great room on main level with gas log fireplace, tile hearth, mantel, lighted ceiling fan, canned accent lights, neutral carpet and adjacent to dining room with French doors leading to backyard deck - perfect for entertaining!
- Large loft area overlooks the great room
- Huge 4th level family/recreation room with neutral carpet and canned lights
- Guest half bathroom with custom mirror and LVP flooring, located in hallway on main level
- Another level accommodates two spacious guest bedrooms, one with walk-in closet with a window, hallway linen closet and full bathroom with raised double sink vanity, medicine cabinet, custom mirrors and LVP flooring
- Attached 2 car garage with keypad entry and stairs to attic storage
- Numerous improvements, including:
  - 1) New architectural roof - 2021
  - 2) Furnace - 2024
  - 3) A/C - 2020
  - 4) Radon mitigation - 2018 and revised 2024
  - 5) Asphalt sealant - 2024
  - 6) Concrete leveling - 2023
  - 7) Two 40 gallon hot water heaters - 2018
  - 8) Newer wall paint
  - 9) Dishwasher - 2017
  - 10) Refrigerator - 2022
- Unfinished portion of the basement offers additional storage, painted walls and floor, glass block windows with vent and laundry area - the Maytag washer and dryer are negotiable
- Custom window treatments throughout the home including 2” Plantation style blinds
- Wood-look LVP flooring installed in 2018
- Front entry features covered porch, sidelights on both sides of the door and guest coat closet
- Desirable Scioto Reserve neighborhood with mature shade trees and sidewalks
- 2569 Square Feet
- Built in 2005
- MLS 225004837

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