

**Broker Co-op
Offered 2.5%**

**5755 Landgate Drive
Powell, Ohio 43065**

Clarkshaw Moors



Stunning single family home in desirable Clarkshaw Moors subdivision in Powell! This home offers 4 bedrooms, 2.5 bathrooms, loft/flex space, oversized 2 car garage and fenced yard with many upgrades - must see to appreciate! Very convenient to quaint Downtown Powell, golf, shopping, many restaurants and The Columbus Zoo!

Bright kitchen offers soft white cabinets, Quartz countertops, tile backsplash, large pantry closet with custom shelving, under cabinet lighting, double bowl stainless steel sink, canned lights, roll outs in lower cabinets, touchless faucet and LVP flooring. The upgraded stainless steel appliances include Samsung Bespoke 4 door refrigerator, dishwasher with hidden controls and 3rd rack, gas range with exterior venting and built-in microwave. The contrasting island offers breakfast bar seating, storage and custom pendant lights. Adjacent to the kitchen is the mud room with space for beverage and wine mini-fridges, floating shelves with stemware racks, a closet and coat tree with bench seating.

The family room is open to the kitchen and includes a large window, lighted ceiling fan and LVP flooring. Off the kitchen, you will find the morning room with vaulted ceiling, custom chandelier and windows on 3 sides including sliding glass doors leading to the backyard patio. Completing the first floor is a flex/living room space and half bathroom.

On the second floor you will find a spacious loft/game room in addition to the 4 bedrooms. The primary suite offers vaulted ceiling, lighted ceiling fan, large walk-in closet with custom built-ins and ensuite full bath with raised double sink vanity, framed mirror, tile floor, soaking tub, separate tiled shower and elongated toilet. Two bedrooms are currently guest rooms with the 4th bedroom set up as an office/library space with custom built-in shelves and cabinets with LVP flooring. A linen/storage closet is located in the hallway.

The convenient second floor laundry room offers built-in cabinets and a door to close to minimize laundry noise.

The beautiful backyard is fully fenced with a large patio area with grill extension, hard top steel roof gazebo, irrigation system and professional landscaping!



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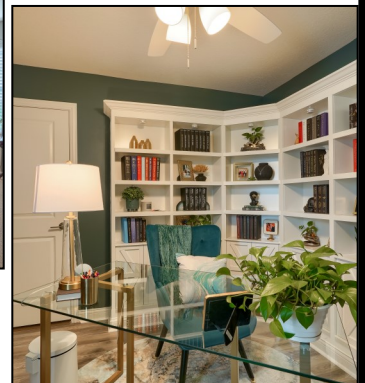
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5755 Landgate Drive Powell, Ohio 43065 *Clarkshaw Moors*

- One of a kind home shows pride of ownership and carefully selected upgrades!
- Backyard is fully fenced and offers patio, gazebo and professional landscaping
- Partial poured concrete basement with mechanicals, battery backup on sump pump, full bath rough-in already plumbed, large glass block vented window, crawl space, whole home humidifier and plenty of storage
- Primary bedroom suite offers vaulted ceiling, lighted ceiling fan, walk-in closet with custom organizers, ensuite bath with raised double sink vanity, soaking tub, separate shower with glass door, custom framed mirror and elongated toilet
- Entering the home from the garage, you will find a convenient mudroom with closet, space for a beverage or wine fridge, floating shelves with stemware racks and a coat tree with bench seating
- Professionally installed irrigation system with weather-supported schedule, WiFi and smart phone control



Offered at \$559,900

Information is deemed to be reliable
but is not guaranteed

**5755 Landgate Drive
Powell, Ohio 43065
Clarkshaw Moors**



- Large home site in popular Clarkshaw Moors subdivision, convenient to all Powell amenities!
- Two story floorplan offering 4 bedrooms, 2.5 baths, oversized 2 car garage and partial basement
- Enjoy LVP flooring throughout the first level and in 1 bedroom currently used as an office/library
- Neutral carpet in 3 bedrooms and on the stairs
- Open staircase with upgraded spindles and added window on the landing level
- Fully fenced backyard with large patio area with grill extension and hardtop steel roof gazebo w/lights
- Open kitchen with soft white cabinetry, Quartz countertops, tile backsplash, undercabinet lighting, roll outs in lower cabinets, canned lights, lazy susan, touchless faucet and walk-in pantry closet
- The contrasting island offers additional storage, breakfast bar seating and custom pendant lights
- The stainless steel appliances include Samsung Bespoke 4 door refrigerator, dishwasher with 3rd rack and hidden controls, gas range with exterior venting and built-in microwave
- One bedroom offers built-in bookshelves & cabinets
- Battery backup on sump pump
- Garage offers storage cabinets, keypad entry, 220 EV charger, hot/cold water spigot and bump out for additional storage
- Covered front entry with Schlage smart lock to secure the door, locking full view storm door and sidelight with window panes
- Custom window treatments throughout
- Professional landscaping
- Architectural roof shingles
- Whole home humidifier
- Gas hot water heater
- Ring thermostat
- 2,715 square feet
- Year built: 2020
- Delaware County
- Olentangy Schools
- 2024 property taxes \$10,219/year
- \$400/year HOA fee
- MLS 225021023



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5755 Landgate Drive - UPGRADES & FEATURES:



KITCHEN

Soft white cabinetry with Quartz countertops
Tile backsplash
Double bowl stainless steel sink
Canned overhead lights and undercabinet lighting
Contrasting island with storage, breakfast bar for additional seating or serving space and custom pendant lights
Walk-in pantry closet
Touchless faucet
Stainless steel appliances include Samsung 4 door fridge, dishwasher with 3rd rack, gas range with exterior venting and built-in microwave

FAMILY ROOM

Open concept located off the kitchen
Large windows, lighted ceiling fan and canned lights
LVP flooring

MORNING ROOM

Adjacent to the kitchen
Windows on 3 sides including glass sliding doors leading to the backyard patio - perfect for entertaining!
Custom chandelier

PRIMARY BEDROOM SUITE

Located on the 2nd floor
Neutral carpet, vaulted ceiling and lighted ceiling fan
Spacious walk-in closet with custom organization
Ensuite full bathroom with raised double sink vanity, tile floor, soaking tub, custom framed mirror, separate tiled shower with glass door and large window

SECOND FLOOR

3 generous sized guest bedrooms
Hallway full bathroom with double sink vanity, tile floor, tub/shower combo, custom framed mirror and upgraded shower head
One bedroom is currently being used as an office with built-in shelves, cabinets and LVP flooring
Hallway linen/storage closet
Loft or game space with lighted ceiling fan, carpet and two windows

LOWER LEVEL

Poured concrete walls, crawl space and plenty of storage room
Whole home humidifier, battery backup added to sump pump and already plumbed for additional bathroom
Glass block window with vent

BACKYARD

Fully fenced large yard creates a secure oasis for children and pets
Spacious patio area with hardtop steel roof gazebo with lighting
Professional landscaping
Wood patio extension for grill

THROUGHOUT THE HOME

Architectural roof shingles
Oversized 2 car garage with added cabinets, keypad entry, EV 220 charger, hot/cold water spigot and added bump out for additional storage or garage fridge/freezer
Custom window treatments, custom light fixtures and lighted ceiling fans throughout
Irrigation system with weather-supported schedule and smart phone controls
Added gas hot water heater (replaces electric)