

**Broker Co-op  
Offered!**

# 6079 Ludwig Street Powell, Ohio 43065 *Courtyards on Hyatts*



Beautiful Epcon built "Berton with Bonus Suite" floor plan with 3 bedrooms, 2nd floor bonus suite, 3 full bathrooms, private courtyard and attached 2.5 car garage. Located in the desirable Courtyards on Hyatts, convenient to shopping, golf, restaurants, medical offices and quaint Downtown Powell!

Well appointed kitchen offers staggered soft white cabinetry with soft close drawers and doors, granite countertops, tile backsplash, pantry closet, LED canned lights and under cabinet lighting. The contrasting island offers storage, single bowl undermount SS sink, breakfast bar seating and custom pendant lights. The newer (2024) Whirlpool SS appliances include side by side fridge with door features, dishwasher, built-in microwave and gas range.



**Kitchen**

Easy entertaining in the open concept kitchen, dining and living rooms with 7.5" luxury laminate plank flooring in the main living areas. The living room centers around an inviting gas log fireplace with marble hearth and surround, mantel and tech tube above. Sliding glass doors lead to your private fenced courtyard which features a covered porch, spacious patio, motion activated lights, stepping stones, low maintenance river rock planting beds and added gates.

This lovely home offers many enhancements including custom storage solutions, upgraded trim package, cased windows, crown molding, self-storing storm door at front entry, custom window treatments, custom light fixtures and finished storage room off the bonus suite.

All 3 bathrooms offer raised cultured marble vanities, high-rise elongated toilets with soft close lids, sealed tile floors and sealed tubs and showers. The primary bath boasts an L-shaped shower with zero entry threshold, double sink vanity, linen closet and dual humidistats for comfort and humidity control.



**Kitchen**



**Living Room**



**Dining Room**

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Primary Bedroom



Primary Bathroom



Guest Bedroom

## Details for 6079 Ludwig Street

- Community: Courtyards on Hyatts
- Epcon's "Berton" floor plan with 2nd floor bonus suite
- 3 bedrooms, 3 full bathrooms, private courtyard, covered front entry, rear porch and attached 2.5 car garage
- Primary bedroom offers large walk-in closet, lighted ceiling fan and full bath
- Primary bath features tiled zero entry threshold shower, double sink raised vanity, high-rise toilet, linen closet and professionally sealed tile floor/shower
- Cook's kitchen with staggered cabinets, granite countertops, tile backsplash, pantry closet, under cabinet lighting, LED canned lights and crown molding
- Large contrasting island offers storage with custom pendant lights, single bowl SS sink and breakfast bar seating
- Newer Whirlpool SS appliances (2024) include built-in microwave, side by side fridge with door features, gas range and dishwasher
- Mohawk laminate 7.5" plank flooring in main living areas; upgraded carpet and pad in bedrooms and bonus suite
- Gas log fireplace with marble hearth and surround, mantel & tech tube
- Upgraded trim package, cased windows and crown molding
- Covered front entry w/Ring doorbell
- Laundry room with added custom utility sink and added white cabinets; Speed Queen washer/dryer negotiable
- Community offers Clubhouse with gathering space, fitness center, pool, pickleball court and bocce ball court
- Henry Hyatt platted this area in 1876 which is the origin of the name "Hyatts"
- Attached 2.5 car garage w/keypad entry, added shelving and added storage room
- Private courtyard features generous patio, covered porch, river rock in planting beds, stepping stones, fence and added gates
- Custom shower enclosures in both guest bathrooms
- Delaware County - Olen tangy Schools
- Square feet: 1,884
- Year built: 2021
- 2026: \$328/month Association fee
- CDA fees apply - included with taxes
- \$8,878/yr property taxes (with Homestead)
- Original contribution fee reimbursement \$800
- \$275 transfer fee
- MLS# 225041026

**Offered at \$529,900**

Information is deemed to be reliable but not guaranteed



Guest Bathroom



2nd Floor Bonus Suite



Private Courtyard



Laundry Room



2nd Floor Full Bathroom



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