



# 10245 Hyland Run Plain City, Ohio 43064 Courtyards on Hyland Run



Kitchen



Kitchen

Beautiful Epcor built "Berton" ranch floor plan with 2 bedrooms, 2 full bathrooms, private courtyard, screened porch and attached 2.5 car garage. Located in the popular Courtyards on Hyland Run within Jerome Village where community walking paths connect to Glacier Ridge Metro Park and very convenient to shopping and restaurants!

Well appointed kitchen offers staggered cabinetry with soft close drawers and doors, Quartz countertops, tile backsplash, pantry closet, canned lights and under cabinet lighting. The large island offers storage, single bowl undermount SS sink, breakfast bar seating and custom pendant lights. The upgraded GE stainless steel appliances include counter-depth French door refrigerator, dishwasher with hidden controls, 30" gas cooktop with cabinet range hood with exterior venting and double wall ovens with convection microwave/convection oven.

Easy entertaining in the open concept kitchen, dining and living rooms with 7.5" luxury laminate plank flooring in the main living areas and two lighted ceiling fans. The living room centers around an inviting 36" gas log fireplace with tile surround, floating wood mantel and tech tube above. Sliding glass doors lead to your private fenced courtyard which features a covered porch, spacious patio, pet grass and access to the screened porch - perfect for summer!

This lovely home offers many enhancements including upgraded trim package, cased windows, crown molding, self-storing storm door at front entry, custom window treatments, upgraded light fixtures and added stairs to attic storage.

Both bathrooms offer raised Quartz vanities, high-rise elongated toilets with soft close lids, tile to the ceiling in both shower and tub and tile flooring. The primary bath boasts a zero threshold shower with bench, double sink vanity and separate water closet.



Living Room



Dining Room

Andrew N. Smith, Realtor  
614-207-9700  
gocondo@epconcommunities.com

Anita K. Smith, Broker  
614-207-2526  
asmith@epconcommunities.com



**Epcon Realty, Inc.**

500 Stonehenge Parkway  
Dublin, Ohio 43017  
614-766-1515



**Primary Bedroom**



**Primary Bathroom**



**Guest Bedroom**

## Details for 10245 Hyland Run

- Courtyards on Hyland Run
- Epcor built "Berton" ranch floor plan
- 2 bedrooms, 2 full bathrooms, private courtyard, covered front entry, screened porch and 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 with bench, double sink raised vanity, high-rise toilet, separate water closet and tile flooring
- Cook's kitchen with staggered cabinets, Quartz countertops, tile backsplash, pantry closet, under cabinet lighting, canned lights and crown molding
- Large island offers storage, custom pendant lights, single bowl SS sink and breakfast bar seating
- GE SS appliances include counter depth side by side fridge with door features and bottom drawer freezer, 30" gas cooktop with exterior vented cabinet hood, dishwasher and double wall convection ovens
- Mohawk laminate 7.5" plank flooring in main living areas; upgraded carpet and pad in bedrooms
- Upgraded 36" gas log fireplace with tile surround, floating wood mantel and tech tube above
- Laundry room with added custom utility sink and tile flooring
- Community offers Clubhouse with gathering space, fitness center, pool, pickleball court and bocce ball court
- Upgraded trim package features cased windows and crown molding
- Long driveway - great for guests!
- Attached 2.5 car garage w/keypad entry, windows in the overhead door and pull down stairs to attic storage
- Condo-like exterior services provided
- Jerome Village Market with new Kroger Marketplace is now open!
- \$496.79/year Community Center fee
- Dublin City Schools - Union County
- Square feet: 1,571
- Year built: 2023
- \$250/month Association fee
- CDA fees apply - included with taxes
- \$11,754/year property taxes
- Capital reimbursement to seller \$800
- \$375 transfer fees
- MLS# 226010146

**Offered at \$459,900**

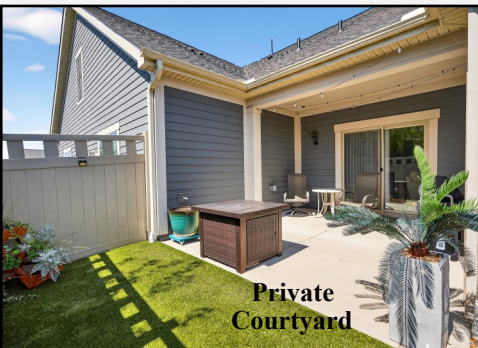
**Information is deemed to be reliable but not guaranteed**



**Guest Bathroom**



**Screened Porch**



**Private Courtyard**



**Laundry Room**



**Entry Foyer**



**EpcorRealty.com**

**Andrew N. Smith**  
614.207.9700

**Anita K. Smith**  
614.207.2526