

Broker Co-op
Offered!

6022 Ludwig Street Powell, Ohio 43065 *Courtyards on Hyatts*



Lovely Epcon built ranch condo offers 2 bedrooms, den, sitting room, 2 bathrooms and 2.5 car attached garage. Located in popular Courtyards on Hyatts in Delaware County! Close to golf, shopping and restaurants!

The home is situated on a large corner lot with a long driveway - perfect for guest parking.

Entering from the covered front porch, you are greeted with the spacious living room with tray ceiling, ceiling fan, gas log fireplace with granite hearth and surround, mantel, tech tube above and custom built-in storage on both sides.

The bright, open kitchen offers 42" cabinets in a soft gray color, tile backsplash, granite countertops, under cabinet lighting, tray ceiling and canned LED lights. The spacious island features an apron farm sink, storage, breakfast bar seating and custom pendant lights. Enjoy upgraded GE stainless steel appliances including counter depth refrigerator with door features, built-in microwave, double wall ovens, dishwasher with hidden controls and a gas cooktop.

Highlights of the home include 7.5" laminate plank flooring in main living areas, upgraded carpet in both bedrooms, upgraded trim package, cased windows, crown molding, solid core interior doors, gas direct vent 50 gallon hot water heater, universal design wider interior doors and hallways, security system, home technology package, transom windows, pull down stairs to attic storage and 2" Plantation style blinds throughout.

Enjoy having a separate den or office with transom window, lighted ceiling fan, and French double doors.



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The private fenced courtyard features artificial pet grass, planting beds you can customize, added gas line rough-in and large patio area. Both the front door and courtyard door have added self-storing storm doors. The primary suite offers a tray ceiling, sitting room with sliding glass doors to courtyard, ceiling fan, large walk-in closet with custom built-ins, full bathroom with raised double sink vanity, framed mirrors, tile flooring and zero threshold shower with rain shower head and corner seat. Upgraded laundry room features 42" cabinets and utility sink (washer/dryer are neg.).



- Built in 2020
- \$8,688/year property taxes
- MLS 226
- Epcon built "Portico" floorplan
- Custom cabinets and shelves added to both sides of the fireplace
- Community offers clubhouse w/gathering space, fitness center, pool, pickleball and bocce courts
- Just minutes from shopping, Downtown Powell and restaurants!
- * 1,893 square feet per builder
- * HOA fee \$328/month
- * Option of either gas or electric for dryer
- * Olentangy Schools

Offered at \$549,900

Information is deemed to be reliable but not guaranteed

