

Broker Co-op  
Offered!

# 3154 Mapex Court Powell, Ohio 43065 *Courtyards on Hyatts*



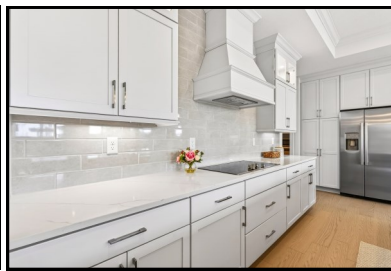
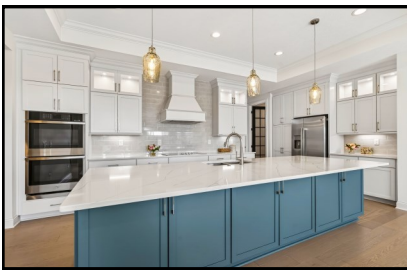
Epcon-built "Provenance" floorplan offers 2 bedrooms, 2.5 bathrooms, sitting room, den and 3 car garage, located in desirable Courtyards on Hyatts! Convenient to golf, shopping and quaint Downtown Powell!

The gourmet kitchen features glass stacked cabinets to the ceiling on top of solid door cabinets, soft close doors and drawers, Quartz countertops, tile backsplash, under cabinet lighting, canned lights, tray ceiling and a walk-in pantry with organization. The generous contrasting island offers storage, paneled doors, pendant lights and a breakfast bar for casual dining. The stainless steel GE appliances include a side by side fridge with door features, double wall ovens, dishwasher and 36" electric cooktop with cabinet hood vented to exterior.

Adjacent to the kitchen is the grand living room with painted beams on a vaulted ceiling, lighted ceiling fan, 12' foot wide multi-slide patio door and double sided gas log fireplace with mantel. The patio doors lead to your private fenced courtyard featuring a large patio area, planting beds, the other side of the two-sided fireplace, arbor and paver brick water feature. Perfect for relaxing and entertaining this summer!

The den (or home office) is conveniently located off the dining room and offers French doors, lighted ceiling fan, gas log fireplace and views of the courtyard.

The primary suite offers neutral carpet, lighted ceiling fan, tray ceiling, sitting room and a spa-inspired bathroom. Featuring separate raised vanities, framed mirrors, free-standing tub, oversized zero entry shower and water closet. The impressive walk-in closet offers custom built-ins and access to the laundry room.



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# 3154 Mapex Court Powell, Ohio 43065 *Courtyards on Hyatts*

Stunning home offering 2 bedrooms, 2.5 bathrooms, sitting room, den, 2 gas log fireplaces, private courtyard, large corner lot, tons of storage and 3 car garage! Enjoy the 7" wide plank engineered hardwood floors, upgraded carpet and pad in bedrooms, upgraded hardware, home technology package, zero threshold showers, heated exhaust fan in primary bath, high-rise elongated toilets with soft close lids, rocker switches and pull down attic stairs. Split bedroom plan for privacy!



- Built in 2023
- \$18,017/year property taxes
- MLS 226021466
- Solid core 8' interior doors
- Transom windows throughout
- Upgraded trim package including baseboards, casing and crown molding
- Just minutes to restaurants and shopping in quaint Downtown Powell!
- \* 3,196 square feet per builder
- \* Deluxe laundry room with cabinets, sink and hanging bar
- \* Washer and Dryer are negotiable
- \* Upgraded light fixture and custom window treatments
- \* Mud room with built-in cabinets and bench seating

**Offered at \$799,900**

*Information is deemed to be reliable but not guaranteed*

