

Broker Co-op
Offered

10200 Hyland Run

Plain City, Ohio 43064

Courtyards on Hyland Run



Stunning “like new” home with all the bells and whistles! The Promenade III floorplan with well appointed features includes 4 bedrooms, 3 full bathrooms, bonus suite, sitting room off primary bedroom, private fenced courtyard and attached 2.5 car garage. Located in the popular Courtyards on Hyland Run within Jerome Village where community walking paths conveniently connect to Glacier Ridge Metro Park!

Enjoy 7.5” laminate plank floors throughout the first floor with upgraded carpet and pad in the bedrooms and bonus suite. Thoughtful upgrades include smooth drywall ceilings, home technology package, cased windows, crown molding, transom windows, solid core interior doors and 2 zero threshold showers.

The deluxe kitchen offers soft white staggered cabinetry with champagne hardware, tile backsplash, Quartz countertops, custom pantry, under cabinet lighting and overhead canned lights. Large contrasting island features an apron farm sink, storage, breakfast bar seating and custom lights. The adjacent laundry center offers built-in cabinets, utility sink and tile floor.

The upgraded stainless steel GE Café appliances include refrigerator with door features and bottom drawer freezer, dishwasher with hidden controls, 30” gas cooktop with cabinet range hood (vented to exterior) and double wall ovens.

The living room showcases a beautiful 42” gas linear fireplace with LED lighting, remote and passive heat kit on a stacked stone wall with tech tube.

The primary bedroom suite features an added sitting room with barn doors, custom closet, electric pleated shades, ensuite bath with raised double sink Quartz vanity, zero threshold tiled shower with bench seat, transom window, separate water closet and tile floor.



Living Room



Kitchen



Kitchen



Dining Room

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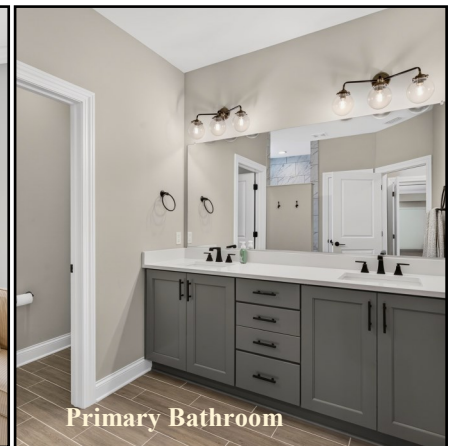
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Primary Bedroom



Sitting Room



Primary Bathroom

Details of 10200 Hyland Run

- Courtyards on Hyland Run
- Epcor built "Promenade III" floorplan with Bonus Suite
- 4 bedrooms, 3 bathrooms, bonus suite, sitting room, private courtyard and 2.5 car garage
- Garage offers windows in overhead door, added shelving, keypad entry and extra insulation in walls/attic
- Covered front porch
- Custom coat rack in the mud room
- Guest full bathroom on 1st floor features tile floor and zero threshold tiled shower with bench seat
- Engineered hardwood floors on 1st floor with upgraded carpet and pad in bedrooms and bonus suite
- Bonus suite offers family/rec room, 4th bedroom and full bathroom with tile floor and tub/shower combo
- Upgrades galore! Home technology package, upgraded trim package, cased windows, smooth drywall ceilings, custom light fixtures, high-rise toilets with soft close lids and Quartz countertops throughout
- Added phantom screen door at courtyard

- Enjoy the lovely living room which features a 42" gas linear fireplace on stacked stone wall with tech tube
- Fenced private courtyard w/spacious patio, decorative stone and pet turf
- Whole home humidifier
- Gutter guards
- Premium lot location along tree line
- Long driveway - perfect for guests
- Custom window treatments
- Community offers Clubhouse with gathering space, fitness center, pool, pickleball court and bocce ball court
- Jerome Village Market with new Kroger Marketplace is now open!
- Dublin City Schools - Union County
- Square footage: 2,959
- Year built: 2023
- \$496.79/year Community Center fee
- \$250/month Association fee
- Property taxes \$14,174/year
- CDA fee included in taxes
- Capital reimbursement to seller \$800
- \$375 HOA transfer fees
- MLS#226026455

Offered at \$749,900



Guest Bedroom



Guest Bathroom



Bedroom or Den



Private Courtyard



Bonus Suite



Note: Information is deemed to be reliable but is not guaranteed

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