



\$2,997,000

For Sale:

5350 Olentangy River Rd

Delaware, Ohio 43015

Property Overlooking Scenic Olentangy River

Nestled between the Suburb of Powell and the City of Delaware, this 5 Bedroom/4.5 Bath Georgian Colonial and 2 matching out-buildings were designed to look like the classic English Tudor Estate. Custom built, designed and decorated in 2014, this exceptional home and property exemplifies the luxurious lifestyle with every amenity for the discerning buyer. With over 9,000 SQ FT throughout three buildings, the possibilities are endless. The main home offers 4,260 SQ FT and the out buildings offer over 5,000 SQ FT. Ideal for extended family guests or large gatherings, all will enjoy the gentle rolling terrain, the multiple decks and patios, the 20 by 40 foot in-ground pool, the numerous trees and professional landscape, the river views and more. This property is an entertainer's and a nature lover's dream. The detailed list of high-end amenities, drone and matterport floor plan are attached.

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We have no reason to doubt its accuracy, but we do not guarantee it.

Kitchen



Highlights of 5350 Olentangy River Road

This magnificent gourmet kitchen is ideal for any chef with high-end stainless steel appliances, a 6 burner Wolf range w/griddle & decorative copper vent hood, brick backsplash, 3 ovens, distressed two-tone cabinetry, 2 copper sinks w/Waterstone faucets, 2 galley style kitchen islands, one with breakfast bar, light & dark ogee edge granite counter tops, under-cabinet refrigeration, built in microwave, 2 Electrolux dishwashers & tons of storage. The subzero side by side refrigerator w/6 compartments, 2 pantries, separate bread & small appliance storage areas along with bookshelves, cabinets & window seat, makes this kitchen the ultimate in functionality. The fully wainscoted arched entry from the foyer is stunning & rounded 6 person breakfast bar w/Belvelo pendant lighting overlooking the dining area & great room makes this perfect for entertaining.

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Master Suite



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Only 8 steps up from Great Room, the Master Suite offers a double tray ceiling, separate seating area, floor to ceiling windows with custom window treatments, built-in book shelves, drawers and entertainment area, hardwood floors, recessed lighting, two walk-in closets, door to upper level 17 foot Trex balcony with wrought iron rail overlooking rear yard and lower level patios. The floor to ceiling stone fireplace with white wood mantle adds a romantic flair and the luxurious Master Bath accessed through adjoining French doors has a fabulous two story center with transom windows bringing in tons of light. Soak in the stand-alone bronze antiqued tub or enjoy the oversized glass paneled shower with custom inlaid ceramic tile. The two sink areas on opposite sides have their own double hung window for even more light.

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Lower Level



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The spacious lower level offers a rec room, family TV room, living room, exercise room, a sewing niche, 2 storage areas, and extensive counter space with white cabinetry, granite counters, and an under-mount sink with bronze fixture. This lower level has three true divided light doors to the concrete stamped patio and pool area. The 5th bedroom with full bath is just a few steps up from the lower level and all of the entertainment making it ideal for guests or teens. With plenty of space for all of your favorite at home activities, it is the perfect place for relaxation, exercise, hobby projects, a game of pool or just a spot to take in the spectacular views.

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Exterior



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With 16.763 Acres, the exterior of this property offers an electronic gated entry to a long winding exposed aggregate drive, leading to the front barn, the home, the rear barn, along the majority of the South side of the property & throughout the spectacular circular drive. The covered front porch w/6 rounded pillars & concrete stamped patio is perfect for enjoying the sunrise! The water fountain, multi-zone sprinkler system, decorative bridge, expansive rolling grounds, numerous trees (one planted every Mother's Day!), hilltop setting w/scenic property views from all structures, copper gutters & dental molding & the Old World English style brick exterior w/exposed grout make this Estate charming yet grand. And w/approximately 2.5 acres on the other side of Olentangy River Rd, you also have private space to hike & canoe, meditate and much more.

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Pool



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The private pool area offers tiered landscaping, stamped concrete patio surround and plenty of open yard space making this another ideal spot for entertaining. The large 20 x 40 rectangular pool is perfect for swimming laps. (5.5 at deepest end) Additionally, there is a professionally installed electronic pool cover to conveniently close during the winter months. You will also enjoy a built-in grill area, 2 composite deck balconies (one from master suite and one off the main dining room). Even the views of the three-car garage are quaint and charming with a wood style exterior. (The garage is equipped with an electric car charger and laminate wood flooring. This property is your very own private retreat! You will never have the need to luxuriate anywhere else.)

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Front Barn



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As you come through the electronic gates and meander up the winding scenic drive, you will arrive at the first out-building designed to look like a quaint English cottage, however that is not what you will find! Believe it or not the sellers actually constructed a custom channel to store their RV! Additionally, there is plenty of room for the tractor, golf cart, and other equipment. Upstairs is also a spacious storage room with a vaulted ceiling that runs the entire length of the building ending with a step out balcony viewing area.

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Back Barn



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The rear matching out-building is just as impressive as the front and offers approximately 3000 sq. ft. of space including 3 nicely finished private offices with stone walls and windows, a car lift, a built-in galley style work counter with stainless steel counters and extensive storage as well as a utility sink. The upper transom windows bring in plenty of light which add character to the second floor loft with 2 bathrooms and a conference room overlooking the cathedral exposed wood beamed ceiling. The copper finish on the concrete floor adds the finishing touch. On top of all this, there is an additional one car attached garage for even more storage.

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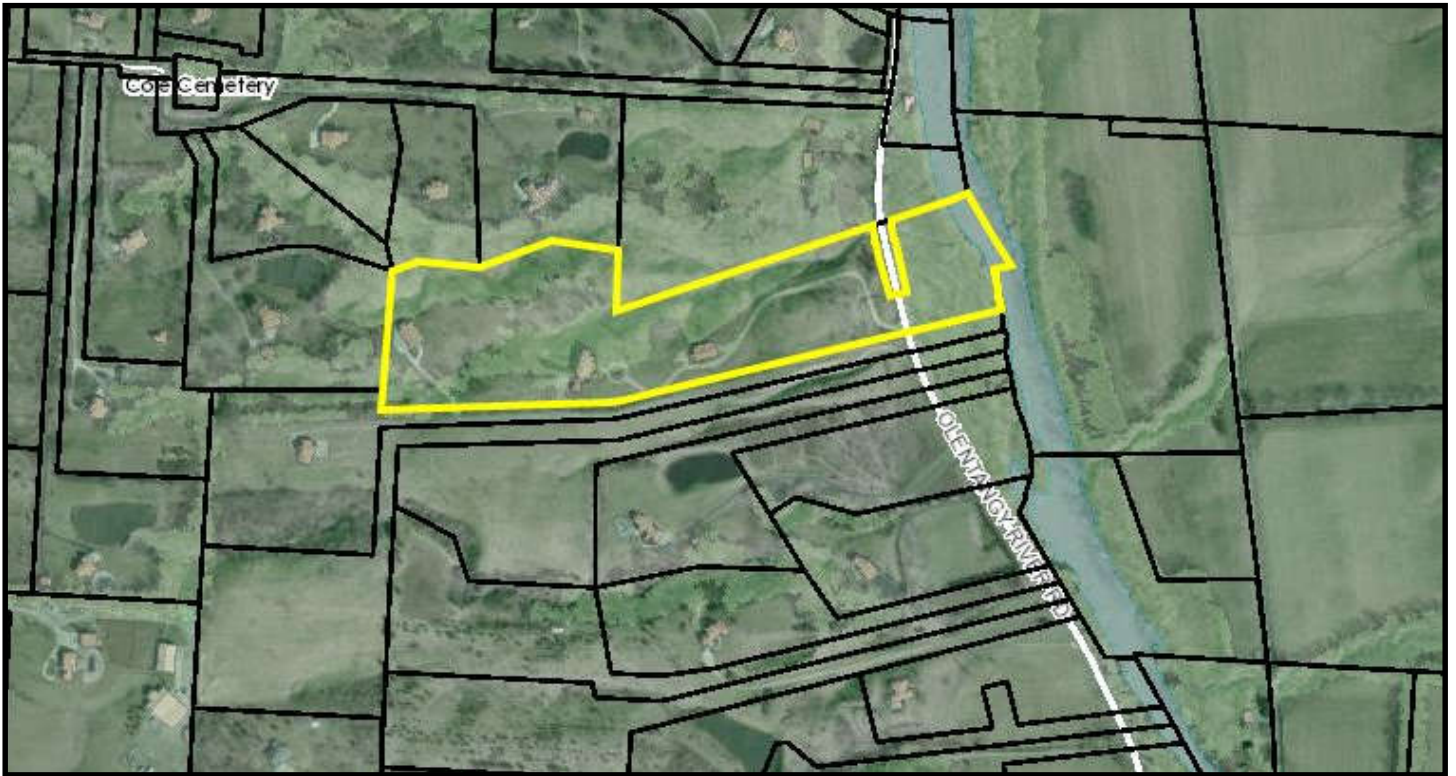
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Aerial View



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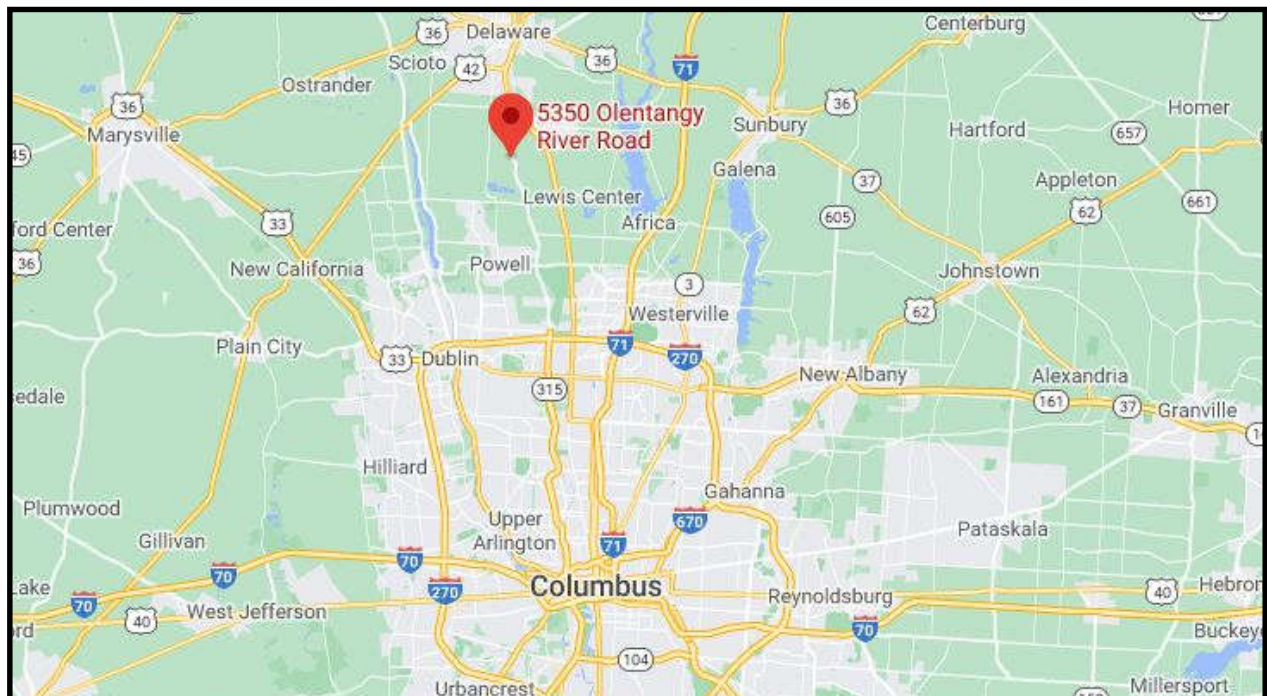
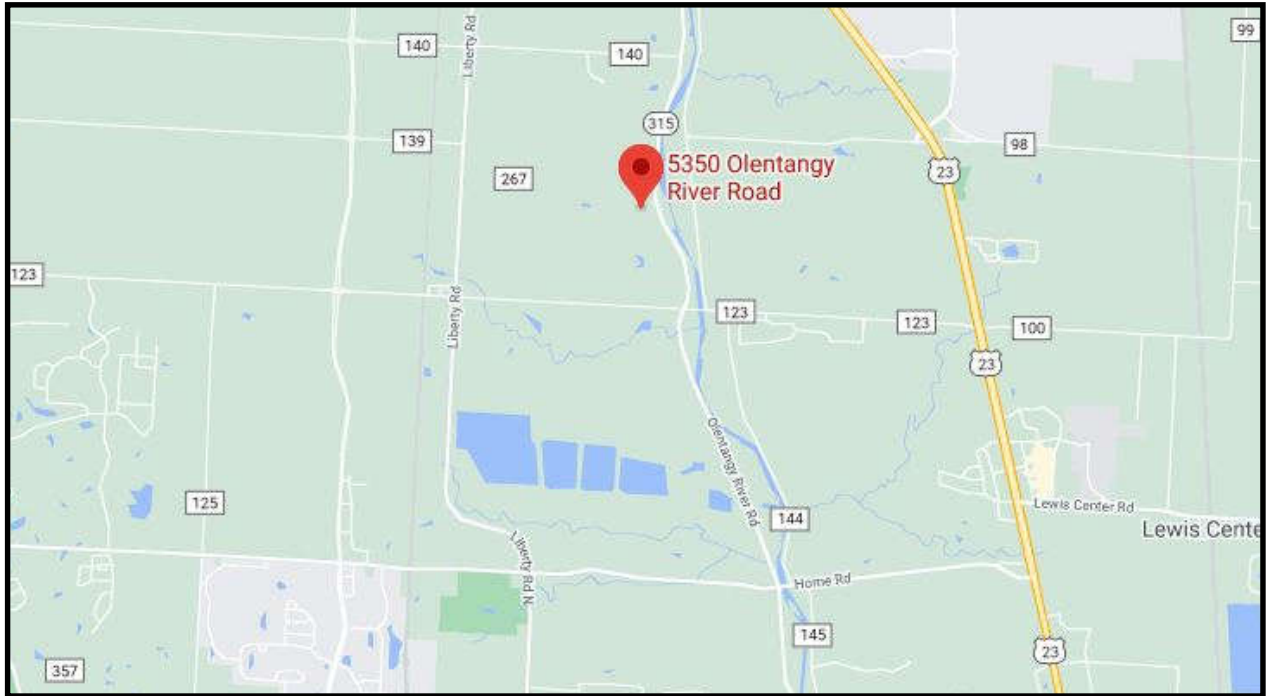
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COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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