



364 HOPEWELL DRIVE, POWELL, OHIO 43065

FOR SALE: \$289,000



Property Features:

- 3/4 Bedrooms
- 2.5 Baths
- Olentangy Ridge Subdivision
- Approximately 2800 Square Feet of living space
- Olentangy School District
- Large Beautiful Backyard
- Finished Lower Level

Located just northeast of the historic center of Powell and is within walking distance of the shopping, parks and social activities available in the city.

Easy access to Route 315, from Powell Road turn onto Olentangy Ridge Place, take 3rd left onto Beech Ridge Drive and then 1st right onto Hopewell Drive. It is on the right.



BEST CORPORATE REAL ESTATE

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

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

Full Photo Tour

364 Hopewell Drive, Powell, OH 43065
This listing is Active Listed for \$289,000 MLS # 216018733

Front View



Front



Front



Rear View



Backyard View



Rear View



Foyer



Downstairs Half Bath



Foyer



Downstairs Half Bath



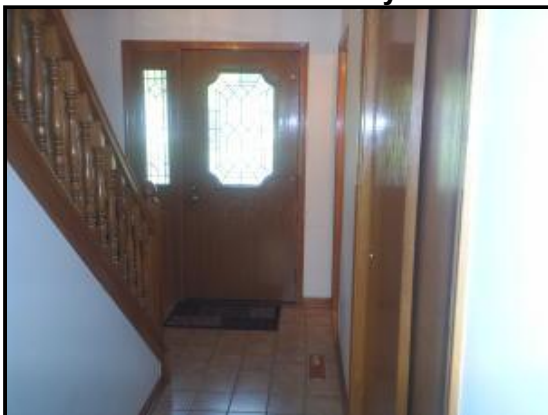
Stairway, Landing



Formal Living Room



First floor hallway



Kitchen



Kitchen



Breakfast Nook



Breakfast & Kitchen



Kitchen



Counter Top Area



Sliding Glass doors to Rear



Living Room



Living Room Fireplace



Laundry Room



Formal Dining



Stairs to Lower Level



Finished Lower Level



Built in Storage Bench



Furnace/Hot Water



Storage Crawl Space



Additional Lower Level



Foyer



Upstairs Landing



Den, Baby Room



Master Bedroom



Master Bedroom



Master Bedroom



Master Bath



Master Bathroom



Master Bathroom



Master Bathroom



Master Closet



Master Bathroom



Master Bathroom



Master Bathroom



Guest Bedroom



Guest Bedroom



Upstairs Landing



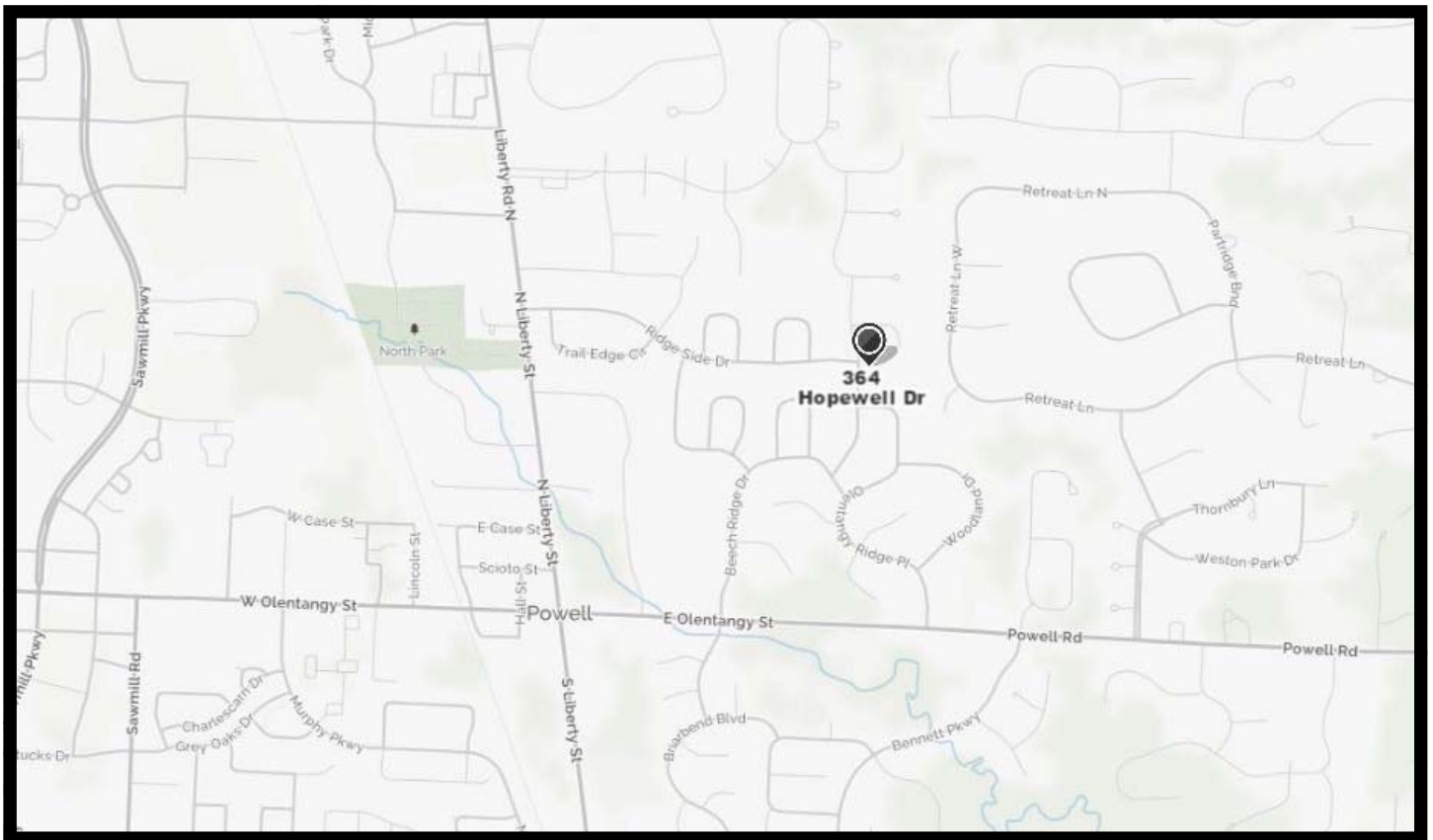
Rear Deck



Backyard View



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Property Description

Beautiful 3/4 Bedroom stone and tudor home in highly desirable Olentangy Ridge Subdivision. This home is wonderfully landscaped with huge back yard with lush trees and greenery with a finished lower level and 2 car garage. Tile floor entryway with half bath in hallway, leads to the kitchen or formal living room. Kitchen is fully equipped with very nice range, refrigerator, dishwasher & microwave. Back splash tile with plenty of cabinetry and large pantry. A breakfast nook with 3 bay window off the kitchen leads off to the large family room with gas/wood burning stone fireplace, sliding glass doors open on to deck for backyard access. Laundry room with cabinetry, washer dryer and laundry sink allows access to the 2 car garage with side door for access to the side yard. Built in recessed lighting on steps to lower level allows you to walk into the huge finished rec room. The rec room has a built in storage bench under the stairwell. On the other side of the stairwell is an additional finished area with closet and mechanical room. Off the mechanical room is a large crawl space with nice depth for additional storage. Laundry chute is installed from 2nd floor to 1st floor laundry room. The first floor has a very nice formal dining room off the kitchen with a large opening to the formal living room. Both rooms are fully carpeted. New wood stairway steps were installed to the upstairs and a hardwood floor landing was installed to match the steps and wood railing.

There are 4 rooms upstairs with two full bathrooms. Two large guest bedrooms with a full bath and large closet space are off to the right of the stairs. To the left, is a cathedral ceiling master suite, with a small reading room, den or baby room off the master room, which could be used for a variety of uses. The large master suite has two large windows with closet space, and ceiling fan. Large master bathroom with cathedral ceiling includes a skylight window for natural light, separate shower, and tub with dual sinks. It offers plenty of cabinetry and private commode room. Off the master bath, is the huge walk in closet with plenty of racking for storage.

Other amenities include built up storage shelving in garage and installed has line under deck for outdoor grill. Enjoy this large lot and beautiful well taken care of home. Please call for your private viewing.



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The City of
POWELL

47 Hall St.
Powell, OH 43065
(614) 885-5380
www.ci.powell.oh.us



Population growth within the City of Powell has been explosive during the past two decades. Approximately 400 people resided in the community until the early 1980s; population is now more than 6,000. Powell's population is family-oriented and consists primarily of professional workers.

Residents enjoy living in planned neighborhoods that are interconnected and have access to public facilities such as parks and bike paths. Residential developments, combined with open space preservation and minimized commercial and industrial development, has made Powell one of the premier residential communities within Greater Columbus.

Downtown Powell is a pedestrian shopping village filled with antique and specialty shops, service providers and delicious local restaurants.

A number of recreational areas are located within commuting distance of Powell including the 8,600-acre Alum Creek State Park, the 1,050-acre Highbanks Metro Park, and the Columbus Zoo & Aquarium and Six Flags Wyandot Lake complex, consisting of an amusement and water park and gardens and naturalistic habitats for more than 6,000 animals.

The City's parks and recreation department offers a variety of programs at its seven parks such as senior computer classes, sports camps, summer youth camps, art classes and more. Powell residents may also join the Olentangy Swim Association/Powell Pool, which offers water fun and swim lessons during the summer.

Settled in 1801 as Middlebury and incorporated as Powell in 1947, the city encompasses 4.8 square miles and is located in southern Delaware County on rolling highlands between the Scioto and Olentangy river valleys, approximately 14 miles north of downtown Columbus. The City is accessible from State Route 315 and State Route 750, with State Route 750 bisecting the City. Port Columbus International Airport is approximately 30 minutes away.



Powell Craft Store, photo by Don Van Atta



Powell Countryside, photo by Don Van Atta



Powell Home, photo by Don Van Atta

COMMUNITY CONTACTS

Fire Department
(740) 881-5014
Emergency: 911

Police Department
(614) 885-3374
Emergency: 911

Building Department
(614) 885-5380

Recreation Department
(614) 885-5380

Water Department
(740) 368-1527

Olentangy Local School District
(740) 657-4050
Please see page 96 for a complete list of schools.

Delaware County District Library
84 E. Winter St.
Delaware, OH 43015
(740) 362-3861

Powell Area
Chamber of Commerce
30 W. Olentangy St.
P.O. Box 2008
Powell, OH 43065
(614) 888-1090
www.powellchamber.com

HOUSEHOLDS, 2000	
Total number	1,975
Married households	86.1%
Households with children	56.0%
Single person households	7.2%

HOMEOWNERSHIP	
2000	97.8%

HOUSING TYPE (PERCENTAGE OF TOTAL UNITS), 2000	
Single-unit	98.8%
Two to four units	1.2%
Five to nine units	0.0%
Ten or more units	0.0%
Mobile home and other	0.0%

HOUSING STOCK BY YEAR OF CONSTRUCTION, 2000	
1995-March 2000	42.3%
1990-1994	26.3%
1980-1989	25.1%
1970-1979	1.5%
1960-1969	0.0%
1950-1959	1.2%
1940-1949	0.5%
1939 or earlier	3.1%

APPROXIMATE ANNUAL PROPERTY TAX ON \$100,000 HOUSE	
2003	\$1,509

364 Hopewell Drive, Powell, Ohio 43065

Olentangy Ridge Subdivision

Contact us at: Olentangyridge@gmail.com

Welcome Home!

The Olentangy Ridge subdivision is located just northeast of the historic center of Powell and is within walking distance of the shopping, parks and social activities available in the city.

The subdivision is home to over three hundred families in a picturesque setting of rolling hills, wooded ravines and friendly neighbors.

ORCA is an organization comprised of residents of the Olentangy Ridge subdivision in Powell, Ohio, whose purpose is to promote better community living in our neighborhood. This is accomplished by a volunteer Board of Trustees charged with maintaining common grounds, facilitating communication of issues impacting residents of Olentangy Ridge and the surrounding Powell area community as well as coordinating neighborhood social activities. Membership in ORCA is attained by payment of annual dues to the Association. Homeowner engagement with both prompt dues payments and volunteer service are encouraged for the mutual benefit of all residents. Annual dues paid by members are the primary source of revenue for maintenance of entrance properties and the activities of the Association.

364 Hopewell Dr, Powell, OH 43065-9372, Delaware County

Demographics

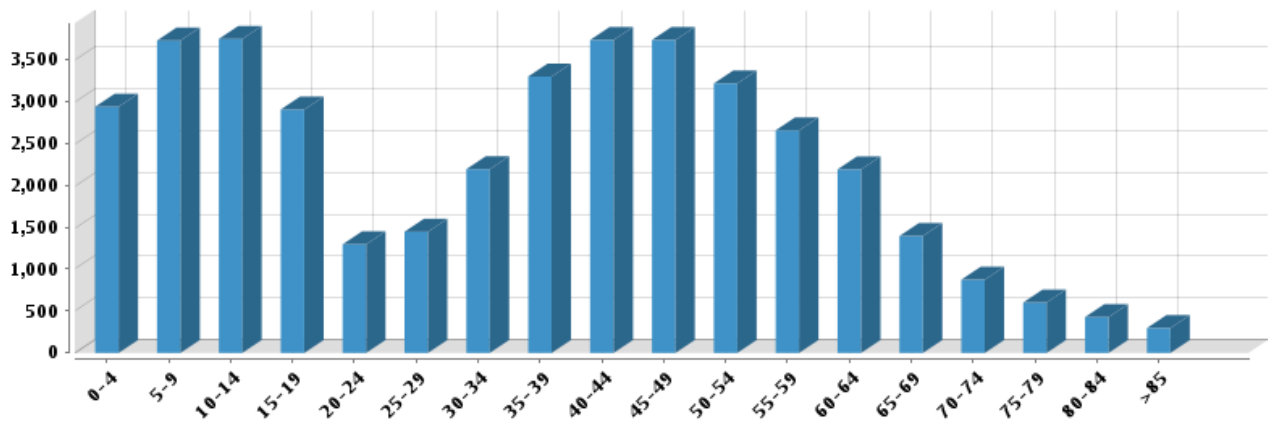
Based on ZIP Code: 43065

Population

SummaryHousehold

Estimated Population:	40,681	Number of Households:	14,038
Population Growth (since 2010):	5.6%	Household Size (ppl):	2
Population Density (ppl / mile):	1,409	Households w/ Children:	6,363
Median Age:	37.16		

Age



Gender

Marital Status



Housing

SummaryStability

Median Home Sale Price:	\$250,100	Annual Residential Turnover:	18.59%
Median Dwelling Age:	10 years	5+ Years in Residency:	33.2%
Median Value of Home Equity:	\$538,057	Median Years in Residency:	3.64
Median Mortgage Debt:	\$226,651		

Restaurants in Powell

- 1- Local Roots
- 2- Vittoria
- 3- City Barbeque
- 4- Liberty Tavern
- 5- Culver's
- 6- Kraft House No. 5
- 7- Azteca Mexican Grill
- 8- Prohibition Gastro Lounge
- 9- Beehive Bread Company
- 10- Hellas Carryout
- 11- Anne's Kitchen
- 12- Mia Cucina
- 13- Tanuki Japanese Steak House Sushi & Bar

Schools

Scioto Ridge Elementary School – 8715 Big Bear Avenue, Powell, Ohio 43065

Distance – 1.06 miles

Olentangy Middle School – 7940 Liberty Road N, Powell, Ohio 43065

Distance – 1.52 miles

Olentangy High School

Disclaimer

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