

10580 Durham Place, Powell OH 43065



\$749,900

Welcome to 10580 Durham Place! This exceptional owner/agent home has quality of both finish and design throughout. Located on a cul-de-sac, this fantastic home offers 6,440 +/- total finished square feet. The fabulous yard offers both privacy and beauty with professional landscaping that is intended for the discerning buyer.



Marketed exclusively by:

Jack Holstein, Best Corporate Real Estate

For a private showing: 614-203-2034

info@bestcorporaterealestate.com

Property Features:
10580 Durham Place, Powell OH 43065



- Superior quality bay windows throughout home
- Spacious deck for outdoor entertaining
- Gorgeous private back yard with professional landscaping
- 4 Nice sized Bedrooms, each with its own full bath plus convenient ½ baths on main level
- Soaring cathedral ceilings in great room and entry hall
- Three car plus attached garage with opener
- Full finished lower level boasting bedroom, full bathroom, kitchenette, living space with gas log fireplace (perfect in law suite)
- High-tech Vivint security system with cameras
- 2 Stunning fireplaces (Great Room and Family Room)



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Additional Property Information :
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- ❖ Built 1993
- ❖ Total Sq. Ft: 6,440 +/-
- ❖ Subdivision: Wedgewood Sec 4
- ❖ School District: Olentangy
- ❖ Township: Liberty
- ❖ Real Estate Tax \$17,102.99

Highlights of 10580 Durham Place:

Exceptional cul-de-sac location with walkout patio from lower level, solid oak wood trim and paneled doors finished by the Amish, steam room in master shower, large walk-in closet off master bathroom with private sitting area, beautiful solid oak hard wood flooring in kitchen, dining, foyer and den, attention to detail and craftsmanship shines throughout.



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Additional Property Information :
10580 Durham Place, Powell OH 43065

- ❖ 8 Large Bay Window Sections with Spectacular Views
- ❖ Gorgeous Finished Den off the Foyer with Built in Bookshelves
- ❖ Large Walk in Pantry off Kitchen
- ❖ Granite Countertops in a 17' center island with vegetable sink
- ❖ Nice rounded Wet Bar in an island of its own
- ❖ Approximately 90% LED Lighting throughout the home
- ❖ Sub Zero Refrigerator with matching cabinet panels
- ❖ Custom Blinds throughout home
- ❖ Solid Oak Hard Wood Flooring
- ❖ High Tech Vivint Security System with viewable cameras, auto thermostat adjustments, auto door locks, and remote door bell answering from anywhere with camera.
- ❖ Large Walk out Patio area from the third level family room
- ❖ Extra thick high quality double pane wood windows
- ❖ Fabulous built in shelving, solid oak paneling and bay windows makes a great den
- ❖ Quality upgrades are the standard throughout this exceptional home



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Additional Property Information :
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- ❖ Outside LED accent and security lighting
- ❖ Recirculating hot water system throughout home
- ❖ Newer High quality steep pitched roof
- ❖ Natural stone turret with lead glass windows
- ❖ Beautiful Oak Wood 42' front door with lead glass windows
- ❖ 3 sets of Double glass and lead glass doors and transoms throughout home
- ❖ California closet in master bedroom with lots of drawers and shelves
- ❖ Large stone steps and yard accents
- ❖ Very spacious formal dining room with recessed ceiling and ambiance lighting
- ❖ All second level bedrooms have beautiful designed coffered ceilings
- ❖ Outstanding laundry room with built in desk
- ❖ Most baths and wet bar have maple cabinets.....Spectacular!!!



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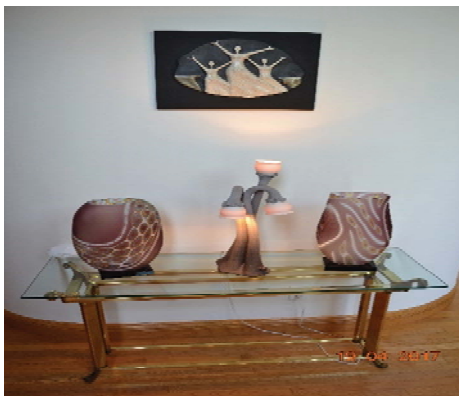
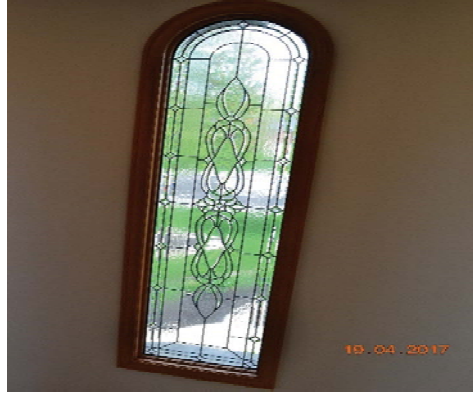
- ❖ 6" Solid oak base coating throughout home
- ❖ Central vacuuming system (even in garage)
- ❖ Speaker intercom system throughout
- ❖ Full yard sprinkler system
- ❖ Gutter guard system
- ❖ Master bath with 2 sinks in maple cabinets and marble counters, marble floor, and marble Jacuzzi setting
- ❖ Security Lighting
- ❖ 3 Air Conditioners
- ❖ 2 Humidifiers
- ❖ Desirable Olentangy School District

Please call 614-203-2034 today for your private showing!



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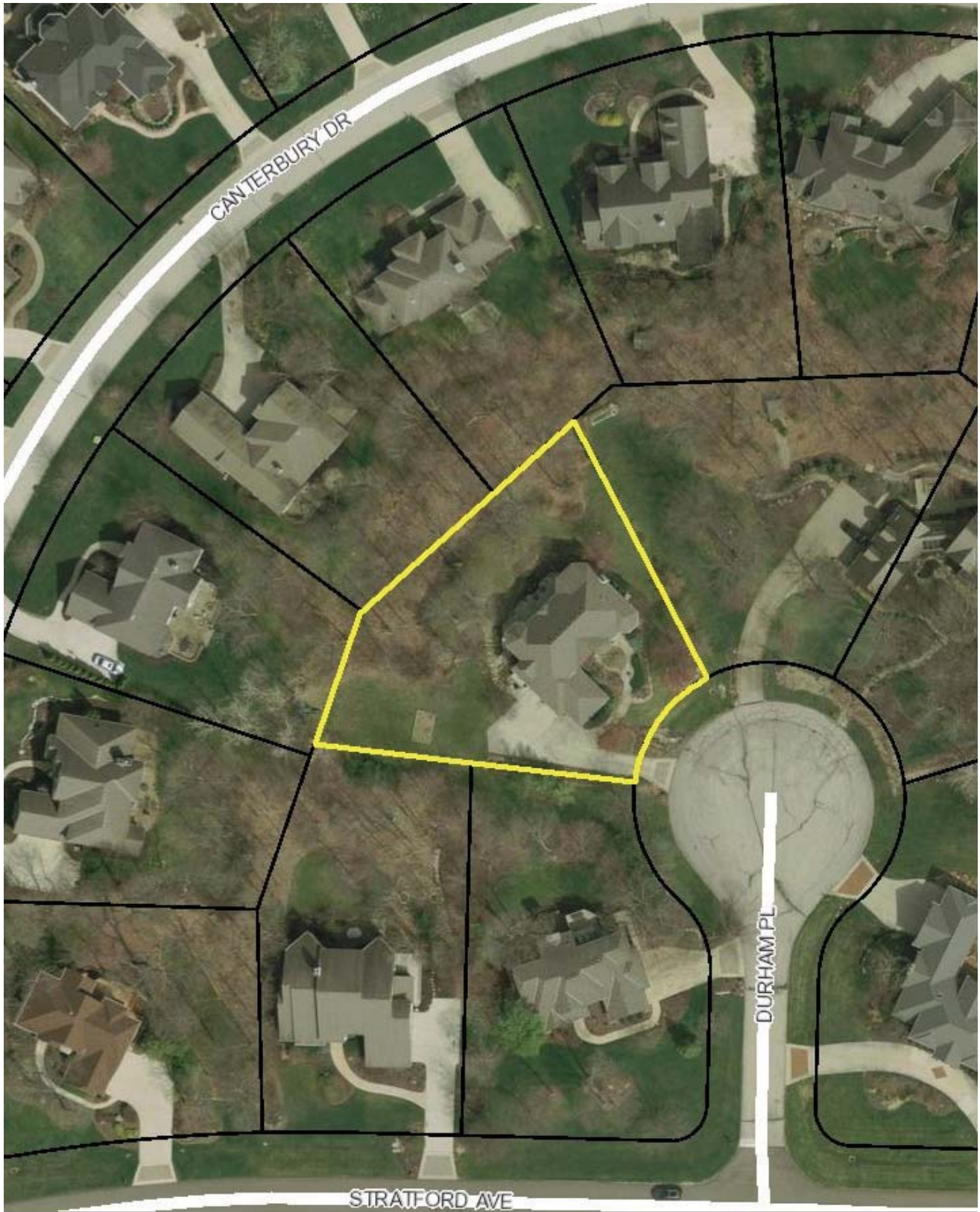






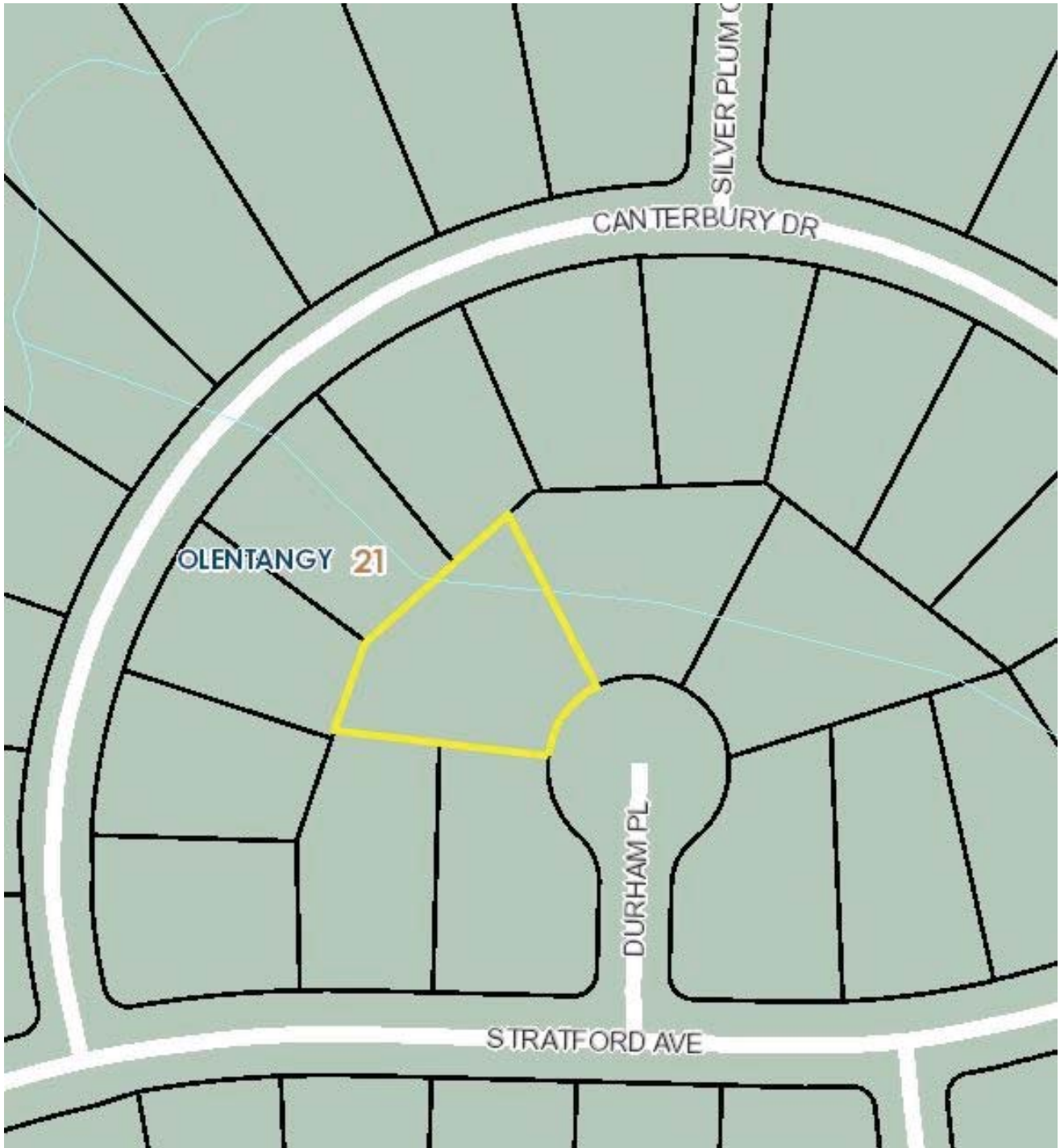


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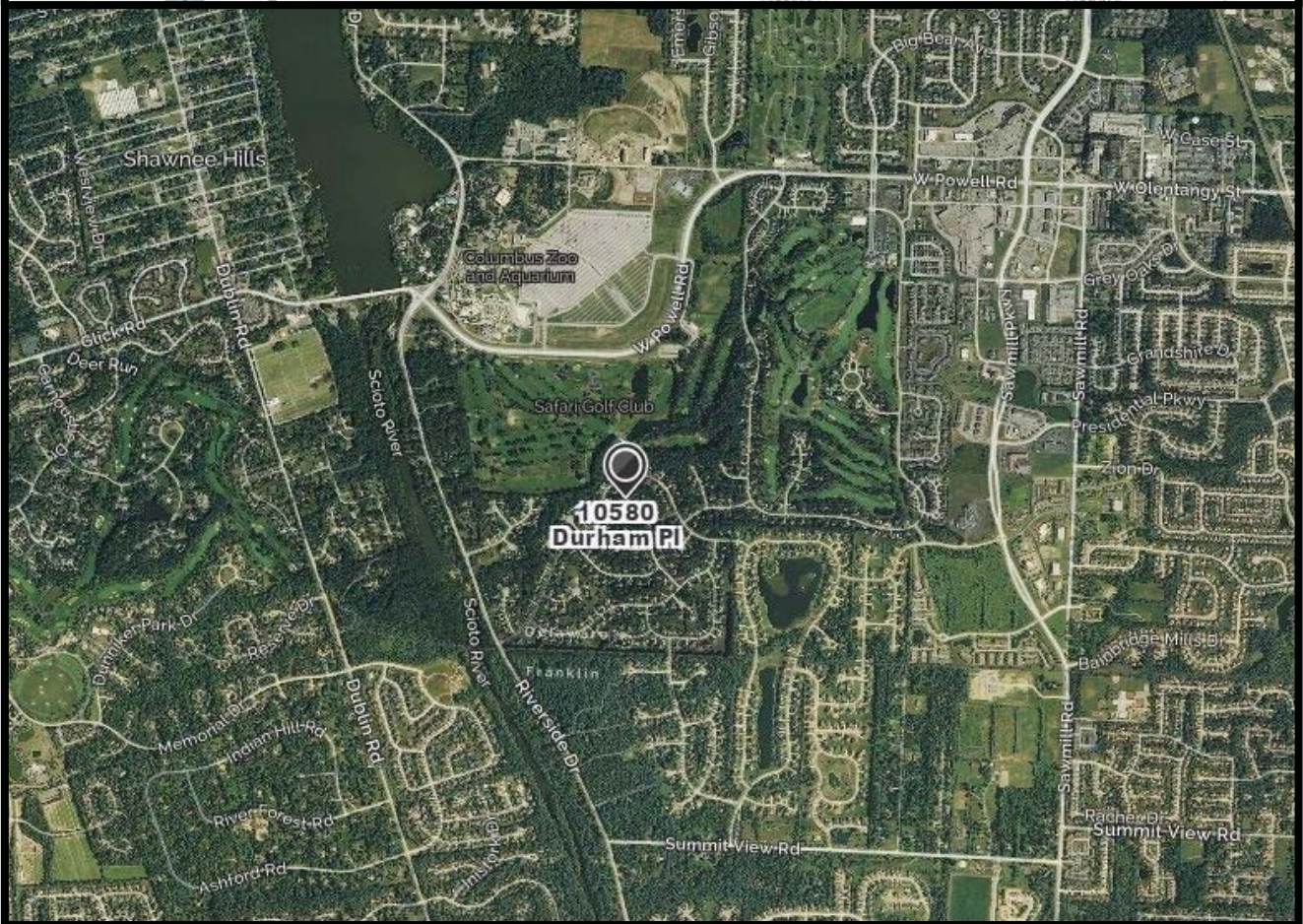
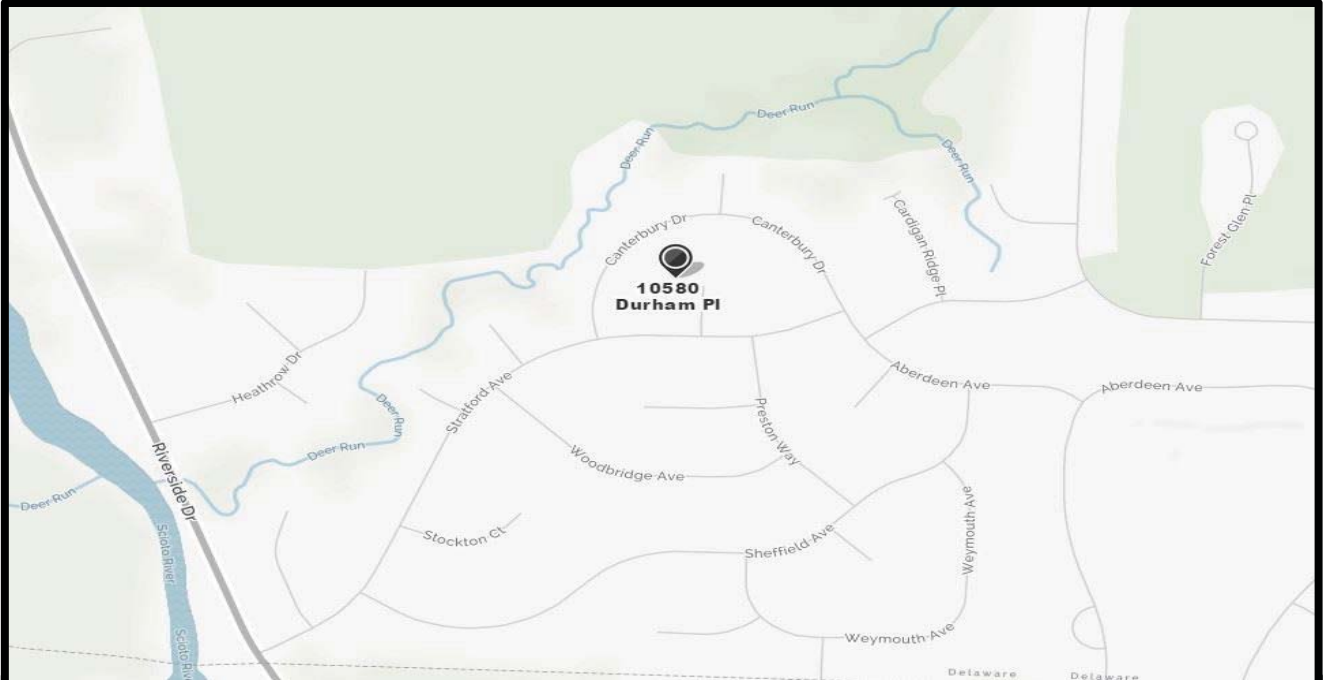


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WEDGEWOOD

— Golf & Country Club —

Wedgewood Golf & Country Club is a private, yet inviting club for those who call it a second home or an occasional retreat. It is a place for forging friendships, enjoying family gatherings and celebrating life's events. From formal elegance to good times with friends and neighbors, every day is exceptional. It's all here at Wedgewood... the perfect balance for your busy life.

Golf, dining, fitness, tennis, swimming and relaxation for your whole family.

WedgewoodGolfCC.com



The Benefits of Membership

Wedgewood Golf & Country Club's first-class facilities, wide range of recreational options and steady calendar of social activities engage all members in a community experience like none other. If you're searching for a superior club and a home away from home, you will find it in Wedgewood Golf & Country Club. To be a member of Wedgewood Golf & Country Club is to truly belong to our family.

World-class golf deserves the finest in facilities and service. At Wedgewood Golf & Country Club you will get both, and so much more.

As a member of Wedgewood, you will enjoy full access to our 49,500 square foot Clubhouse with commanding views of both the ninth and eighteenth greens. You will find both formal and informal dining with exquisite menu options in our dining areas, men's and women's locker rooms and a fully stocked pro shop. To keep you in top health, experience our 6,000 square foot fitness center with a beautiful view of the golf course and a team of the area's best professional trainers.

Amenities Include:

- *An impeccably conditioned 18-hole championship golf course designed by renowned architect Robert Trent Jones, Jr.*
- *Year round tennis featuring the only fully-private indoor tennis facility in the area. Additionally we feature six Har-Tru clay courts and four lighted courts.*
- *Fitness facility with certified trainers and a complete schedule of complementary group fitness classes. Enjoy complementary child care in our KidsZone while working out.*
- *A swim complex that is home to the often victorious Wedgewood Rays, of the CCSL.*

18 holes of golf showcasing the *masterful design of Robert Trent Jones, Jr.*



Golf

The focal point of Wedgewood Golf & Country Club is the magnificent 18-hole golf course showcasing the masterful design of renowned architect Robert Trent Jones, Jr., and recently ranked a Top 25 Course in Ohio. The grand trees, stone laden creeks and mirror lakes are a natural work of art unequalled in the central Ohio area and evoke a sentiment of the game's history and tradition. Wedgewood possesses a magical beauty that creates an excitement in all who play the game. As a member, you have full access to world class golf, right in your own back yard!

We are honored to be the home one of the top golf instructors in Ohio, Jimmy Logue, according to Golf Digest Magazine rankings! As Director of Golf, Jimmy has elevated our training and golf programs to a new level. He is a Titleist Performance Institute (TPI) Level 3 certified Golf Instructor, as well as a US Kids Certified Instructor and TPI Level 3 Certified Junior Coach. Jimmy enjoys teaching all skill levels in the great game of golf.

In 2016, we hosted the US Open Qualifier. Members had the chance to come and watch top tour pros compete for a spot in the US Open on their home course. Former world no. 1 Luke Donald qualified in a playoff and rising star Bryson DeChambeau tied our course record with a 63.

Wedgewood is very proud of our grounds crew, led by Superintendent Joe Noppenberger, who has been with the club since its inception. Joe and his team are passionate about preparing the course so that conditions are impressive and enjoyable every single day.

With our full staff of PGA Professionals and host of other golf services, we are able to provide our members a truly unique golf experience, exclusively found at Wedgewood Golf & Country Club.



Come discover
your second home!



Fitness

Wedgewood's Fitness Center provides the ultimate fitness experience in our immaculate, 6,000 square foot facility. Our mission is to ensure that all Members find a pace that is right for them and commit to a healthy way of life.

You will also find lively group fitness classes in the aerobics studio throughout the week, all as a complementary add-on to your Membership. There are so many options for every level of fitness at the Wedgewood Fitness Center. We will help you get Wedgewood fit!

Connected to the Fitness Center is our complementary child care area, KidsZone, where kids will stay entertained for hours.

Racquet

If tennis is your passion, or if you are looking for a new hobby during the colder months, Wedgewood offers our Members access to four seasons of racquet sports.

Our climate controlled, air-supported structure offers the only indoor tennis facility in northwest Columbus. Combined, we offer four hard courts and six Har-Tru clay courts for open-air tennis in the spring, summer and fall with viewing pavilions, a tennis shop and locker areas.

We now offer Pickleball year-round on our hard courts. Our Pickleball courts are suitable for all ages, as the low-net and wiffel ball makes the game more accessible to everyone.

Our Tennis Professionals provide private lessons for individuals and groups, as well as provide ladies', men's and mixed doubles programs.



Swimming

From Memorial Day to Labor Day, the Wedgewood Aquatics Center is a popular gathering place for our Members. The resort-style swimming facility features a six-lane competitive pool with shallow areas for younger swimmers, a diving well with two diving boards, a separate toddler pool and locker room facilities. The Snack Shack and porch area provide members with a relaxing place to enjoy meals and buffets for special events.

Our Wedgewood Rays Swim & Dive Team is one of the most competitive in the Columbus Country Club League, bringing home the championship trophy for six out of the past twelve years. No doubt, this will be another exciting year for the Rays!

Come cool off and dive into the fun at the Wedgewood pool this summer!

Dining/Events

The finest facilities. A friendly and attentive staff of experts. Special events to suit every taste! New in 2017 will be an outdoor veranda with a covered bar and open seating

From Member dining to social events, corporate meetings and family parties, we take pride in the attention to detail that we put into every aspect of our facilities and services. In our dining rooms you will find nothing less than exceptional cuisine in an enjoyable and relaxing atmosphere. As a Member of Wedgewood you will love the full selection of menus and weekly specials that are specially prepared for your enjoyment.

As a Member you will have access to any of our private rooms with complementary rental charges. We host beautiful, upscale and professional special events each day and promise to be your exclusive all-in-one event venue.



Categories of Membership

While time passes and we are constantly looking for new ways to create an environment that moves with the busy schedules of our members and their families, we still continue to provide the distinguished country club atmosphere that our members have enjoyed for decades. We strive to be a direct extension of our Members' families.

Wedgewood offers a variety of membership levels, catering to every stage of life, from budding professionals and growing families, to established executives and retirees.

Club Membership entitles the primary designee and his or her immediate family use of the Club facilities in accordance with their designated membership category. The immediate family of a member includes the spouse of the member and unmarried children under the age of twenty-four, living at home or attending school on a full-time basis. The Club has a limited number of memberships available. The following pages outline our current classifications of Club Membership.



Membership Offerings

- *Active Golf Membership*
- *All-Inclusive Golf Membership*
- *Social Membership*
- *Junior Membership*
- *All-Inclusive Junior Golf Membership*

Rich with *history and tradition.*



Annual Social Events

From holiday celebrations for the entire family to adult-only dinner events, all Members of your family will be entertained at Wedgewood. Find where you fit in our calendar of upcoming events!

Easter Weekend

On Easter Saturday, parents and children gather at Wedgewood to color Easter Eggs and go on a hunt with an appearance by the Easter Bunny as the main event. On Easter Sunday join us for a lavish brunch to celebrate the holiday with your entire family.

Mother's Day Brunch

We will help you treat the special women in your life to a morning of delicious fare and good friends. She will enjoy the Grand Ballroom decorated in all its finest and the little details that will show her how important she is.

July 4th Celebrations

To kick off the celebration, Wedgewood hosts an evening of food, games, entertainment and the most spectacular firework display in town. On the 4th, families spend the day splashing at the pool, swimming, competing in contests and other pool games and enjoying an all-American buffet.

Trunk or Treat Halloween Family Night

A slightly spooky, but mostly fun night of trick-or-treating, hayrides, costumes and a Halloween inspired buffet.

Holiday Wine Tasting

Begin the Holiday season with a sampling of fine wines and celebrate the season with your closest friends at our annual Holiday Wine Tasting. Our Members also take this opportunity to start their Christmas shopping for the wine enthusiasts in their lives.

Gingerbread House Decorating

Each year, our Members look forward to decorating grand gingerbread houses at Wedgewood. We provide the gingerbread houses and all the trimmings and your family creates a special decoration to keep in your home through the holiday season.

Santa Brunch

Wedgewood hosts this joyous event on two Sundays leading up to Christmas. Families indulge on a delicious buffet and children visit with Santa, sharing their Christmas wishes and making memories to last for a lifetime.

And so many other fun member events throughout the year – all paired with exceptional cuisine and enjoyable entertainment for the entire family!



WEDGEWOOD

— Golf & Country Club —

For Membership inquiries, please contact:
9600 Wedgewood Blvd Powell, OH 43065 | 614.793.9600 | WedgewoodGolfCC.com



DECLARATION OF COVENANTS,
EASEMENTS, RESTRICTIONS AND ASSESSMENTS
FOR
WEDGEWOOD

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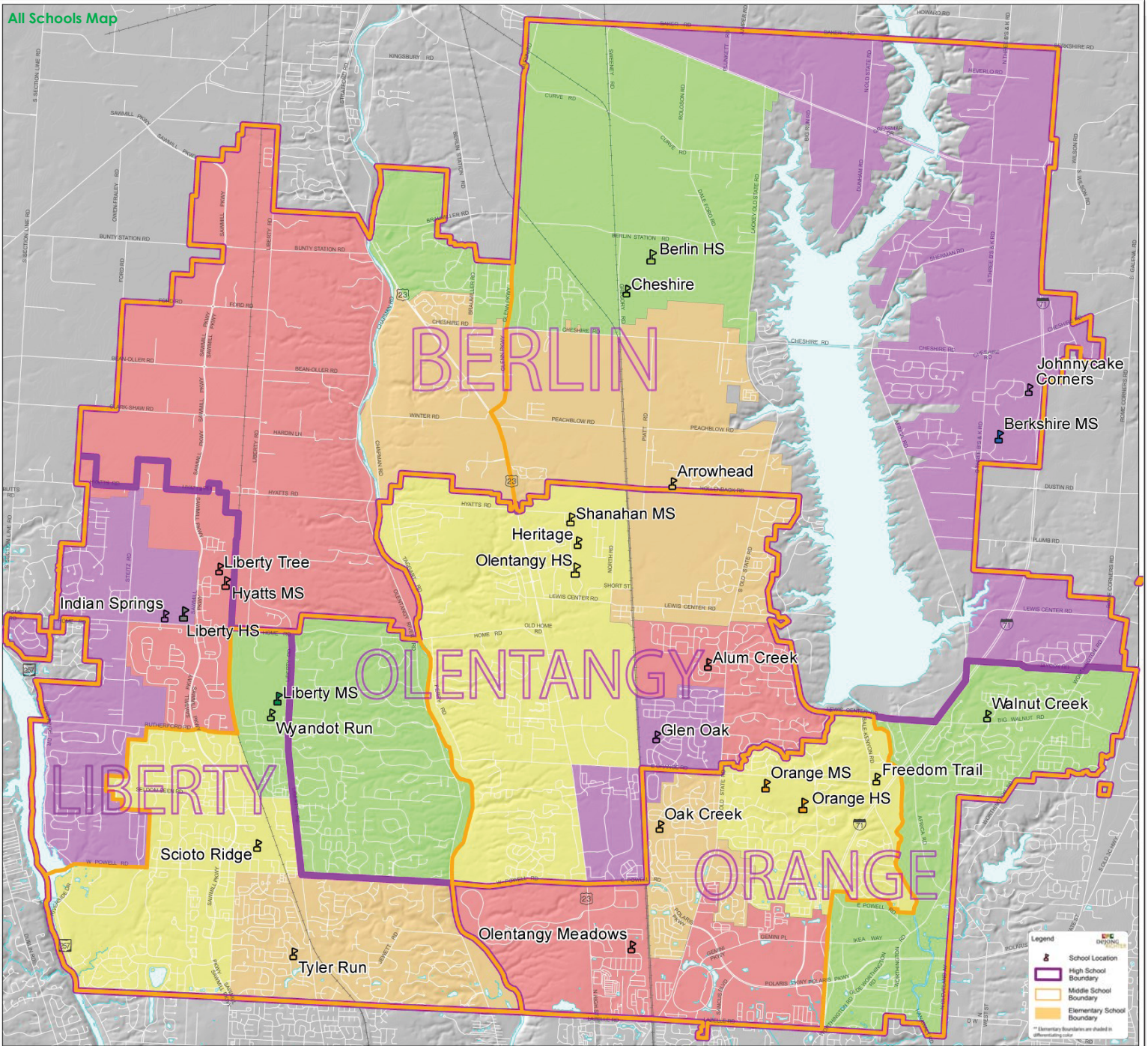
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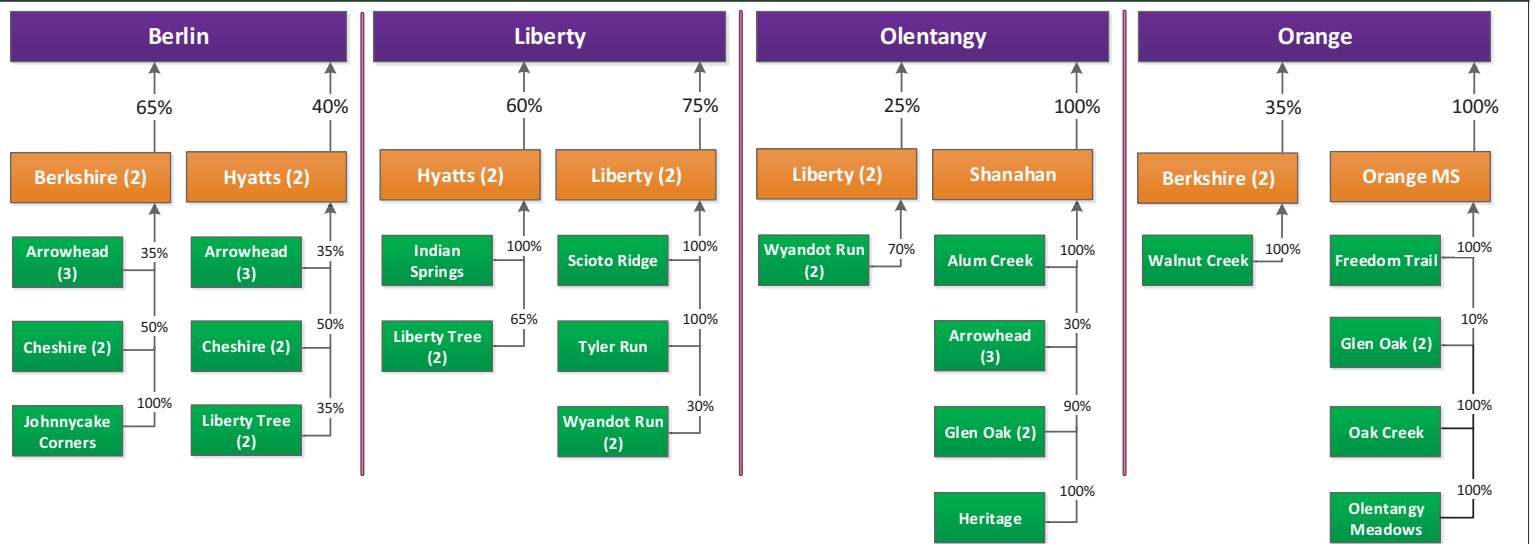
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2018-19 Boundaries

All Schools Map

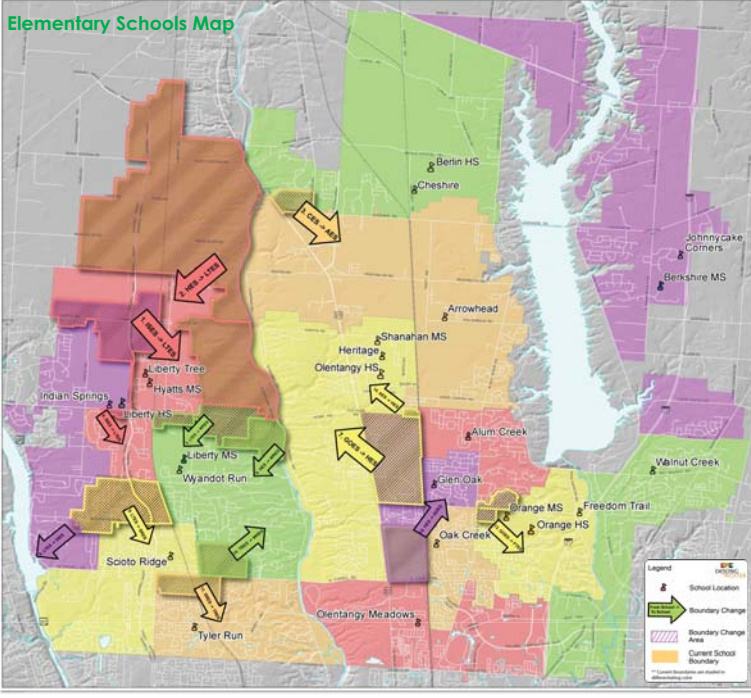


Feeder Pattern



Boundary Changes 2018-19

Elementary Schools Map



Elementary Schools

This map shows the current elementary school boundaries in differentiating shades of color. Areas that are changing are denoted by a cross-hatch and an arrow indicating a change area number along with "from schools" and "to schools."

This impacts 714 students.

The table below outlines the change areas and associated subdivisions.

Change Area #	From School	To School	Current Subdivisions	Future Subdivisions
1	Indian Springs	Liberty Tree		Heather Ridge Woodcrest Cross (south)
2	Heritagé	Liberty Tree	Kesselbrooke Station Nelson Farms Timber Lake	
3	Cheshire	Arrowhead	Cheshire Crossing (north)	
4	Indian Springs	Liberty Tree	Palisades at Golf Village (portion)	
5	Liberty Tree	Wyandot Run	Bridlespur	
6	Heritagé	Wyandot Run	Trail's End	Allington Estates
7	Glen Oak	Heritagé		Slate Ridge
8	Liberty Tree	Indian Springs		Wedgewood Park (North)
9	Liberty Tree	Scio Ridge	Woods at Seldom Seen Preserve at Seldom Seen Golf Village (Sec. 1) Golf Village - Stone Bridge Golf Village Woods Golf Village Rutherford Golf Village Reserve Rutherford Estates	
10	Scio Ridge	Wyandot Run	Oientangy Ridge	
11	Scio Ridge	Tyler Run	Bartholomew Run Murphy's Park Murphy's Crossing Condo Village at Murphy Park	
12	Heritagé	Glen Oak	None (All Commercial)	
13	Glen Oak	Freedom Trail	Cross Creek Woods at Cross Creek	

Middle Schools

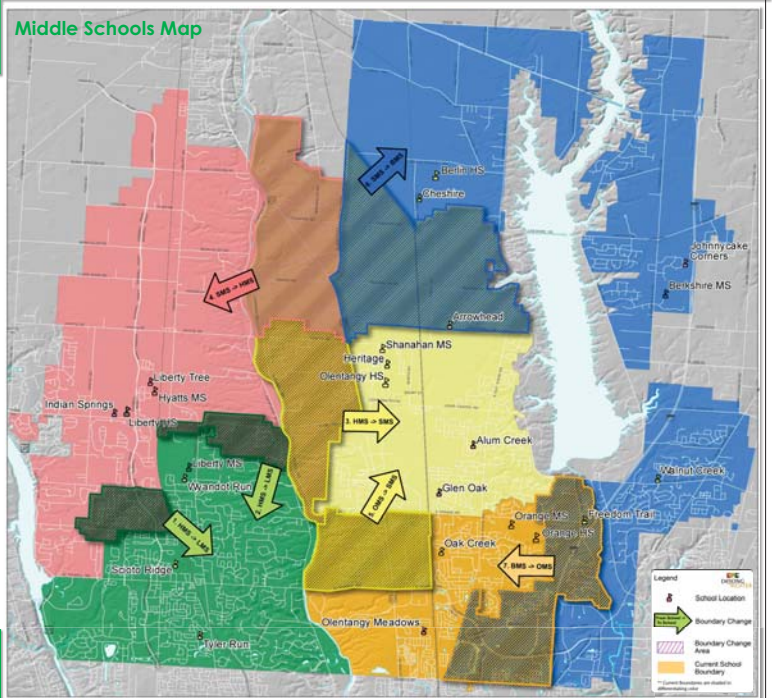
This map shows the current middle school boundaries in differentiating shades of color. Areas that are changing are denoted by a cross-hatch and an arrow indicating a change area number along with "from schools" and "to schools."

This impacts 678 students.

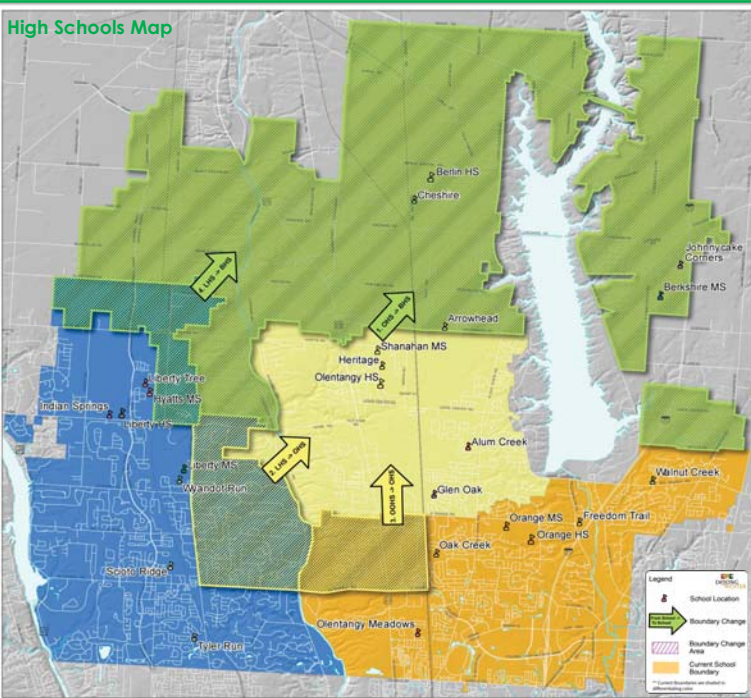
The table below outlines the change areas and associated subdivisions.

Change Area #	From School	To School	Current Subdivisions	Future Subdivisions
1	North	Liberty	Preserve at Seldom Seen Preserve at Seldom Seen Golf Village (Sec. 1) Golf Village - Stone Bridge Golf Village Woods Golf Village Rutherford Golf Village Reserve	
2	North	Liberty	Bartholomew Run Murphy's Park	Allington Estates
3	North	Shanahan	The North Cheshire Crossing (north and south)	Oientangy Falls (expansion)
4	South	North	Cheshire Crossing (north and south) Bramble Woods Estates of Bramble Woods of Bramble Methisco	Stockdale Estates of Bramble (final phase)
5	Orange	Shanahan	Burn Brae Riverside at Riverbend Dooley's Orchard Green Meadows Hidden Ravines Hidden Reserve Hidden Springs	Highmeadows Village Riverbend Sycamore Meadows Villas at Riverbend (condos)
6	South	Berkshire	Clarified Estates Puff Meadows Reserve at Glenross Landings at Glenross Stockdale Estates	Communities of Glenross (south) Glenross South
7	North	Orange	All Palms Apartments Parkside Park Parks Green Parks View Parks West Parks Wood Parks Wood River's Edge at Alum Creek	Point of Palms Summerwood Village of Palms Park Village at Washington Crossing Village of Park Kenon Inlet Park Waverly Place Woods at Park Kenon Woods of Palms

Middle Schools Map



High Schools Map



High Schools

This map shows the current high school boundaries in differentiating shades of color. Areas that are changing are denoted by a cross-hatch and an arrow indicating a change area number along with "from schools" and "to schools."

This impacts 714 students.

The table below outlines the change areas and associated subdivisions.

Change Area #	From School	To School	Current Subdivisions	Future Subdivisions	
1	Oientangy	Berlin	Bainbridge Ravines Belmont Place Bramble Woods Cheshire Cove Cheshire Crossing Cheshire Crossing (South) Cheshire Woods Estates Dornoch Estates Enclave at Glenross Estates of Bramble (The)	Estates at Sherman Lakes (The) Harbor Pointe Hidden Creek Hidden Creek Estates Hidden Meadows Kesselbrooke Station Lakes at Cheshire Landings at Glenross Madison Meadows at Cheshire (The) Methisco (Student Housing) Nelson Farms Old Harbor Estates Osterfield Estates Puff Meadows Ravines of Alum Creek (The) Reserve at Glenross (The) Reserve at Glenross (The) Roseland Shadow Creek Sheffield Park	Sherman Lakes Summerwood Summerwood Lakes Tall Oaks Thorton Woods Twin Hickory Farm Whispering Creek
2	Liberty	Oientangy	Ashmore Bridlespur Camberbury Chamber Glen The Chase Daventry Park Deseret Lakes at Silverleaf Liberty Ridge	Oientangy Ridge Quail Meadows The Retreat Sherborne Meadows Westchester Wingate Farms Woodland Glen Woodland Hall Woods at Wildcat Run	Northeast TIF Communities of Glenross Stockdale Glenmead Fox Haven Farm Estates
3	Orange	Oientangy	Burn Brae Deep Run at Riverbend Dooley's Orchard Foxledge Green Meadows Hidden Ravines Hidden Reserve	Hidden Springs Highmeadows Village Riverbend Sycamore Meadows Villas at Riverbend (condos)	
4	Liberty	Berlin	Hardin Woods Liberty Trace (current and future)	Clarkshaw Moors Woodcrest Cross Mullen Trace Nelson Farms (final phase)	