

FOR SALE

5795 Kilbannan Court

Dublin, OH 43017

Valerie Tivin

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



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. *Line Drawings are Approximate*

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Sq Ft
±3,500

Price
\$741,000

Bedrooms
4

Nestled on a beautifully landscaped corner lot in Dublin's prestigious Muirfield community, this well-maintained home offers over 3,500± square feet of comfortable living space. The inviting family room features a cozy gas log fireplace and wood-beamed ceiling, opening to a vaulted three-season room—perfect for enjoying your morning coffee or relaxing year-round. The spacious kitchen includes granite counter tops and an island, while two versatile first-floor flex rooms provide ideal space for a home office, exercise room, or additional bedroom.

Upstairs, the owner's suite is accompanied by three generously sized bedrooms and a bathroom featuring a luxurious Sanijet hydrotherapy tub. The finished lower level offers additional recreation or entertainment space along with abundant storage.

Outside, enjoy a private backyard retreat with multi-level paver patios, a fire pit, water feature, hot tub that conveys, an irrigation system, and plenty of green space for family gatherings and outdoor enjoyment. Located just steps from the Muirfield Tournament gate and close to community pools, tennis courts, parks, and walking trails, this home offers the perfect blend of comfort, convenience, and the exceptional Muirfield lifestyle.

Township	Concord
Year Built	1981
Acreage	0.37
Baths	2 1/2
Garage	On Street
School District	Dublin City Schools
Basement	Partially Finished
Taxes (2025)	\$10,889.92
HOA	Muirfield Association
HOA Charge (Annually)	\$1,264.00
Utilities	Central Air & Gas Heat



[Click Here to View Video](#)

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RECENT RENOVATIONS

YEAR	UPGRADE
2020	Garage door replacement
2021	Efficient HVAC & Heating installed
2021	Exterior Painted
2023	New hot water tank installed



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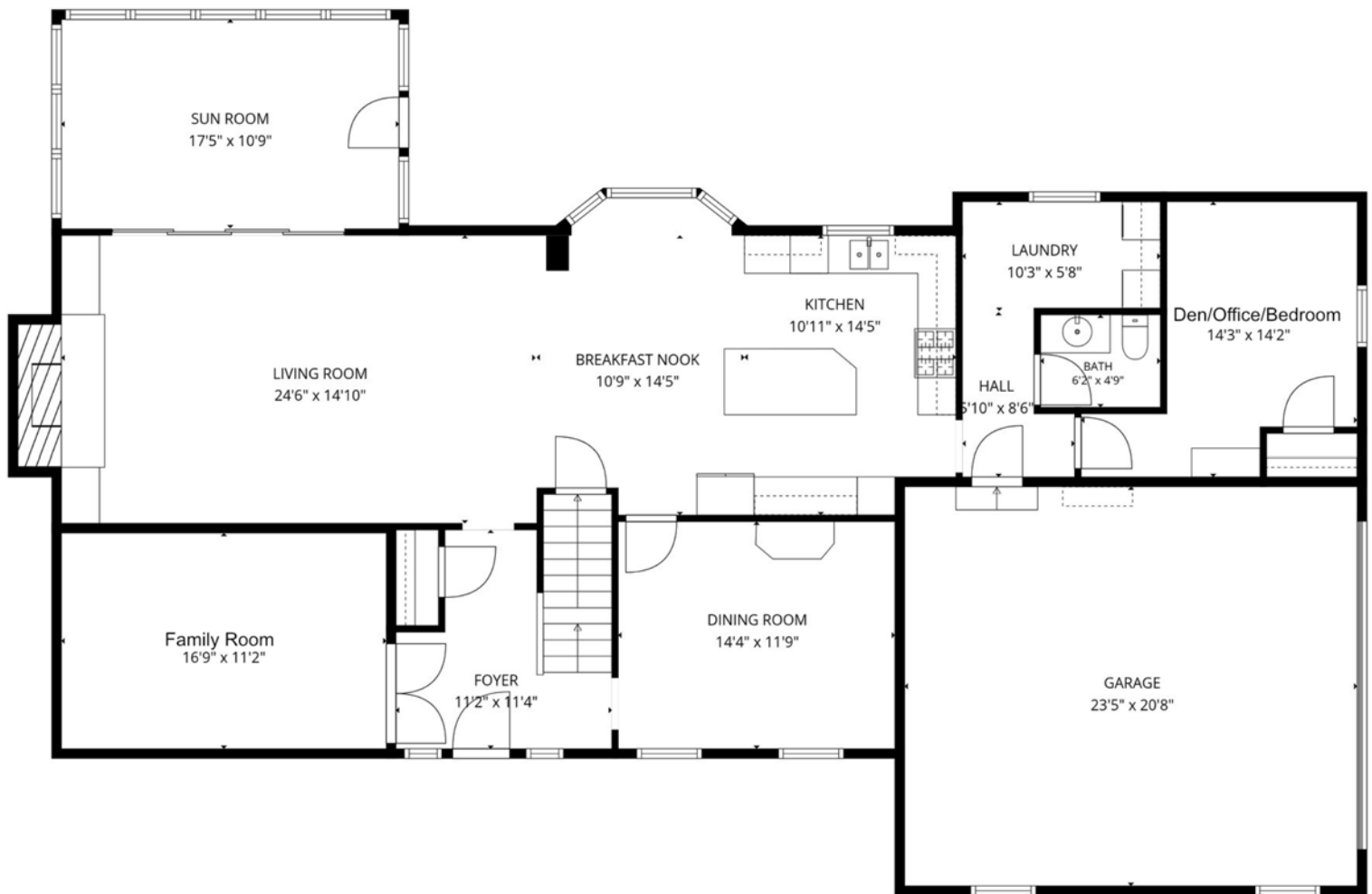
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Floor Plan

First Floor



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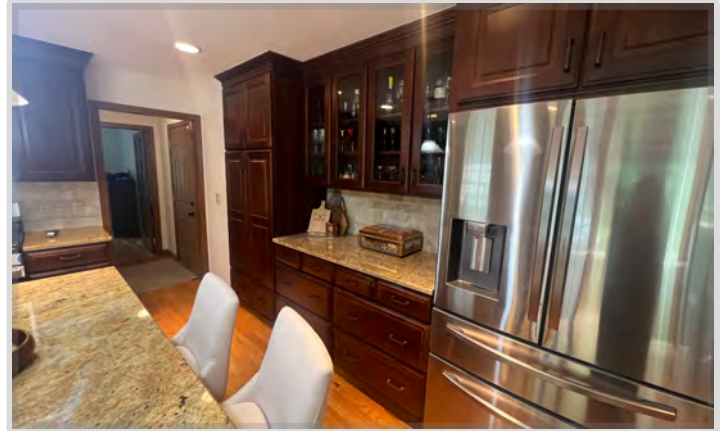
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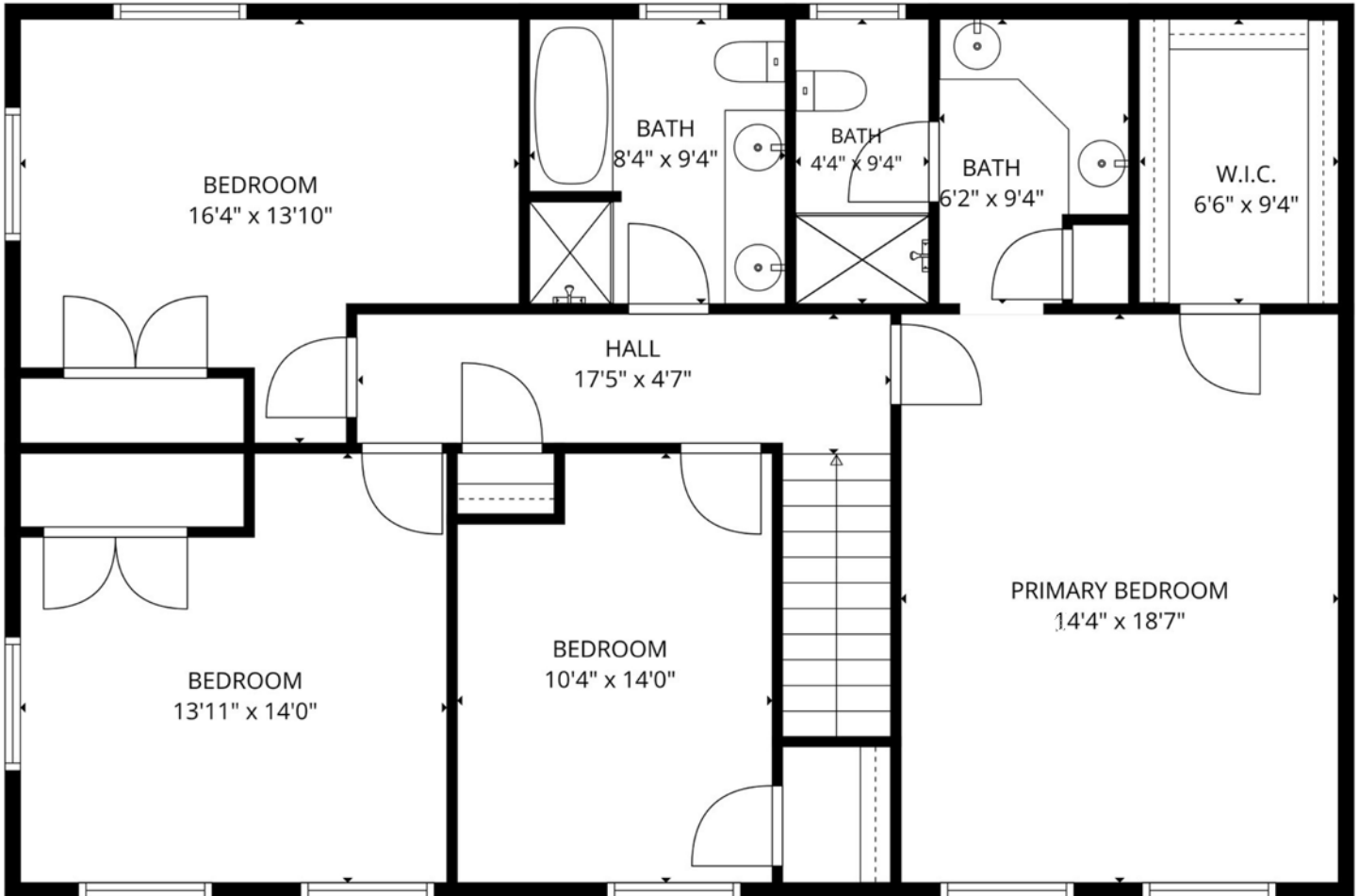
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Floor Plan

Second Floor



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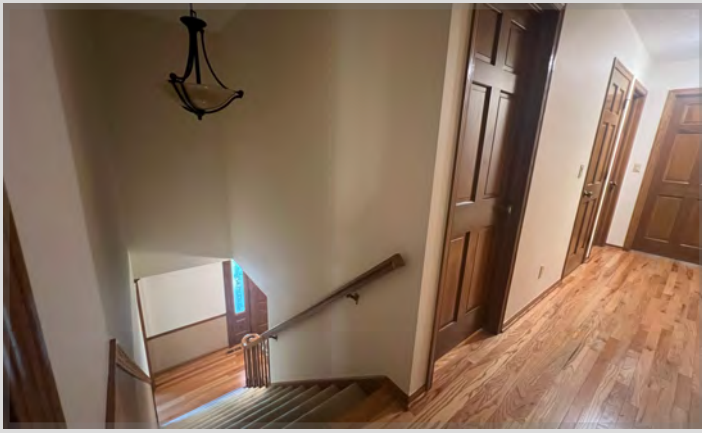
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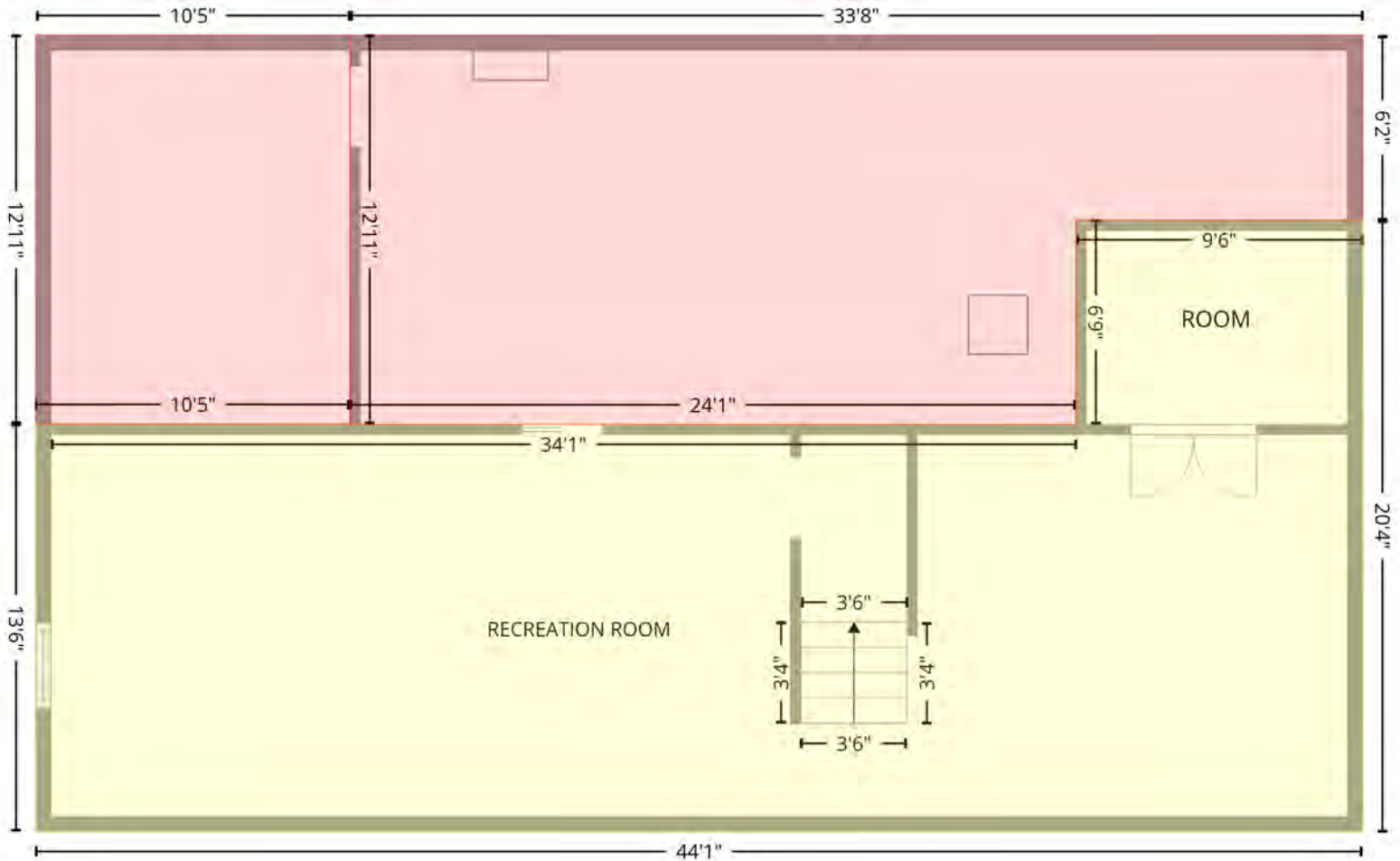
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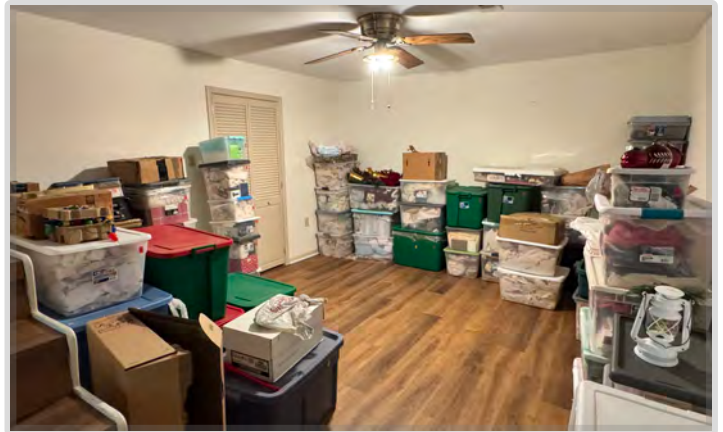
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Floor Plan

Basement



Finished Basement 12'8" x 14' and 12'8" x 24'3"

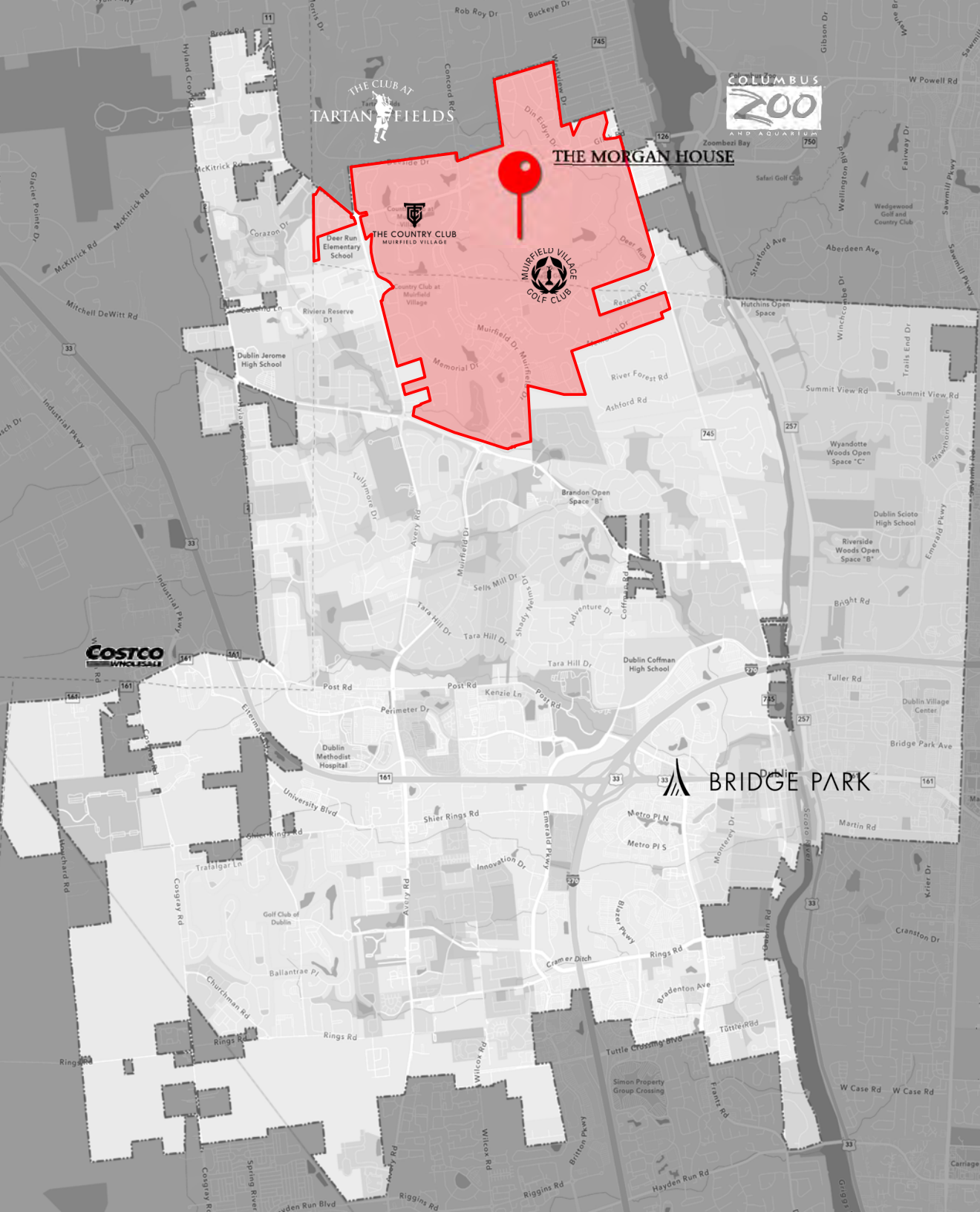


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MUIRFIELD VILLAGE



Home to the world-renowned Muirfield Village Golf Club and the annual Memorial Tournament, Muirfield Village offers a unique blend of championship golf, natural beauty, and exceptional amenities. Thoughtfully designed to complement the surrounding landscape, the community features tree-lined streets, quiet cul-de-sacs, and a variety of golf course, wooded, and open-space neighborhoods.

Residents enjoy access to two private recreation complexes with pools, tennis courts, playgrounds, basketball courts, and family-friendly programs. More than 29 miles of paved walking and biking paths connect neighborhoods, parks, and scenic green spaces throughout the community, while over 250 acres of maintained common areas and twelve stocked fishing ponds provide countless opportunities for outdoor recreation.

Ideally located in the heart of Dublin, Muirfield Village is just minutes from Bridge Park, the Columbus Zoo and Aquarium, Historic Downtown Dublin, and an abundance of shopping, dining, and entertainment options. Residents also benefit from highly regarded Dublin City Schools and convenient access to US-33 and I-270, providing an easy commute to Downtown Columbus, The Ohio State University, and John Glenn Columbus International Airport. Combining a prestigious address with an unmatched lifestyle, Muirfield Village remains one of Central Ohio's most sought-after communities.

Major Regional Employers



Area Overview

The City of Dublin is nestled just northwest of Columbus, Ohio. It boasts a vibrant community of around 50,000 residents and serves as a hub for innovation, corporate headquarters, and outstanding education. With its responsive services, attractive housing options, top-tier public schools, and direct highway access, Dublin offers a comfortable and dynamic lifestyle.

Renowned for its strategic planning, technological advancements, and commitment to sustainability, the city consistently ranks as one of the safest in the nation and holds the top spot among Ohio's small cities. Boasting a diverse economic landscape, including major corporations like Cardinal Health and Wendy's Corporation, Dublin attracts businesses ranging from startups to global giants. Its renowned educational institutions, including three top-ranking high schools and proximity to numerous colleges and universities, ensure a steady stream of talent and intellectual capital, further fueling its economic growth and stability.

With its urban, walkable Bridge Street District and a reputation for municipal innovation, Dublin stands as a premier destination for both residents and businesses alike.



Photo: Downtown Dublin, Bridgepark

Demographics

	Area Population		Area Households		Average Income
	49,328		17,435		\$160,296

Major Nearby Interstates



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