



Property Highlights

- Large, solidly built ranch home with custom woodworking throughout
- Fresh paint in the main living areas
- Large formal living room with a fireplace, built-in cabinetry, and shelving
- Spacious kitchen with abundant cabinetry and storage
- Additional buffet cabinetry ideal for entertaining
- Two walk-in pantries
- Kitchen features a large sitting area, workspace, fireplace, and views of the patio and pond
- Three spacious bedrooms on the main level
- Large primary suite with an oversized walk-in closet, built-in makeup vanity, nearby laundry, and access to the four-season room
- Vaulted ceilings and skylights in the primary bedroom and bathroom
- Primary bathroom features double sinks, a tiled tub surround, and a tiled shower with dual showerheads
- Four-season room located directly off the primary suite
- Finished lower level with a large great room, fourth bedroom, and third full bathroom
- Lower-level office and second kitchen create an ideal setup for guests or additional living space
- Multiple large storage rooms
- Walkout access from the lower level to the drive-under garage
- Main-level garage measures approximately 24' x 30' and includes a step-up loft for additional storage
- Second, larger drive-under garage is heated and equipped with an exhaust fan
- Newer garage doors and openers in the lower garage
- Newer geothermal heating and cooling system
- Private well with reverse osmosis system, iron filter, and water softener
- Newer AdvanTex AX20 septic system by Orenco Systems, approximately 4+ years old
- Space-saving septic design leaves additional room for a potential future shop
- New roof in 2026 with a one-time transferable warranty to the buyer
- Large wood deck spanning the front of the home
- Approximately 892 square feet of concrete and paved patio space
- Two-tier pond with a waterfall and koi fish
- Storage shed with electricity
- Approximately 230 feet of new cedar privacy fencing along the west property boundary
- Two paved driveways
- Situated on 1.37 acres surrounded by farmland
- Located in Delaware County with lower property taxes
- Approximately 23 minutes from the edge of Marion via Highway 13