

WELCOME



701 ROSS RD.
Sunbury, OH 43074

Experience this Stunning Ranch-Style Home set on a 5-acre wooded lot with gorgeous views of a ravine and stream. This home boasts an open-concept great room with vaulted ceilings & wood beams, a high-end kitchen, primary suite, lower level walkout with a recreation room, wet bar, gym, & full bath. Offering a heated inground pool with slide & paver deck, patio with a wood-burning fireplace, play area for children, covered front porch & deck, & 40' x 60' pole barn.

Located just a short drive from the delightful towns of Sunbury and Galena, where you can explore various dining options, shops, and biking trails. Immerse yourself in the beauty of nature and indulge in outdoor activities at Hoover Reservoir and Alum Creek State Park. This property is conveniently situated near Johnstown, New Albany, the Village of Granville, major highways, & John Glenn International Airport.



PRESENTED BY

Stefanie Halbert

614-634-2254

Stefanie@TheColumbusTeam.com



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FEATURES

- Ranch Style Home with Lower Level Walkout & Stunning Views
- Located on 5 Acres of a Wooded Ravine Lot Overlooking a Stream
- Two-Car Attached Garage
- 60' x 40' Custom Built Pole Barn with Electric
- Five Bedrooms
- Three Full Baths & One Half Bath
- Open Concept Great Room, Kitchen, Dining Space & Den with Vaulted Ceilings & Exposed Beams
- 1 Gas Fireplace, 1 Electric Direct Vent Fireplace, and a Wood Burning Fireplace on the patio
- Kitchen Includes Large Center Island, Quartz Countertops, Premium Polished Ceramic Tile Backsplash & Stainless Steel Appliances
- Primary Suite
- Primary Bath with Heated Flooring
- Entry Level Laundry Room
- Premium Wood Flooring Throughout Entry Level
- Covered Front Porch & Covered Back Deck
- Walkout Lower Level with Recreation Room, Living Area, Wet Bar, Gym, Locker Room & Full Bath with Double Steam Shower
- Inground Heated Swimming Pool with Slide, Edge Fountains, Paver Deck & Solar Heated Automatic Pool Cover
- Concrete Patio with Wood Burning Fireplace
- Security Gate & Fenced Yard
- Delco Water
- Septic System
- Forced Air Propane Heat
- Central Air Conditioning
- Year Built - 2020
- Square Feet - 4,734. Includes lower level walkout.
- Lot Size - 5 acres
- Parcel #416-440-02-008-002
- 2023 Taxes - \$9,870/yr.
- Big Walnut Schools - www.bwls.net
- Property Disclosures Available on MLS

