



An outdoor "Serenity Pond" with fountain features and planters greets and welcomes you as you enter the home along the wide granite entry walk.

The "Outdoor Living" area features a granite patio with a custom waterfall/herb garden structure, custom "Fire Pit" and cantilevered fishing dock projects out over the half-acre pond.

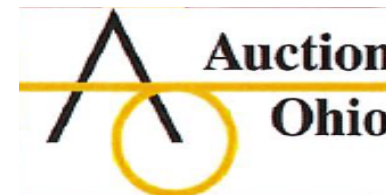


Additional Features

- Custom exterior "Serenity Pond" with 2 fountain features and 3 planters
- Custom glass walled waterfall pond in Foyer
- Great Room with custom sculptural fireplace open on 3 sides with "fire glass", Pyramid Skylight, custom 18' wide floor-to-ceiling LED "Light Wall" and leading to Large Granite Patio off Great Room
- Private Owners Suite with Private Granite Patio, Dramatic Glass Walled 8' wide "fire glass" fireplace, Two Walk-in Closets w/Elfa Closet Systems
- Owners Bath with 10' floor-to-ceiling "glass wall" walk-in shower with multiple shower heads, Whirlpool Tub, Double Sinks and Custom Cabinets
- Gourmet Kitchen with custom cabinets, sparkling quartz counters and SS appliances including Refrigerator, Dishwasher, Double Ovens, Electric Cook Top, Microwave, Ice Maker, Beverage Cooler, Wet Bar with Built-in Wine Rack and Stemware Racks, Large Island Breakfast Bar and Walk-in Pantry
- 1st Floor Laundry/Mud Room with Ironing Center, Washer & Dryer and Custom Cabinets
- Glass Walled 3 season Room with Skylights that Leads to Patios
- Hot Tub Room that leads to a Patio with Glass & Screen Enclosure with Skylight Roof
- 4 car garage with glass garage doors, openers and pull down stair to storage above entire garage
- 50% of the exterior wall surfaces are insulated Low "E" glass
- 2 Furnaces& A/C Units with Programable Controls
- 2 Tankless Hot Water heaters
- Security System
- Whole House Sound System
- Ceiling Fans Throughout
- Custom and Special Lighting Systems
- Radiant heat reflective standing seam metal roofs that are energy efficient.
- Home meets "LEED Green Building Rating System Standards" for sustainable green design
- "Outdoor Living" areas feature 3 Granite patios, Custom Waterfall Herb Garden Structure and Custom "Fire Pit"
- Separate outdoor Barbeque Patio Area off the Kitchen
- Maintenance Free Cantilevered Composite Fishing and Paddleboat dock that projects out over and into the half-acre pond
- Large Storage Shed
- Large 30 Car Parking Area with Lighting and Drive Lighting
- School District: Olentangy
- Taxes: \$16,462 Annually
- Square Fottage: 5,133
- Year Built: 2009
- Agent Owned



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1946 Ford Road Delaware, Ohio 43015

Welcome to "Fallingwaters"; a one story ultra-modern "California Contemporary" minimalist home built by an architect for himself, nestled in almost 6 private acres of woods. The peaceful Serenity Pond with fountains welcomes you on your approach to the front entry glass double doors. The focal point of the home is a half-acre man made stocked fishing pond. This home is a one of a kind unique modern "Wrightien" masterpiece. The house plan has almost 5,200 square feet of living area. The longitudinal axis of the home parallels the pond; the cross axis is canted to make the recessed entry of the house open, welcoming and inviting. There is a central hall that runs the length of the entire house that all rooms are accessible from that is the unifying element of the plan. Living areas are completely open and filled with light from multiple skylights, insulated roof panels and floor to ceiling sliding glass doors and windows. All living areas have voluminous 13-foot-high vaulted ceilings and gable end trapezoid window walls. This is a great home to entertain family & friends in. You can easily and comfortably host gatherings for 50 to over 100 guests. The kitchen is the hub for guests to gather and enjoy friends and good conversation. The Great Room has a pyramid skylight that allows natural light to bathe the room with light and has an extraordinary view of the pond's spray fountain feature. The exterior of the house is durable natural gray stucco. The interior maintains the monochromatic minimalist design with neutral gray painted interiors as the backdrop for the owner/architect's extensive collection of large scale modern custom abstract art. The home's design is based on the concept of "Bringing the Outside In and the Inside Out". The same light gray granite flooring is used throughout the interior and for all exterior patios and walks to consciously blur the lines between interior and exterior spaces thru the floor to ceiling glass. This home is easy to fall in love with & begin the journey of living your life in a home that exudes a sense of calm & peace. Home resides in Olentangy Schools District.

Living Areas



The custom glass walled waterfall pond in the Foyer welcomes you into the home

The Great Room features a custom sculptured fireplace open on 3 sides, and a Pyramid Skylight

The home has a large Bonus Game and Family Entertainment Room

The home also features a screen enclosed Hot Tub Room with a skylight roof

There is an all glass 3 Season Sun Room



Kitchen & Dining



The home features a magnificent custom designed island kitchen with stainless steel appliances and custom cabinets, custom hanging see-thru glass cabinets and sparkling quartz counter tops in today's colors and style.

The Kitchen Features:

- Custom Built-in Wine Rack
- Wet Bar w/Beverage Cooler Ice Maker & Designer Sink
- Walk-in Pantry
- Stainless Steel side-by-side Refrigerator
- Stainless Steel Double Ovens
- Built-in Stainless Steel Microwave
- Stainless Steel Dish Washer
- Glass Surface Electric Cooktop
- Stainless Steel Farm Sink
- Built-in Bookshelves



Owners Suite



The Owner's Suite is very tranquil, private and embodies the home's design concept of "bringing the outside in and the inside out".



The Owner's Bath is a spa like retreat with all the amenities to pamper you

