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# A Landmark *Revitalized*

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MARCH 2025 COLUMBUS MONTHLY 51





AERIAL PHOTO COURTESY FOUR WALLS PHOTOGRAPHY



The new owners of a Dublin ravine estate spent two years renovating the 9,000-square-foot home into a spectacular property with a modern aesthetic.

In 2016, Katy Bainbridge and her family purchased land along the O'Shaughnessy Reservoir in Powell with the intention of building their dream home. After receiving a building permit in 2019, they started drawing up plans. Two years into it and before anything had been built, a friend told them the owner of an estate nearby in Dublin was willing to let two couples look at the home and negotiate a sale before it went on the market.

As Bainbridge and her husband walked through the more than 9,000-square-foot home on Deer Run Drive, she took in dramatic views of a ravine, dam and waterfall that flowed from Muirfield Village Golf Club on the west to the Scioto River on the east. In addition to the "mind blowing" views, the bones of the house

were good, and it was interesting from an architectural standpoint, she says.

"It's such a unique piece of property," Bainbridge says. "We just thought, 'We can do this.' We can really modernize this and take it to the next level."

The home was built in 1986 after former Cardinal Health CEO Bob Walter and his wife, Peggy, had engineers determine construction near the dam built in 1920 was safe. The architect was Dick Trott and the builder was Kevin Knight & Co. Later, architect George Acock and builder Ralph Fallon added a grand entrance and a rotunda at the rear of the home. The Walter family lived there for 30 years before it was sold to a new owner in 2017. That included subdividing 62 acres so the home could be sold with 8 acres in total, including the dam and ravine.

The Bainbridges became the home's third owners when they purchased the Deer Run property for \$4.5 million in 2022 and began renovations with local firm Beal Sampson Dietz as the contractor.

"When we renovate, we think about how we will use each space as a family," Bainbridge says. "We are constant entertainers and host overnight guests, which was our priority in this home. We do not want rooms that are not utilized."

The home has five bedrooms, eight bathrooms, five fireplaces and, as part of that affinity for entertaining, 17 refrigerators.

Photos on this page and next: The home on Deer Run Drive was brought up to date with clean lines and neutral tones, including in the bar, living room, bedrooms and expansive halls and common areas. New windows showcase the stunning views of the Scioto watershed. The pool is new—previous owners had removed it, and the new ones added it back. The renovations also included painting the exterior in a natural shade and giving the landscaping a more manicured feel.







EXTERIOR PHOTO COURTESY FOUR WALLS PHOTOGRAPHY





The gathering room renovation included adding a hotel-style bar to draw people into the space. The kitchen redo created a “cook’s kitchen” that includes two island gathering spaces and a new pantry.

The master suite was reconfigured. It originally had separate men’s and women’s bathrooms. The Bainbridges updated it to a spa bathroom with one large closet. “I even found a hidden bookshelf within the room,” Bainbridge says.

New doors and windows were added throughout “to bring the outside in. In the master, [there was] a Juliet door and a small balcony. We used a Marvin modern window. [It is] huge to be able to see the view.”

The back door was opened up by installing a large Marvin door that helped the view and flow of traffic to outside spaces. The doors from the family room out to the rotunda were small and had trim. While it was stylish at the time of installation, the Bainbridges wanted to be able to see the rotunda from the kitchen, so larger doors were added to open up more views. In the basement, original sliding doors and windows were replaced with larger windows and doors, which improved the view of the outside pool and patio and also helped with the flow of guests when entertaining.

Meanwhile, the entire electrical system of the home was updated. This included removing all 1980s-era can lighting. Because those lights were enclosed in large boxes, the ceilings had to be redone when new lighting was installed. “When updating the electricity, we were able to remove the wall clutter and make the home into a smart home,” Bainbridge says. “The house had state-of-the-art electronics for the time. For example, there was an iPod on the wall. Now, houses don’t need as many wires with lighting.” An integrated sound system was installed throughout the home.

All of the home’s bathrooms were renovated, and a workout room with sauna

and Murphy bed were added.

Bainbridge says she was going for continuity of colors. The same muted white is used throughout, while built-in shelving is done in a shade called “iron ore.” Wallpaper warms up the dining room, bathrooms and the primary suite.

The owner before the Bainbridges was a gardener who preferred a natural aesthetic. Exterior renovations included a more manicured design. The previous owner also removed a pool, outdoor bar and bathroom in the pool house. For entertaining, those were essential for the Bainbridges, so they were added back in.

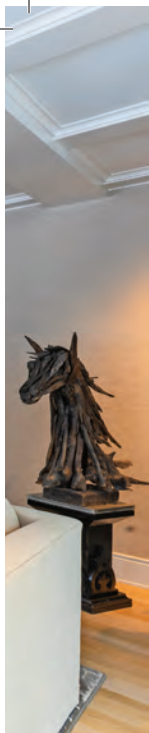
Exterior work also included extending the driveway to allow for more parking. The exterior was painted in neutral colors to blend with the outdoors. Wrought iron fencing from Fortin was installed down to the dam and other areas for safety. Outdoor lighting was added throughout the property so it could be enjoyed at night.

This is the ninth house the Bainbridges have renovated.

Susan Campbell of SC Designs was the decorator. “We are very hands-on,” Bainbridge says. “So, she procures items we are looking for. But after nine houses, often we know what we are looking for in materials.”

Audiovisual, sound and smart home work were done by Aaron Carmack Electronic Services (ACES). Exterior work was done by Adam Tokarz at Luxe Residential. The pool was installed by Landfare Ltd.





Kevin Nimon, a partner at Behal Sampson Dietz, says this is a “landmark home” in Central Ohio. “We met with the Bainbridges, hit it off and had an aligned vision for where they were headed with the house, which was dated,” he says. “Top to bottom it needed new energy, new life and they just really wanted to bring things back up to when it was originally built with a more modern aesthetic. The house lent itself that nicely.”

Johnny Dwyer, Behal’s project manager for the work, says an interesting element of working on the home was that every space felt like a “premier space.” He observed this, “even if it was a back hall or side door off the kitchen that opened

up to an amazing deck off the back or the beautiful rotunda over the pool. Then there’s the basement that isn’t a typical basement because it opens up to this beautiful patio that overlooks the ravine. It was a unique project in that there were no secondary or tertiary spaces. Everything required the same amount of attention to detail and refined approach to bring it back to life.”

Says Nimon: “The Bainbridges are very detail oriented. They notice all the little things. Bringing it back to life was a lot of that—just making it perfect again, and that house deserved it and needed it. They’ve been very good stewards of this home.” ♦

Clockwise beginning opposite page: The gourmet kitchen has some of the home’s 17 refrigerators; window seats in the adjacent living room; a bathtub framed by a wall of privacy windows; a bar for parties; and modern bedroom and bath fixtures.

# columbus<sup>MONTHLY</sup> NEWSLETTER

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## Top 25 Home Sales

Jan. 1-31, 2025

PRICE	ADDRESS	BUYER/SELLER
\$3,430,000	5680 Dublin Rd., Dublin	Westpatrick Corp. from Jeffrey W. and Lisa A. Edwards
\$2,300,000	4615 Yantis Dr., New Albany	Jason Ryan Hall and Justin Thomas Kern from Robert Polite and Mariette V. Carson-Polite
\$1,900,000	5177 Rosalind Blvd., Powell	Xavier Gaudin from Albert Isaacs
\$1,750,000	1336 Ridgeview Rd., Upper Arlington	Columbia Gas of Ohio from Joseph H. and Kathleen K. Carr
\$1,600,000	1189 Glenn Ave., Grandview Heights	Amy Manning and Kevin Jackson from Fredric N. Muccio and Amy Bates Muccio
\$1,600,000	320 N. Parkview Ave., Bexley	Meredith A. Arensman and Austin Schenk from Paul E. and Susan B. Avelluto
\$1,550,000	1050 Broadview Ave., Grandview Heights	Bradley and Danielle Carman from Fritz W. and Karina KB Harding
\$1,500,000	6328 Moore Rd., Delaware	Donna E. and William R. Cochran from John Arrillaga Jr. and Laura Arrillaga-Andreessen, trustees
\$1,400,000	7660 N. Goodrich Sq., New Albany	Douglas Thor and Jonathon Douglas Hess, trustees, from Timothy F. and Kimberly J. Masturzo
\$1,375,000	325 Dawson Ave., Bexley	Valerie and Brian Halas from Lee J. and Elaine T. Tenenbaum
\$1,350,000	1547 Kearny Way, Delaware	Thulasi Karakula and Sabbasani Rajasekhara Reddy from Cathryn Ann Story
\$1,286,500	1925 Scenic Bluff Ct., Delaware	William H. V. Marshall and Lauren Loann Hassen from Bob Webb Liberty Bluff LLC
\$1,219,000	1200 Jackson Hole Dr., Blacklick	Jashanpreet Singh and Gurinder Babbar from Sydnee R. and Derrick R. Clay
\$1,177,000	2032 Scioto Pointe Dr., Upper Arlington	Chris and Andrea Gjorevski from Stephen Cella and Rebecca Hoffman
\$1,125,000	2382 Miller-Paul Rd., Galena	Bradley II and Alyssa Thomas from Harry L. and Nancy A. Myers
\$1,105,000	1105 Ormsby Pl., Grandview Heights	Fredric N. and Amy B. Muccio from Frank D. and Constance A. Lolli
\$1,100,000	3973 Farber Ct., New Albany	Damien and Brandan Merk from James J. and Josephine H. Harris
\$1,100,000	1 Miranova Pl., Unit 2430	Vijay Chandnani, trustee, from John C. and Donna D. Shoemaker, trustees
\$1,100,000	181 Thurman Ave., Columbus	Christopher and Elisabeth K. Lancaster from Ricardo Ruiz and Heather Kleinman
\$1,100,000	10189 Widdington Close, Powell	Abhijit Prabhakar Suryavanshi and Kalpa Baghasingh from Elaine A. Paul, trustee
\$1,075,000	5288 Stratford Ave., Powell	Yueqin Guan and Pinjia Chen from Patrick M. and Melanie A. Leneghan
\$1,050,000	10196 Widdington Close, Powell	Charles T. Jr. and Tawnya L. Brannan from George J. and Deborah A. Brahos
\$1,045,000	3908 James River Rd., New Albany	Stephanie Marie Raftery from Brandan and Damien Merk
\$1,025,000	2229 Cob Tail Way, Blacklick	David Abu from Michael A. and Barbara E. Held
\$1,019,900	7728 Genova Dr., Galena	Gregory John and Elisa Anne McClure from Romanelli and Hughes Building Co.

Columbus Monthly gathers home sales data from county auditor offices in Franklin County and its six contiguous counties.