

# Home Improvements

413 Wyndham Park S, Westerville, OH 43082

**DISCLAIMER:** All information is considered accurate but not guaranteed. This page should NOT be referenced or initialed in offers. Items to be included should be explicitly stated in the offer itself.

## INTERIOR UPDATES

2024-Replaced 3 Toilets  
2024-Replaced Primary Shower and Flooring  
2023-Granite Countertops & Subway Tile Backsplash  
2023-Replaced All Lighting Fixtures with LED Lights  
2023-Vinyl Flooring in Eating Area & Hallways  
2023-Cabinets in Garage, Laundry and Basement Workshop  
2023-Installed Cabinet and Shelf in Laundry Room  
2022-Replaced 3 Overhead Ceiling Fans  
2022-New Carpet in Primary Bedroom & Family Room  
2022-Installed 2 Railings in Basement Step Area  
2022-Refrigerator  
Unknown-Installed Bars in Garage, Back Porch and Primary Bath  
Unknown-Removed Wall in Basement and Built Bar Area. Closed in Furnace Room with Louvered Door  
Unknown-Finished All Season Room on Rear of Home

## EXTERIOR UPDATES

2024-Painted Entire Exterior  
2024-Painted Exterior Trim, Gutters & Walls  
2023-Replaced 2 Overhead Garage Doors & Openers

## PER PREVIOUS OWNER:

2018-Furnace and Air Conditioner  
2009-Roof  
Unknown-Knobs on Kitchen Cabinets  
Unknown-Vinyl Flooring in Kitchen & Guest Bath

## UTILITIES

Approximate Monthly Costs

City of Westerville - \$120 614-901-6700

Includes Electric, Water Sewer, Trash, Recycling

Columbia Gas - \$67 800-344-4077

## CONVEYS WITH THE PROPERTY:

Dishwasher, Range, Microwave, Refrigerator, Ring Doorbell

## TITLE SERVICE PROVIDED BY:

First Ohio Title  
413 N. State St.  
Westerville, OH 43082  
Vicki Tucky - 614-818-7639  
vicki.tucky@firstohiotitle.com



Real Estate Services

T U R N I N G

**DREAMS** INTO ADDRESSES  
FOR 30 YEARS

**GREENWELLGROUP.COM**