

# Home Improvements

## 6690 Hermitage Dr., Westerville, OH 43082

Disclaimer: All information provided is deemed reliable but not guaranteed. This page is for informational purposes only and should not be referenced or initialed in any purchase offers. Any items to be included in the sale must be clearly stated in the written offer.

### INTERIOR UPDATES:

2024 - Toilet-ADA Compliant-Guest Bath  
2024 - Tub Filler for Soaking Tub-Primary Bath  
2024 - Rebuilt Faucets-Primary Bath  
2024 - Added Lever in Basement for Whole House Water Shut Off  
2024 - Thermostat  
2023 - Smoke Detectors  
2023 - Air Conditioner  
2020 - Painted Kitchen, Bath, Laundry, Family Room  
2020 - Lighting Throughout  
2019 - New Post Light Sensor on Microwave /Convection  
2017 - Remodeled Kitchen, Granite Counter Tops, Backsplash, Stainless Steel Sink  
2017 - Moen Faucet  
2017 - Bosch Dishwasher Super Silent Plus  
2017 - Bosch Range/Convection  
2017 - LG Refrigerator  
2017 - Garbage Disposal Badger by InSinkErator  
2017 - Grout Cleaned & Sealed  
2015 - Hot Water Tank  
2015 - Sump Pump & New Down Spout Pipe  
2015 - Toilet in Guest Bath  
2015 - Banister Painted  
2000 - (Apprx Year) Added Solatube in Primary Bath

### EXTERIOR UPDATES:

2025 - Home Power Washed  
2024 - Heads Replace on Irrigation System. Serviced by Sprinkler Doctor. Back Flow Test is Automatic  
2023 - Front/Back Railings  
2023 - Oaks Trimmed  
2021 - 6" Gutters & Gutter Guards  
2021 - Patio Cleaned & Reset  
2021 - Birch Tree Trimmed  
2021 - Fireplace Replaced Parts & Added Embers  
2021 - Screens  
2020 - Exterior Painted  
2020 - Privacy Fence Boards Replaced  
2020 - New Roof & Plywood as well  
2020 - Replace Original Vent on East Side of House to a Larger Square Vent on the Roof  
2018 - Oaks Trimmed  
2016 - Garage Door (Insulated) & Trim Around Door  
2016 - Garage Door Opener & Key Pad

### OTHER FEATURES & IMPROVEMENTS

Extensive Landscaping, Stone Wall & Steps, Lighting & Electric Outlets  
New Mailbox  
Handrails Front and Rear  
Hot & Cold Water Spigots in Garage  
Plantation Shutters  
Irrigation System  
Crawl Space has OSB Boards for Storage  
Added Doors to Two Storage Space in Bonus Room  
Added Additional Outlets in the Basement  
Auto Lights in Hallway (rear) & Laundry Room  
GFIs on Kitchen, Guest Bath, Garage  
Levered Door Handles on all Doors  
Double "French Doors" Added to Laundry  
Dead Bolt Lock Added to Garage Entry  
Newer Faucets in Guest Bath & Powder Room  
Black Aluminum Fence with 3 Gates (rear & side)



Real Estate Services

T U R N I N G

DREAMS INTO ADDRESSES FOR 30 YEARS

GREENWELLGROUP.COM

# Home Improvements

## 6690 Hermitage Dr., Westerville, OH 43082

Disclaimer: All information provided is deemed reliable but not guaranteed. This page is for informational purposes only and should not be referenced or initialed in any purchase offers. Any items to be included in the sale must be clearly stated in the written offer.

### CONVEYS WITH THE PROPERTY:

Dishwasher, Range, Microwave, Refrigerator,

### ITEMS EXCLUDED

Outdoor Fountain in rear yard, Decorative Antique Shutters in Foyer, Antique Copper Curtain Rods in Primary Suite, 2 Outdoor Cameras, Kitchen Island, Washer & Dryer, Window Boxes at Patio, Bathroom Hooks total of 4 - (one in powder room, one in rear entry from garage & two in primary suite bath), Fandalier (light/fan) Fixture in Primary Suite, Mirror in the Great Room, Wall Sconce in Den, Fire Extinguisher in the Basement, Wireless Security System.

### OTHER:

Some of the screens are in the windows and some are located in the basement.

Garage key pad.

Seller has 2 garage controllers

Trash Pick Up is Friday

Gas Hook-up available for gas range

Service Dates: AC-Spring 2024 by Columbus Heating & Cooling 380-268-8853; Furnace-Fall 2024 by Logan Services 614-224-3200

Security System is hard wired, but not in use.  
Seller uses wireless security that does not convey.

### UTILITIES

#### Approximate Monthly Costs

|   |              |
|---|--------------|
| AEP - \$135                               | 614-901-6700 |
| Columbia Gas - \$107                      | 800-344-4077 |
| Delco Water - \$30 Winter<br>\$100 Summer | 740-548-7746 |

#### Approximate Quarterly Costs

|  |              |
|--|--------------|
| Delaware County Regional Sewer - \$120 | 740-833-2240 |
| Rumpke Trash/Recycling - \$62          | 800-828-8171 |

### 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