

Home Improvements

7996 Thornbush Drive, Westerville, OH 43082

INTERIOR IMPROVEMENTS

2025-Sump Pump (plus a backup pump installed with battery backup)
2024-Garbage Disposal in Kitchen Island
2023-Replaced 8 Windsor Windows
2021-Replaced All Brass Hardware with Brushed Nickel including All Bathroom Shower Enclosures
2020-Furnace Main Level (2nd Floor Furnace is original 2004 and serviced every 6 months)
2018-Basement Floor Professionally Epoxy Finished
2018-Basement Walls Painted
2018-Hot Water Heater (75 gal.)
2011-Kraftmaid Cabinets in Kitchen & Bar on both Main and Lower Levels. (Kraftmaid Cabinets in Lower Level Bath, Powder Room and 2nd Level Baths are Original 2004).
2011-Faucets & Sinks in Kitchen, Wet Bar and Lower Level Bar
2010-Garage Floor Professionally Epoxy Finished
2010-Sub Zero Refrigerator, ASKO Dishwasher, Wolf Range & Ovens and Microwave
2010-Viking Refrigerator, Dishwasher, and Microwave in Lower Level
2010-Whole Home Interior Painted
2010-Garbage Disposals in Kitchen, Lower Level Bar and Wet Bar on Main Level
2004-Radon Mitigation System (0.9 pCi/L)
2004-Window Blinds & Draperies

EXTERIOR IMPROVEMENTS

2025-Handrail on Rear Steps
2025-7 New Boxwood Plants
2023-Paver Sidewalk
2022-Driveway Apron Approach
2022-Landscape and Patio Lights
2021-ADT Surveillance Cameras
2020-Roof
2020-Garage Doors
2020-A/C Unit for Main and Lower Levels (A/C for 2nd Floor is Original 2004)
2020-Oversized Gutters and Downspouts
2018-Firepit
2003-Generac Generator

OTHER FEATURES

Irrigation System will be winterized the end of October by CONSERVA 740-272-6646
RonJohn Plumbing 614-496-1695 does the annual Spring back flow check/test.
Generac Generator serviced Spring of 2025 by Generator Systems 888-637-4100
HVAC System serviced twice a year by Buckeye Heating & Cooling 614-888-4328. Last Service Spring 2025; Next October 2025
Security System monitored by ADT 800-238-2727 \$59 monthly
Unused Invisible Fence-does not guarantee proper working order.
Lower-Tier Patio is Wired for Hot Tub

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CONVEYS WITH THE PROPERTY

Kitchen Appliances (Main Level Range, Double Ovens, Refrigerator, Microwave and Dishwasher)
ASKO Washer and Dryer (2004) in Main Level
Laundry Room
All Outdoor Decorative Pots
Patio Fountain
Lion Gas Grill

DOES NOT CONVEY

Washer & Dryer in Lower Level
TVs in Hearth Room & Lower Level Rec Room
Refrigerator and Freezer in Lower Level

UTILITIES

Average Monthly

Columbia Gas-\$145	800-344-4077
AEP-\$280	800-277-2177
Delco Water	740-548-7746
\$30 Winter; \$240 Summer	

Quarterly

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

HOA INFORMATION

Managed by Capital Partner Solutions
Phone: 614-481-4411
Annual Fee \$474

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