

Home Improvements

9276 Harness Place NW, Pickerington OH 43147

INTERIOR IMPROVEMENTS

2021-Hot Water Heater
2021-Humidifier
2018-Range, Dishwasher Microwave, Refrigerator

EXTERIOR IMPROVEMENTS

2023-Patio
2023-Extra Parking Pad
2023-Windows
2022-Deck
2020-Roof
2020-Siding
2020-Gutters

CONVEYS WITH THE PROPERTY

Range, Dishwasher, Microwave, Refrigerator,
Washer, Dryer, Exterior Nest Doorbell,
Water Softener (age unknown), Playset with Slide,
Climbing Wall, & Swings.

DOES NOT CONVEY

Interior Security Cameras

HOA INFORMATION

Managed by Capital Partner Solutions
Phone: 614-481-4411
Annual Fee \$210

OTHER FEATURES

Window Warranty Transferable & attached on MLS.
Buyer to pay transfer fee of \$250.

Roof Warranty 15 yr IKO material & labor per
Empire Roofing (attached on MLS). One time free
transfer to new owner.

HVAC last serviced 10/2025 by Classic Air
Heating & Cooling

Radon Mitigation System installed 2018
Post mitigation test results 0.02 pCi/L

Water Softener is owned, not leased, and conveys
with the property

UTILITIES

Average Monthly

South Central Power-\$180	800-282-5064
Columbia Gas-\$138	800-344-4077

Average Quarterly

Fairfield County Utilities	614-322-5201
Water & Sewer-\$270	
Local Waste	614-409-9375
Trash/Recycling-\$71	

Trash Pick Up is Friday

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.