

Home Improvements

5751 Medallion Drive E., Westerville, OH 43082

INTERIOR IMPROVEMENTS

2026-BRAND NEW A/C in June
2024-New Front Door
2022-Remodel Closet in Master Suite
2022-Remodel Full Bath Upper Level
2021-Garage Remodel Floor/Cabinets
2020-Installed Lower Level Cabinets, French Doors
2020-New Wood Floors (Office, Great Room, Master Suite) and Refinished Floors in Dining Room, Foyer)
2020 (Apprx)-Sump Pump
2019 (Apprx)-New Furnace
2019 (Apprx)-Hot Water Heater
2019-Kitchen Convection Oven, Microwave, Warming Drawer
2019-Remodel Entry Level Powder Room
2019-Crown Molding on Entry Level
2018-Replaced Fireplace Tile Surround/Hearth
2016-Replaced Doorwall
Various-Painting

EXTERIOR IMPROVEMENTS

2026-Painted Exterior Trim & Doors
2022-Backyard Paver Patio, Landscape Lighting, Walkway, Retaining Wall
2022-Built-In Grill
2019/2018-Window Shutters
2018-Installed Front Paver Walkway
Various-Landscaping (Trees/Shrubs)
Various-Painting

CONVEYS WITH THE PROPERTY

Range/Oven, Dishwasher, Microwave, Refrigerator, Lower Level Beverage Fridge, 1 Dog Collar to Invisible Fence, Propane Grill and Firepit

DOES NOT CONVEY

Washer, Dryer, All TVs, Lower Level Microwave, Garage Refrigerator

UTILITIES

Average Monthly

AEP-\$175	800-277-2177
Columbia Gas-\$150	800-344-4077
Delco Water-\$75	740-548-7746
Rumpke Trash/Recycle-\$60	800-828-8171

Average Quarterly

Delaware County Regional Sewer-\$200	740-833-2240
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Trash/Recycle Pick Up is Friday

OTHER

Security System-never used & not warranted

Home was prepped for a Central Vacuum, but not installed.

RainSoft Whole House Water Filtration System
Serviced by Pure H2O - 614-932-1111
Last serviced with new filters May 2026

Lance's Hidden Fence-Invisible Fence
614-276-2760

Rain One-Services Irrigation System-614-759-1196

Garage Controllers-3 for Attached & 1 for Detached

Medallion Estates HOA

Managed by Capital Property Solutions
614-481-4411
Annually: \$497

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