

# Home Improvements

7355 Upper Cambridge Way, Westerville, OH 43082

## INTERIOR IMPROVEMENTS

2024-Dishwasher  
2024/2023-Hardwood Floors  
2021-Furnace  
2021-A/C  
2020-Hot Water Heater  
2019-Range  
2019-Microwave  
2015-Refrigerator

## EXTERIOR IMPROVEMENTS

2026-BRAND NEW Roof in May  
2026-BRAND NEW Gutters & Downspouts in May  
2025-Exterior Painting Front & Trim  
2023-Patio  
2019-Exterior Painting Sides & Rear

## CONVEYS WITH THE PROPERTY

Range/Oven, Dishwasher, Microwave, Refrigerator

## UTILITIES

### Average Monthly

AEP-\$160 800-277-2177

Columbia Gas-\$100 800-344-4077

Delco Water-\$35 740-548-7746

Rumpke Trash/Recycle-\$65 800-828-8171

### Average Quarterly

Delaware County Regional  
Sewer-\$120 740-833-2240

Trash/Recycle Pick Up is Friday

## OTHER

Security System-monitored by ADT-844-403-1560

Irrigation System-serviced by Rain Wizard  
614-348-8991

## Boulder Ridge HOA

Self-Managed  
614-204-3388  
Annually: \$960

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.