

Home Improvements

5415 Stillwater Ave., Westerville, OH 43082

INTERIOR IMPROVEMENTS

2026-New Fan on Radon System
2026-Carpet in Lower Level
2025-Main Furnace in Basement. Add'l Furnace in Attic that Heats 2nd Floor (age unknown)
2025-A/C Units (2) (Replaced Upper and Lower)
2025-Hot Water Heater
2024-Washer & Dryer
2023-Sump Pump with Battery Backup
2023-Ensuite Bath Remodeled
2023-Jack-N-Jill Bath Remodeled
2020-Red Oak Flooring Refinished (3 coats of polyurethane)
2020-Complete Kitchen Remodeled
2020-Range, Refrigerator, Dishwasher, Microwave
2020-Automated Window Blinds (Kitchen, Dinette, and Primary Bath)
2020-Additional Cabinets in Laundry Room
2019-Primary Bathroom Remodeled
2016-Exterior Painted
2012-Carpet Throughout
Various-Interior Painted
Various-Interior Trim Painted White

EXTERIOR IMPROVEMENTS

2025-Roof (50 Year Shingles)
2025-Gutter Guards Replaced
2025-Restored & Renovated 6 Windows
2025-Lower Level Egress Window Replaced
2023-Patio Grill Refurbished
2015-Added Landscape Lighting (Front, Back, and Patio)
Various-Replaced ALL Landscaping

CONVEYS WITH THE PROPERTY

Range, Dishwasher, Microwave, Refrigerator, Washer & Dryer, and Wet Bar Appliances including Refrigerator, Dishwasher, and Microwave, All Decorative Flower Pots with the Existing Drip Irrigation System

OTHER

Security System Monitored by Guardian
800-782-9688. About \$513 Annually

Irrigation System maintained by Rain One
614-759-1196

Invisible Fence Installed by Previous Owner. Not Warranted.

HOA INFORMATION

Managed by: Capital Property Solutions
614-481-4411
Annually: \$450

UTILITIES

AEP-\$271/Mo	800-277-2177
Columbia Gas of OH-\$204/Mo	740-548-2450
Delco Water-\$108/Mo	740-548-7746
Rumpke Trash-\$270/Yr	800-828-8171
Delaware County Regional Sewer-\$119/Qtr.	740-833-2240
Trash/Recycle Pick Up is Friday	

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