

Home Improvements

5167 Blessing Court, Galena, OH 43021

INTERIOR IMPROVEMENTS

2026-Moen Faucet in Kitchen
2025-Remodeled Lower Level
2025-New Carpet w/High Grade Padding
2025-Interior Painted-Kitchen, Great Room, Foyer, Halls & Lower Level
2025-Wood Flooring in Den
2025-Moen Faucets-Primary Shower/Both Sinks, 1st Floor Bath Sink
2025-Air Vents Cleaned & Sanitized
2025/2024-Various Light Fixtures
2024-Updated Security System
2024-Garage Door Opener for Double Garage
2024-Hot Water Heater
2022-Jen Aire Dishwasher
2021-Media Room w/Custom Cabinets & Bar
2021-Granite Counters in Laundry Room
2021-Kitchen Refrigerator
2019-A/C-Lennox High Efficient/Large Capacity
2019-Humidifier
2019-Sump Pump
2018-Custom Shelving in Pantry
2016-Sonos Wired Speakers in Kitchen & Patio
2010-Range, Microwave
Various-Add'l Plantation Shutters

CONVEYS WITH THE PROPERTY

Range, Dishwasher, Microwave, Refrigerator, Kitchen Beverage Fridge, 2 Beverage Fridges in the Media Room, Ring Doorbell with 3 extra Cameras, Gas Firepit

EXTERIOR IMPROVEMENTS

2026-Replace Screens in Most Windows
2026-Landscape Clean-Up
2022-Exterior Painted
2018-Front Storm Door
2016-Rear Wrought Iron Fence

OTHER

Security System Monitoring thru DHD (Digital Home Design) is paid thru 2026.

Irrigation System maintained by Rain Wizard

Tremco-Dry Basement Transferable Warranty at a Cost of \$500 to New Owner.

WHAT THE SELLER LOVES!

The sellers have especially enjoyed watching the backyard evolve as the trees matured, creating a peaceful, tree-enclosed retreat with exceptional privacy. Whether relaxing around the firepit on a quiet evening, enjoying the shade during the day, or simply taking in the natural surroundings, the backyard has become one of their favorite places to unwind and spend time with family and friends.

See Following Page for More Information

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.

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UTILITIES

Average Monthly

AEP-\$250	800-277-2177
Suburban Natural Gas-\$100	740-548-2450
Delco Water-\$30	740-548-7746

Average Quarterly

Rumpke Trash-\$67	800-828-8171
Delaware County Regional Sewer-\$120	740-833-2240

Trash/Recycle Pick Up is Friday

HOA INFORMATION

Managed by: Link Real Estate Group
614-439-5021

Annually: \$2000 which includes an assessment
for 2026. Typically \$1,200 year.

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