



7809 Westbury Court, Dublin, OH 43016

Known Age of Mechanicals

Oven/Range: @10yrs Electric Gas

Refrigerator: 10/2025

Microwave: Original

Roof: less than 10 yrs.

Gutters:

Gas Fireplace: 1

Furnace/AC: 5-6 years

Hot Water Heater: (2) Electric Gas

Sump Pump: 2023

HOA: Omni / 614-539-7726, \$225/year

Additional Work and Updates:

Home exterior painted (2 years), Screen porch added, New paver brick patio (12x12), extensive landscaping and trees trimmed, kitchen cabinets with slide-outs, new granite counters, new kitchen sink, Partially finished basement with wet bar, office, and entertainment area, added cabinets to Laundry Room, Primary Bathroom update, Radon Mitigation System installed Nov. 2025 (transferrable warranty)

Utilities

Gas: Columbia Gas (avg. \$126/month)

Electric: Ohio Edison (avg. \$107/month)

Water/Sewage: Columbus Water (avg. \$80/month)

Trash/Recycle/Yard Waste: Dublin City (no cost)

Internet: Spectrum, ATT available

*******PLEASE INCLUDE IN ALL OFFERS:**

Title company handling closing: Verus Title, oh@verustitle.com, Lindsay Cain, 301-870-8525