



550 Scott Farms Blvd., Marysville, OH 43040

Known Age of Mechanicals:

Oven/Range: Electric ☒ Gas ☐

Refrigerator: @5years

Microwave: @5years

Roof: 10-12 years

Gutters: OG

Gas Fireplace: NA

Furnace: Forced Air Gas

Hot Water Heater: 2019 Electric ☐ Gas ☒

Additional Work Completed in last 5 years:

Radon mitigation, LVP flooring, carpet, light fixtures, tile backsplash, quartz countertops, and cabinet hardware in kitchen, battery wall scones in family room, composite deck, paver patio with built in firepit, and professional landscaping around, EV Charger added in garage, and root removal from front yard into drain pipe - pipe repaired.

Utilities

Gas:URE

Electric: URE - billed together with gas - avg. monthly is \$340 (sellers do have 2 electric vehicles they charge)

Water/Trash/Sewage: City of Marysville, avg. monthly is \$100

Internet: Spectrum, Wow, and Breezeline available

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