



**1829 Deer Crossing Drive, Marysville, OH 43040**

Known Age of Mechanicals

Oven/Range: Unknown - Convection

Refrigerator: 6/2025

Microwave: Unknown

Roof: 2022

Gutters Guards: 2022

Furnace/AC: 2022

Hot Water Heater: Electric  Gas

HOA: Omni /866-405-1089, \$125/year

**Additional Work and Updates:**

New LVP flooring throughout, fresh interior paint, All new light fixtures added cabinet hardware, New Privacy Fence, Added Gas line for Dryer and for gas grill out back.

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**Utilities**

Gas: Columbia Gas (avg. \$150/month)

Electric: AES (avg. \$150/month)

Water/Sewage/Trash: Marysville City (avg. \$150/month)

Internet: Spectrum, WOW available

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

Title company handling closing: Verus Title, [oh@verustitle.com](mailto:oh@verustitle.com), Lindsay Cain, 301-870-8525  
Ring Cameras DO NOT convey. Invisible Fence and collar stay but may need repaired line.

Items that will be for sale: PLEASE DO NOT INCLUDE ON PURCHASE CONTRACT  
Primary Bedroom Furniture (excluding freestanding mirror), bookshelf in office, formal living room loveseat, front table, and bar cart, Firepit, Patio Set, Washer/Dryer (2025- gas dryer)  
3rd Bedroom Daybed, "Sunshine Room" White Dresser, Dining Room Table.