



**ADDRESS:** 3177 Drake Avenue, Groveport, OH 43125

**Known Age of Mechanicals**

Oven/Range: 2024 -Electric

Refrigerator: 2024

Microwave: 2024

Washer/Dryer: @10 years old

Roof: @15 years old

Gutters Guards: NA

Furnace/AC: 2020

Hot Water Heater: 2020 Electric  Gas

HOA: No

**Additional Work and Updates:**

New LVP flooring and carpet - updated bathrooms, kitchen, and new concrete driveway and paver sidewalk.

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**Utilities Providers and Monthly Average**

Gas: Columbia Gas - \$90/mo.

Electric: AEP - \$110/mo. budget

Water/Sewage/Trash: Obetz Water - \$90

Internet (available known providers): Spectrum, AT&T, Breezeline

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

Title company handling closing: Verus Title, [oh@verustitle.com](mailto:oh@verustitle.com), Lindsay Cain, 301-870-8525