



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: \$600/YEAR, common area only, Cedar Mgmt Group / (877) 252-3327

Additional Work and Updates:

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

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, Lindsay Cain, 301-870-8525