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Updates and Inclusions/Exclusions

PROPERTY ADDRESS:

7447 East Liberty Road
Sunbury, Ohio 43074

Parcel Number: 516-240-01-034-001
Acreage: 8.488 Acres
County: Delaware
Township: Porter

PARTIAL LIST OF UPDATES:

2013
Full property update and remodel **including but not limited to**:
• Home addition
• New roof
• New HVAC (Heat pump, propane furnace)
• New electric service incl. to shop
• Added Delco water
• Exterior wall insulation added
• New windows
• New siding
• Frost free hydrant in shop

2018
New water heater

2022
New garage door (attached garage)

LEASED
Propane tank belongs to Ferrell Gas. Any propane in it at closing will convey.

Seller doesn't use fuel tank beside shop. It can stay or tank can be removed by seller.

Outdoor wood burner heats water that goes underground to house and detached garage/shop and heats both. Also heats water for house. All of this is optional. See utilities document. If buyers do not want the outdoor wood burner, sellers will remove prior to closing.

TV brackets convey. TVs do not convey.

Full primary suite closet system is not bolted to wall but does convey.

Basement addition (poured wall) has 2 large storage closets and rough in for bathroom/potential wet bar and egress window.

House attic is large, lots of storage.

Shop attic is insulated. Shop has electric and wood burner heat. Shop has vent fan in window with thermostat. Original window is on site if buyer wants to change out the fan after closing.

Gravel pile is for the path to the creek. If buyer wants it removed, seller will remove before closing.

Chimney/original fireplace is behind drywall behind primary suite bed headboard.

Electric to white shed is cut off at the shop (stub is on right side of shop at ground level).

Basement has capped stovepipe in ceiling that used to tie a wood furnace to the original chimney.