



Offer Instructions for 235 Dellfield Lane

Hello, I'm Teresa Powell. Thank you for assisting your clients in considering my listing. Over the past 23 years in real estate, I've learned how important thoroughness and effective communication are to a smooth transaction. Please don't hesitate to call or text me with any questions at 614.679.9955. My goal is always to create a collaborative process that works well for everyone involved.

Please include the following with your offer:

- Closing: Seller prefers a clean offer with closing in 30 days or sooner.
- Financing: Submit lender pre-approval specific to the offer terms or proof of funds.
- Possession: At closing (funding).
- Disclosures: Have Buyers sign all disclosures in MLS (including Team Disclosure) and submit with the offer.
- Title/Closing: Talon Title
 - Contact: Judy King – jkings@talontitle.net | 614-568-1141
- Earnest Money: Required.
- Offer Expiration: Please include a reasonable response deadline of at least 12-24 hours due to clients works schedules
- Home Sale Contingency: Only a home closing contingency will be considered.
- No escalation clauses

To Strengthen Your Offer (Optional)

- Inspection: Short contingency window or informational-only, if acceptable to Buyer.
- Appraisal: Consider an appraisal gap clause if financed.
- Financing Milestones: Appraisal ordered within 3 days and loan application updated within 24 hours.
- Seller Costs: Minimize seller-paid costs where possible.





You'll Love 235 Dellfield Lane

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A Well Loved Home in Hunters Ridge

- 2026 – Screened sunroom added to backyard patio
- 2026 – New vinyl flooring in laundry/utility room
- 2025 – New carpet installed in all bedrooms and lower level family room
- 2025 – Large concrete patio installed replacing wood deck
- 2025 – Renovated front porch with updated soffit, fascia, posts and restored roofline
- 2025 – New sliding glass door installed for dining area
- 2025 – Utility room door and frame replaced
- 2025 – Stone landscaping borders and new flower garden added
- 2023 – Hardwood flooring added to stairs and upstairs hallway
- 2021 – New furnace and AC units
- 2021 – Driveway expanded with additional concrete pad and repairs to existing pads
- 2021 – Storage shed added on concrete pad
- 2020 – Entire interior professionally painted
- 2019 – Complete renovation of primary ensuite bath with cultured marble shower and sink, new vanity, toilet and flooring
- 2019 – Guest bathroom updated with new vanity and sink
- 2019 – New luxury vinyl flooring in office

What the Owners Loved About Living at 235 Dellfield Lane

- Located in the Hunter's Ridge community, known for its friendly neighbors and welcoming atmosphere.
- A great floor plan that combines open concept living on the main level with additional separated spaces on the lower levels for privacy and flexibility.
- Four levels of living space, giving everyone room to spread out while still feeling connected.
- Schools within walking distance, making it a wonderful location for families.
- Nearby parks, pool and green space provide plenty of room for outdoor activities and play.
- Convenient for retirement living as well, with the Gahanna Senior Center, Fire Department, Police Station, and City Hall all located nearby.
- Just minutes from Creekside District, home of the annual Jazz & Blues Festival along with restaurants, events, and local entertainment.
- Close to several churches, hospitals, and healthcare services.
- Easy access to major shopping and dining including Easton Town Center, Polaris Parkway, and Tanger Outlets.
- Quick access to freeways and major routes, making commuting around Central Ohio convenient.

