

RENOVATIONS & FEATURES OF 6105 LONDON GROVE PORT ROAD

Structural & Interior

- Complete interior demolition to bare studs (2021)
- All new interior framing and structural repairs (2021)
- All new drywall throughout (2021)
- New interior paint throughout (2021)
- All new interior doors and hardware (2021)
- All new double-pane, double-hung tilt-in windows throughout (2021)
- All new interior trim and molding (2021)

Electrical

- Complete electrical system replacement (2021)
- All new wiring throughout (2021)
- All new electrical panel and breaker box (2021)
- All new outlets and upgraded switches throughout (2021)
- All new light fixtures throughout (2021)

Plumbing

- New water well (2024)
- Complete plumbing system replacement (2021)
- All new supply lines throughout (2021)
- All new drain lines throughout (2021)
- All new sewage lines (2025)
- All new fixtures throughout (2021)
- Tankless instant-on water heater (2021)
- Water filtration system
- Water softener

HVAC & Mechanical

- All new heating system (2021)
- All new central air conditioning system (2021)
- All new ductwork throughout (2021)
- All new venting and exhaust systems (2021)

Kitchen

- Completely new kitchen (2021)
- All new soft-close cabinetry throughout (2021)
- All new soft-close drawers throughout (2021)
- New granite countertops throughout kitchen (2021)
- High-end appliance package (Electric range, microwave oven, dish washer, refrigerator) (2021)
- All new sink and faucet (2021)
- All new lighting (2021)

Master Bathroom

- Luxurious master bathroom complete renovation (2021)
- Freestanding soaking tub with hardwood wall surround (2021)
- Separate premium tile shower with high-end tile surround (2021)
- All new double vanity and fixtures (2021)
- Separate heating/vent fan
- All new toilet (2021)
- All new mirrors and hardware (2021)
- Master bath shower tile replaced (2025)
- New floor tiles (2025)

Additional Bathroom

- All bathrooms completely renovated (2021)

- All new vanities and fixture (2021)
- All new toilet (2021)
- All new tub and tile surrounds (2021)
- All new tile work (2021)
- All new mirrors and hardware (2021)
- All bathroom tile replaced (2025)

Laundry Room

- New tile floors (2025)
- Washer/Dryer hook ups
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Flooring

- Canadian pine hardwood floors throughout entire home (2021)

Exterior

- All new exterior doors (2021)
- All new double-pane double-hung tilt-in windows (2021)
- Complete new shingle roof (2021)
- New exterior siding/paint (2021)
- Front and rear decks

Garage

- Detached 2+ car garage

Completely and meticulously rebuilt from the studs up in 2021 and permitted to local building codes, this stunning 1,635 sq ft home delivers the peace of mind of essentially new construction with the quality finishes of a luxury remodel. Perfectly positioned on London Groveport Rd in Pleasant Township, this stunning home places you right by local amenities, dining, and shopping while offering a peaceful retreat to call home. Every major system has been replaced, including all electrical, plumbing, HVAC, sewage lines, and a tankless instant-on water heater. The gorgeous kitchen features all-new soft-close cabinetry and drawers, granite countertops, water filtration system, water softener, and a high-end appliance package. Beautiful Canadian pine hardwood floors flow throughout the entire home. The luxurious en-suite bath is a true retreat, featuring a freestanding soaking tub, separate premium tile shower, and high-end

finishes throughout. All bathroom and laundry room tile was refreshed in 2025, ensuring the home shows like new. The double-pane, double-hung tilt-in windows throughout provide excellent energy efficiency and easy maintenance. A standalone 2+ car garage completes this exceptional property--truly move-in ready with virtually everything new.