



Sellers Property Information Sheet

Address

678 Wall Road, Wadsworth, OH 44281

What do you love most about your home?

Wooded setting, serene and private

RECENT UPDATES

Item

Notes about update (year, brand name, etc.)

Air conditioner	Approximately 20 years old
Dishwasher	Approximately 12 years
Exterior	All exterior has been done (fenced grass and stone areas, plus water area), stone pizza oven, grill, pond
Furnace(s)	Boiler system - 5 years old
Hot Water Tank(s)	Approximately 8-9 years old
Kitchen	Cambria countertops and backsplash
Refrigerator	
Roof	Roof and rain gutters replaced June 2025
Septic	N/A
Stove	Electric
Well	Newer well pump approximately 2 years old
Windows	Original

UTILITIES

Utility	Provider	Average Bill
Gas	Enbridge	
Electric	City of Wadsworth	
Water	Well	
Sewer	City of Wadsworth	
Internet	Spectrum	
Security System	Hard-wired	
Trash	City of Wadsworth	

Trash Collection Day: _____ Tuesday night through Wednesday morning

HOME OWNERS ASSOCIATION

Note: Please email all HOA documents (bylaws, declarations, covenants, etc.) to your real estate agent.

Is there a Homeowners Association fee?

Yes No

How much is the fee?

_____ Monthly Annually

Name of the Association: _____

What does the HOA Fee Cover?

Snow Removal Landscaping Water Trash Pool
 Community Room Windows Siding Roof Gas

Other: _____

Does the HOA have a reserve fund to repair/replace major capital items in the normal course of operation?

Yes No

Contact Person: _____ Email: _____

Phone: _____ HOA Website: _____

RENTAL INFORMATION

Unit	Monthly Rent	Lease Beginning Date	Lease Ending Date or Month to Month	Tenant Pays					
				Water	Sewer	Trash	Gas	Electric	Internet
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What does the Owner complete at the property?

Snow Removal Landscaping

Other: _____

ADDITIONAL INFORMATION

Disclaimer: The information contained herein has not been verified and cannot be guaranteed for accuracy. The buyer and buyer's representative should not rely on this information and they should conduct their own due diligence. The sellers, seller's agents, and sellers broker cannot be held responsible for incorrect information.