



Sellers Property Information Sheet

Address

2765 Graybill Rd Uniontown OH 44685

What do you love most about your home?

We Love the size of the lot; having the ability to enjoy our outdoor hobbies and still be 5 minutes from any shopping we need to do. The Privacy and seclusion were huge selling points when we bought this home. The layout and the amount of interior space allows everybody to spread out and also provides a large area for the whole family to come together!

RECENT UPDATES

Item

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

Air conditioner	One replaced in 2024, one is original
Dishwasher	~2017
Exterior	Driveway extended / circle added, pool install with patio and sidewalk connecting pool area to Driveway, all landscaping removed and replaced 2022, garden install 2023
Furnace(s)	one replaced 2024, the other replaced 2026
Hot Water Tank(s)	Original, 2 are active for plumbing, 2 are backups and have never been used. one is in working order and designated for the heated floors which have not been turned on in years
Kitchen	entire Kitchen remodeled ~2018 (cabinets painted, backsplash, flooring, sink, countertops all replaced)
Refrigerator	Original
Roof	Original
Septic	Original
Stove	Original
Well	Original, (pressure tank replaced, softener rebuilt Summer 2025)
Windows	Original
	Granite counters, sinks, and flooring all bathrooms. Master Bathroom complete remodel 2020. Basement finished ~2019. All lighting replaced with LED, all new electrical outlets, smoke detectors. fresh paint

UTILITIES

Utility	Provider	Average Bill
Gas	Enbridge	
Electric	Ohio Edison	
Water	Well	
Sewer	Septic	
Internet	Spectrum (Others available)	
Security System	Ring	
Trash	Republic (City mandated through Green)	

Trash Collection Day: Monday, republic picks up near the garage

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: none

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

vollyball setup conveys (removable posts and net with in-ground base)
 conduit from house going to backyard for electrical or water for fountains etc.
 3 nearby schools are brand new

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.