



Sellers Property Information Sheet

Address

4247 Shalbey Trail, Brunswick, OH 44212

What do you love most about your home?

It has great curb appeal. We love the custom-built pantry, spice cabinet and closet organizers in all bedrooms, laundry room and linen closets. Backyard landscaping, patio and fountain provide a relaxing escape in the summer. Quiet neighborhood.

RECENT UPDATES

Item	Notes about update (year, brand name, etc.)
Air conditioner	Comfortmaker (2001)
Dishwasher	GE Adora (2018)
Exterior	Added shaker shingles and gable pediments (2019)
Furnace(s)	Comfortmaker (2001)
Hot Water Tank(s)	Rheem (2018)
Kitchen	New appliances and countertop (2018); new cabinet doors/drawers (2023); new LVP floor (2021); custom pantry (2020)
Refrigerator	GE Adora (2018)
Roof	Certainteed shingles (2019); Apple Creek Roofing (Amish company)
Septic	N/A
Stove	GE Adora (2018)
Well	N/A
Windows	Simonton Windows (2001) (original)
Whole House Dehumidifier	AprilAire (2018)

UTILITIES

Utility	Provider	Average Bill
Gas	Columbia Gas	\$77
Electric	First Energy	\$162
Water	City of Cleveland	\$33
Sewer	Medina County Sanitary Engineers	\$78.50 (every 2 months)
Internet	Breezeline	\$53.27
Security System	N/A (Ring Doorbell)	
Trash	Brunswick Refuse/Stormwater	\$85.35 (billed quarterly)

Trash Collection Day: Thursday

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.