

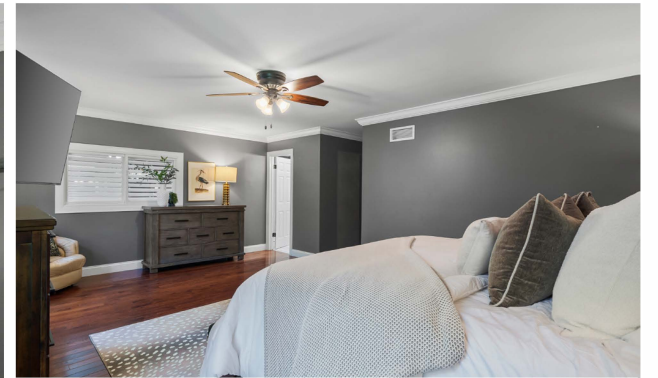
Presenting
2726 AUTUMN RUN COURT
Wildwood

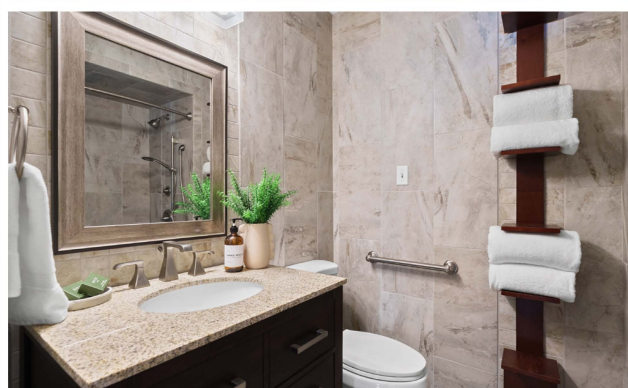
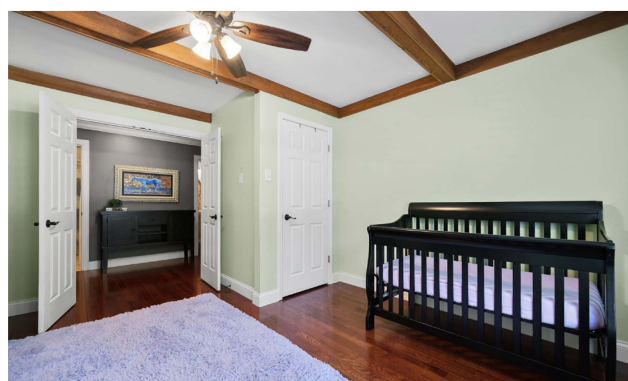




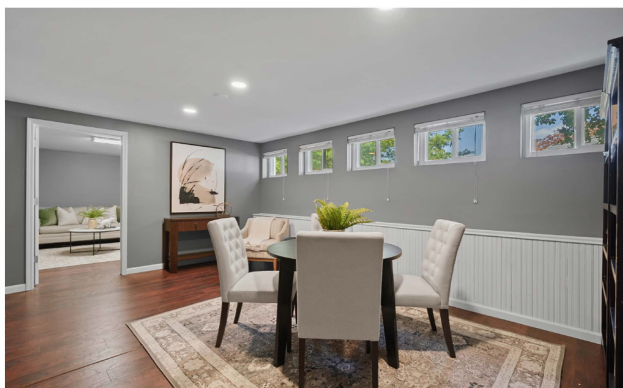
Welcome to this stunning 4 bed, 5 bath luxury home with nearly 5,000 sq. ft. of beautifully updated living space. Perfectly set on a premium lot backing to trees, it offers privacy plus a spacious, flat backyard—ideal for entertaining, play, or even a future pool. The circle drive adds impressive curb appeal and convenient extra parking. Inside, the open floor plan blends comfort and elegance. The gourmet kitchen boasts granite counters, stainless appliances, double oven, and custom cabinetry, flowing seamlessly into bright dining and living areas enhanced by crown molding throughout. The main-level primary suite features a spa-like bath and walk-in closet, while additional bedrooms and a private office with built-ins provide flexibility for family and work. Designed with accessibility in mind, the home supports single-level living with universal design features. Recent updates include new hardwood floors, stylish lighting, fresh paint inside and out, a custom office, newer HVAC, new basement windows, and elegant wainscoting. The expansive finished basement adds a kitchen area, wet bar, rec room, bedroom, and bath—perfect for guests, entertaining, or even a private apartment—while still offering abundant storage. From top to bottom, this home checks every box: modern updates, versatile spaces, thoughtful design, and a prime lot in a desirable location.













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Updates & Feature Sheet

2726 AUTUMN RUN COURT | WILDWOOD

Main Level Features:

- Gleaming wood floors throughout the entire main level
- Kitchen
 - All new stainless steel appliances
 - Double oven
 - Elegant granite countertops
- Convenient attached laundry room with custom shelving
- Great Room
 - Vaulted ceilings with exposed wooden beams
 - Abundant natural light through large windows
- All new fixtures throughout the main floor
- Wide hallways provide easy flow and accessibility
- Dedicated home office with built-in shelving - perfect for remote work
- Primary Bedroom
 - Custom shelving in walk-in closet
 - Luxurious en-suite bathroom featuring:
 - Separate soaking tub and shower
 - New double vanity

Finished Lower Level - Separate Living Area:

- Expansive recreation room - ideal for entertaining
- Kitchen area
- Bar
- Comfortable bedroom and flex room
- Dedicated eating area
- Full bathroom
- New windows throughout the lower level
- Convenient walk-out access to the backyard

Exterior Features:

- Beautiful tiered composite deck - low maintenance and perfect for outdoor gatherings
- Fenced backyard
- Loads of privacy with mature landscaping and natural surroundings

Property Client Full

2726 Autumn Run Court, Wildwood, Missouri 63005

MLS#: **25059399**
Status: **Coming Soon**

Prop Type: **Residential**
Sub Type: **Single Family Residence**

Current Price: **\$639,000**
DOM: **0**



Style: **Atrium**
Beds/Baths: **4/5**
Full Baths: **3** Half Baths: **2**
Est. Age/Yr Built: **44/1981** New Const: **No**
Bldg Name: **WILDWOOD**
Liv Area: **4,931** Levels: **One**
Lot SqFt: **28,314** Lot Size: **.650 ac**
Sqft Above: **3,092 (Public Record)** Sqft Below: **1,839**
SqftAbv/PSF: **3,092/\$206.66** # Prk:
Schl District: **Rockwood R-VI**
Elem School: **Ellisville Elem.**
J High School: **Crestview Middle**
High School: **Lafayette Sr. High**
Area: **347 - Lafayette**

Rooms

<u>Total Rooms</u>	<u>Bedrooms</u>	<u>Full Bathrooms</u>	<u>Half Bathrooms</u>
Rooms Total: 10	Main Beds: 3	Main Bathrooms: 2	Main Bathrooms: 2
M & U Bedrooms: 3	Up Beds: 0	Up Bths: 0	Up Bths: 0
M & U Bathrooms: 4	Low Beds: 1	Low Bths: 1	Lw Bths: 0

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>	<u>Description</u>
Living Room	Main	23x41	Wood	
Dining Room	Main	13x16	Wood	
Breakfast Room	Main	12x18	Ceramic Tile	
Kitchen	Main	15x18	Ceramic Tile	
Laundry	Main	9x14	Ceramic Tile	

Features

Fireplace YN: **Yes/2** Fire Tag Rq:
Fireplace Feat: Window Feat: **Double Pane Windows, Plantation Shutters, Skyl**
Interior: **Bar, Beamed Ceilings, Breakfast Bar, Breakfast Room, Built-in Features, Crown Molding, Curbless/Roll in Shower, Custom Cabinetry, Double Vanity, Eat-in Kitchen, Entrance Foyer, Granite Counters, High Ceilings, In-Law Floorplan, Kitchen Island, Open Floorplan, Pantry, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)**
Appliances: **Appliances-Stainless Steel, Dishwasher, Disposal, Microwave, Oven-Built-In Gas, Oven-Double, Range, Wall Oven**
Laundry: **Main Level**
Basement: **Yes, 9 ft + Pour, Bathroom, Daylight/Lookout, Finished-Partially, Full, Sleeping Area, Storage Space**
Amenities: **None**

Additional Features

Exterior Feat: **Private Yard**
Lot Features: **Adjoins Wooded Area**
Property Cond: **Updated/Remodeled**
Parking: Roof: **Shingle**
Garage: **Yes/2** Attached Garage: **Yes**
Construction: **Brick Veneer, Stone Veneer** Carport: **No**
Waterfront: **No** Foundation:
Pool: Pool: **No - Private:No - Features:**
Disclosures: **Flood Plain No, Seller Property Disclosure**
Accessibility Ft: **Accessible Full Bath**

Systems & Utilities

Cooling: **Central Air** Sewer: **Public Sewer**
Heating: Water: **Public**
Other Equip: Utilities: **Other**

Public Remarks

Welcome to this stunning 4 bed, 5 bath luxury home with nearly 5,000 sq. ft. of beautifully updated living space. Perfectly set on a premium lot backing to trees, it offers privacy plus a spacious, flat backyard—ideal for entertaining, play, or even a future pool. The circle drive adds impressive curb appeal and convenient extra parking. Inside, the open floor plan blends comfort and elegance. The gourmet kitchen boasts granite counters, stainless appliances, double oven, and custom cabinetry, flowing seamlessly into bright dining and living areas enhanced by crown molding throughout. The main-level primary suite features a spa-like bath and walk-in closet, while additional bedrooms and a private office with built-ins provide flexibility for family and work. Designed with accessibility in mind, the home supports single-level living with universal design features. Recent updates include new hardwood floors, stylish lighting, fresh paint inside and out, a custom office, newer HVAC, new basement windows, and elegant wainscoting. The expansive finished basement adds a kitchen area, wet bar, rec room, bedroom, and bath—perfect for guests, entertaining, or even a private apartment—while still offering abundant storage. From top to bottom, this home checks every box: modern updates, versatile spaces, thoughtful design, and a prime lot in a desirable location. Interior photos will be posted September 12. Showings to start Tuesday, September 16 after the Open House

Association Information

HOA YN: **Yes** Assoc Fee: **\$300** Fee Freq: **Annually**
Assoc Amenities: **None**

This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

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Form # 2091

01/25

30169788

SELLER'S DISCLOSURE STATEMENT

Property Address : 2726 Autumn Run Court, Wildwood, MO 63005

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	☐	☒	☐
2	Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	☐	☒	☐
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	☐	☒	☐

UNK=Unknown

_____/_____
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page


SELLER SELLER

Page 1 of 7

6 Please explain any "Yes" answers you gave in this section:

RADIOACTIVE OR HAZARDOUS MATERIALS

YES NO UNK

7 Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.

☐ YES ☒ NO ☐ UNK

8 Please explain any "Yes" answers you gave in this section:

ADDITIONAL DISCLOSURES**Lead-Based Paint**

YES NO UNK

9 Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?

☐ YES ☒ NO ☐ UNK

10 Are you aware if it has ever been covered or removed?

☐ YES ☒ NO ☐ UNK

11 Are you aware if the property has been tested for lead?

☐ YES ☒ NO ☐ UNK

12 Please explain any "Yes" answers you gave in this section including test date, type of test and results:

Radon

YES NO UNK

13 Are you aware if the property has been tested for radon gas?

☒ YES ☐ NO ☐ UNK

14 Are you aware if the property has ever been mitigated for radon gas?

☒ YES ☐ NO ☐ UNK

15 Please explain any "Yes" answers you gave in this section:

Radon mitigation systems installed prior to our ownership.

Mold

YES NO UNK

16 Are you aware of the presence of any mold on the property?

☐ YES ☒ NO ☐ UNK

17 Are you aware of anything with mold on the property that has ever been covered or removed?

☐ YES ☒ NO ☐ UNK

18 Are you aware if the property has ever been tested for the presence of mold?

☐ YES ☒ NO ☐ UNK

19 Please explain any "Yes" answers you gave in this section:

Asbestos Materials

YES NO UNK

20 Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?

☐ YES ☒ NO ☐ UNK

21 Are you aware of any asbestos material that has been encapsulated or removed?

☐ YES ☒ NO ☐ UNK

22 Are you aware if the property has been tested for the presence of asbestos?

☐ YES ☒ NO ☐ UNK

23 Please explain any "Yes" answers you gave in this section:

Other Environmental Concerns

YES NO UNK

24 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?

☐ YES ☒ NO ☐ UNK

25 Please explain any "Yes" answers you gave in this section:

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)

26 Development Name Valley View Estates

27 Contact Name Paul Temme

Phone # _____

28 Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op

29 Mandatory Assessment #1 \$ 300 per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Other

30 Mandatory Assessment #2 \$ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

31 Mandatory Assessment(s) include:

☒ entrance sign/structure ☒ street maintenance ☒ common ground ☐ snow removal specific to dwelling
☒ snow removal common area ☒ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating
☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____
☐ assigned parking space(s): how many _____ identified as _____
☐ other specific item(s): _____
☐ Dwelling exterior maintenance covered by Assessment:

UNK=Unknown

Initials BUYER and SELLER acknowledge they have read this page

BUYER BUYER

SELLER SELLER

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	☐	☒	☐
33 Are you aware of any special taxes and/or district improvement assessments?	☐	☒	☐
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	☐	☒	☐
35 Are you aware of any material defects in any common or other shared elements?	☐	☒	☐
36 Are you aware of any existing indentures/restrictive covenants?	☒	☐	☐
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	☐	☒	☐
38 Is there a recorded shared driveway/street/road maintenance agreement?	☐	☒	☐
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	☐	☒	☐

40 Please explain any "Yes" answers you gave in this section:

Subdivision Indentures

UTILITIES

Services	Current Provider	Phone #	☐ Owned	☐ Leased	Avg Monthly Cost
41 Propane					
42 Gas	Spire				
43 Electric	Ameren				
44 Water	MO-AM				
45 Sewer	MSB				
46 Trash	Republic Republic				
47 Recycle	Republic				
48 Internet	Charter				
49 Phone	Charter				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age 5 Brand Comfortmaker ☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

51 Zone 2: Age 5 Brand " ☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Fuel Source of Heating Equipment:

52 Zone 1: ☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

53 Zone 2: ☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Type of Air Conditioner:

54 Zone 1: Age 5 Brand Comfortmaker ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

55 Zone 2: Age 5 Brand Comfortmaker ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	☐	☒	☐
57 Do you have any existing maintenance agreements in place?	☐	☒	☐
58 Are any areas of the home not covered by central heating/cooling?	☐	☒	☐

59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:

New Systems installed April 2021.

60 Please explain any "Yes" or "Other" answers you gave in this section:

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: <u>Great Room</u> Functional and properly vented?	☒	☐	☐
Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
62 Location 2: Room: <u>Basement Rec Room</u> Functional and properly vented?	☒	☐	☐
Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
63 Location 3: Room: Functional and properly vented?	☐	☐	☐
Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
64 Are you aware of any problems or repairs needed with any item in this section?	☐	☒	☐

65 Please explain any "Yes" or "No" answers you gave in this section:

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: ☒ Copper ☐ PVC ☐ PEX ☐ Galvanized ☐ Other:

67 Water Heater 1: Age: 12 Location: Basement Tank Size: 50 ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

68 Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	☒	☐	☐
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate. <u>None will be Oct 2, 2025</u>	☒	☐	☐
71 Are you aware of any problems or repairs needed in the plumbing system?	☐	☒	☐
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	☐	☒	☐
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other			
75 If well, when was the water last tested? <u>/</u> Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.			
76 Do you have a water softener? ☐ Yes or ☒ No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lessor and cost below.			
	YES	NO	UNK
77 Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	☐	☒	☐
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
79 What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other			
80 If septic/aerator, when was system last serviced?			
	YES	NO	UNK
81 Is there a sewerage lift system?	☐	☒	☐
82 Is there a sewerage grinder system?	☐	☒	☐
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	☐	☒	☐
84 Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps <u>200</u> Brand <u>Eaton</u> ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps _____ Brand _____ ☐ Circuit Breakers ☐ Fuses ☐ Other			
87 Panel 3: Amps _____ Brand _____ ☐ Circuit Breakers ☐ Fuses ☐ Other			
Type of Wiring:			
88 Panel 1: ☒ Copper ☐ Aluminum ☐ UNK ☐ Other			
89 Panel 2: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
90 Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	☐	☒	☐
92 Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	☐	☒	☐
93 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
94 The property was originally constructed in: <u>1984</u> Seller has occupied property from <u>2020</u> to <u>present</u> .			
95 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <u>Direct room floors, All new lights/fixtures, new bathroom vanities and tile, New appliances, New basement windows and front door. New basement bathroom, Fresh interior paint and exterior paint New basement floors, Built-ins, office New gutter heater.</u>			
	YES	NO	UNK
96 Were required permits obtained for the work described above?	☐	☒	☐
97 Please explain any "No" answers you gave in this section: <u>permits not necessarily except for HVAC which was obtained.</u>			

UNK=Unknown

Initials BUYER and SELLER acknowledge they have read this page

Page 4 of 7

BUYER BUYER

SELLER SELLER

FOUNDATION			
98	Type of Foundation:	☒ Concrete ☐ Cinder Block ☐ Stone ☐ Wood ☐ Other:	
		YES	NO
99	Are you aware of any problems or issues with foundation?	☐	☒
100	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	☐	☒
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☐	☒
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☐	☒
103	Are you aware of any repairs to any of the building elements listed above?	☐	☒
104	Were required permits obtained for any repairs described above?	☐	☐
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:		
BASEMENT AND CRAWL SPACE (Complete only if applicable)			
		YES	NO
106	Is the home equipped with a sump pit?	☐	☒
107	Is the home equipped with a sump pump?	☐	☒
108	Are you aware of any issues with sump pit(s) & pump(s)?	☐	☒
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐	☒
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☐	☒
111	Please explain any "Yes" answers you gave in this section:		
ROOF, GUTTERS AND DOWNSPOUTS			
		YES	NO
112	What is the approximate age of the roof? <u>10~</u> Is it documented? If yes, please provide documentation.	☐	☒
113	Are you aware of any active leaks to the roof?	☐	☒
114	Has the roof ever leaked during your ownership?	☐	☒
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☐	☒
116	Are you aware of any problems with the roof, gutters or downspouts?	☐	☒
117	Does the property have multiple layers of roofing currently installed on any portion of the property?	☐	☒
118	Please explain any "Yes" answers you gave in this section and attach any documentation:		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
		YES	NO
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	☐	☒
120	Are you aware of any uncorrected damage to the property caused by above?	☐	☒
121	Are you aware of any control reports for the property?	☐	☒
122	Are you aware of any control treatments to the property?	☐	☒
123	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	☐	☒
124	Please explain any "Yes" answers you gave in this section:		
SOIL AND DRAINAGE			
		YES	NO
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	☐	☒
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐	☒
127	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	☐	☒
128	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	☐	☒
129	Please explain any "Yes" answers you gave in this section:		

SURVEY AND ZONING

YES NO UNK

- 130 Do you have a survey of the property? If yes, please attach. ☐ YES ☒ NO ☐ UNK
- 131 Does the survey include all existing improvements on the property? ☐ YES ☒ NO ☐ UNK
- 132 Are you aware of any shared or common features with adjoining properties? ☐ YES ☒ NO ☐ UNK
- 133 Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ YES ☒ NO ☐ UNK
- 134 Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ YES ☒ NO ☐ UNK
- 135 Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ YES ☒ NO ☐ UNK
- 136 Please explain any "Yes" answers you gave in this section:

INSURANCE

YES NO UNK

- 137 Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.) ☐ YES ☒ NO ☐ UNK
- 138 If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.

APPLIANCES/EQUIPMENT

(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)

- | | | | | |
|---------------------------------|---|--------------|---|--|
| 139 Range/Stove | ☐ N/A | Age | ☒ Gas | ☐ Electric |
| 140 Oven | ☐ N/A | Age | ☐ Gas | ☒ Electric |
| 141 Cooktop | ☐ N/A | Age | ☒ Gas | ☐ Electric |
| 142 Outdoor Grill | ☒ N/A | Age | ☐ Gas | ☐ Electric |
| 143 Dryer Hookup | ☐ N/A | | ☐ Gas | ☒ Electric |
| 144 Built in Microwave | ☐ N/A | Age | | |
| 145 Built in Refrigerator | ☐ N/A | Age | | |
| 146 Dishwasher | ☐ N/A | Age | | |
| 147 Garbage Disposal | ☐ N/A | Age | | |
| 148 Trash Compactor | ☒ N/A | Age | | |
| 149 Electric Pet Fence | ☒ N/A | # of collars | | |
| 150 Gas Powered Exterior Lights | ☒ N/A | # of lights | | |
| 151 Security System/Cameras | ☒ N/A | | ☐ Owned | ☐ Leased |

YES NO UNK

- 152 Are you aware of any items in this section in need of repair or replacement? ☐ YES ☒ NO ☐ UNK
- 153 Please explain any "Yes" answers you gave in this section:

MISCELLANEOUS

YES NO UNK

- 154 Has the property been continuously occupied during the last twelve months? ☒ YES ☐ NO ☐ UNK
- 155 Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? ☒ YES ☐ NO ☐ UNK
- 156 Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ YES ☒ NO ☐ UNK
- 157 Is the property designated as a historical home or located in a historic district? ☐ YES ☒ NO ☐ UNK
- 158 Is property tax abated? If yes, attach documentation from taxing authority. ☐ YES ☒ NO ☐ UNK
- 159 Are you aware of any pets having been kept in or on the property? Explain below. ☒ YES ☐ NO ☐ UNK
- 160 Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ YES ☐ NO ☐ UNK
- 161 Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below. ☐ YES ☒ NO ☐ UNK
- 162 Are you aware if carpet has been laid over a damaged wood floor? Explain below. ☐ YES ☒ NO ☐ UNK
- 163 Are you aware of any existing or threatened legal action affecting the property? Explain below. ☐ YES ☒ NO ☐ UNK
- 164 Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below. ☐ YES ☒ NO ☐ UNK
- 165 Please explain any "Yes" answers you gave in this section:

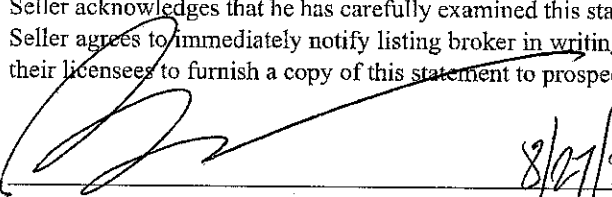
Days on property until Jan. 2024.

166 ADDITIONAL COMMENTS	
167	
168	
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176	

Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.



 SELLER SIGNATURE

8/27/25

 DATE

 SELLER SIGNATURE

 DATE

Benjamin Reeder

 Seller Printed Name

 Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

 BUYER SIGNATURE

 DATE

 BUYER SIGNATURE

 DATE

 Buyer Printed Name

 Buyer Printed Name

Assoc Fee Includes: **Maintenance-Common Area**

Legal/Taxes

Parcel ID: **21U-31-0131**

Ownership: **Private**

Taxes: **\$7,625.00**

Builder Name:

Tax Year: **2024**

Prop Asd Cty Tx:

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