

GLADYS

MANION  
REAL ESTATE

90 Years  
1936 - 2026



2806 Buckfield Court | Oakville







Scan QR Code for Details,  
Disclosures & Floor Plans

Locally Owned and Operated Since 1936  
314.721.4755 | GladysManion.com

Lori Woodward  
314.440.3600  
Lori@GladysManion.com



## *Special Features*

2806 Buckfield Court | Oakville

**Entry 15 x 7:**

Hardwood Floor  
Ceiling Mount Light Fixture  
Coat Closet

**Living Room 15 x 11:**

Faux Wood Blinds  
Carpet

**Dining Room 12 x 10:**

Faux Wood Blinds  
Carpet  
Tray Ceiling  
6 Light Chandelier  
Shutter Doors to Butler Pantry

**Butler Pantry 5 x 5:**

Hardwood Floor  
Recessed Lighting  
Custom Cabinetry with Glass Fronts  
Silestone Counters

**Laundry Room 8 x 6:**

Tile Floor  
Wire Shelf  
Door to Garage

**Kitchen 19 x 12:**

Corner Windows  
Plantation Shutters  
Recessed Lighting  
Eat-In Kitchen  
Hardwood Floor  
Ceiling Fan with Light  
Crown Molding  
Stainless Steel Appliances  
Silestone Counters  
Custom Pull-Out for Trash Can  
Pantry

**Family Room 19 x 15:**

Hardwood Floor  
Crown Molding  
Recessed Lighting  
Brick Wood Burning Fireplace  
Bay Window  
Plantation Shutters  
Wired for Surround Sound  
Door to Patio

## *Second Floor*

### **Primary Bedroom 21 x 17:**

Carpet  
Vaulted Beamed Ceiling  
Faux Wood Blinds  
Walk In Closet

### **Primary Bathroom 13 x 7:**

LVP Faux Wood Floor  
Skylight  
Window with Blinds  
Dual Vanities  
Marble Counters  
Light Fixtures Over Each Vanity

### **Bedroom #2 15 x 12:**

Carpet

Faux Wood Blinds  
Ceiling Fan with Light  
Open Closet

### **Bedroom #3 15 x 11:**

Carpet  
Faux Wood Blinds  
Ceiling Fan with Light  
Side by Side Closet

### **Hall Bath 13 x 5:**

Tile Floor  
Recessed Lighting  
Vanity with Cabinet  
Tub/Shower Combo

## *Lower Level*

### **Family/Recroom #1 15 x 12:**

Carpet  
Recessed Lighting  
2 Windows for Natural Light

### **Family/RecRoom #2 29 x 15:**

Carpet  
Recessed Lighting  
Wired for Surround Sound  
Game Closet

### **Bathroom 5 x 5:**

Tile Floor  
Recessed Lighting  
Vanity with Cabinet & Marble Top

### **Storage Room 15 x 13**

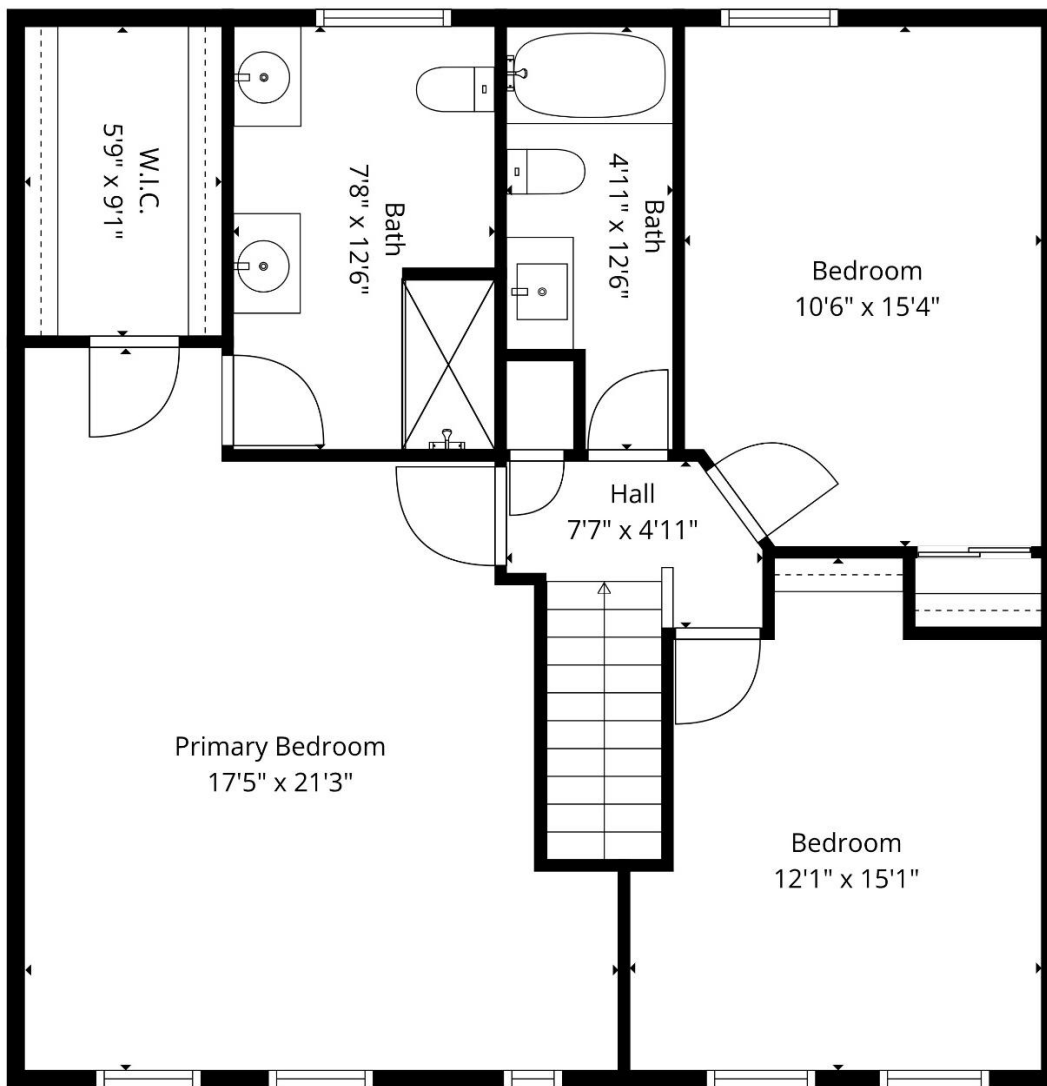
### **Systems**

New Roof  
New Hot Water Heater  
Furnace & A/C 1.5 Years Old  
Kitchen Appliances 4 Years Old



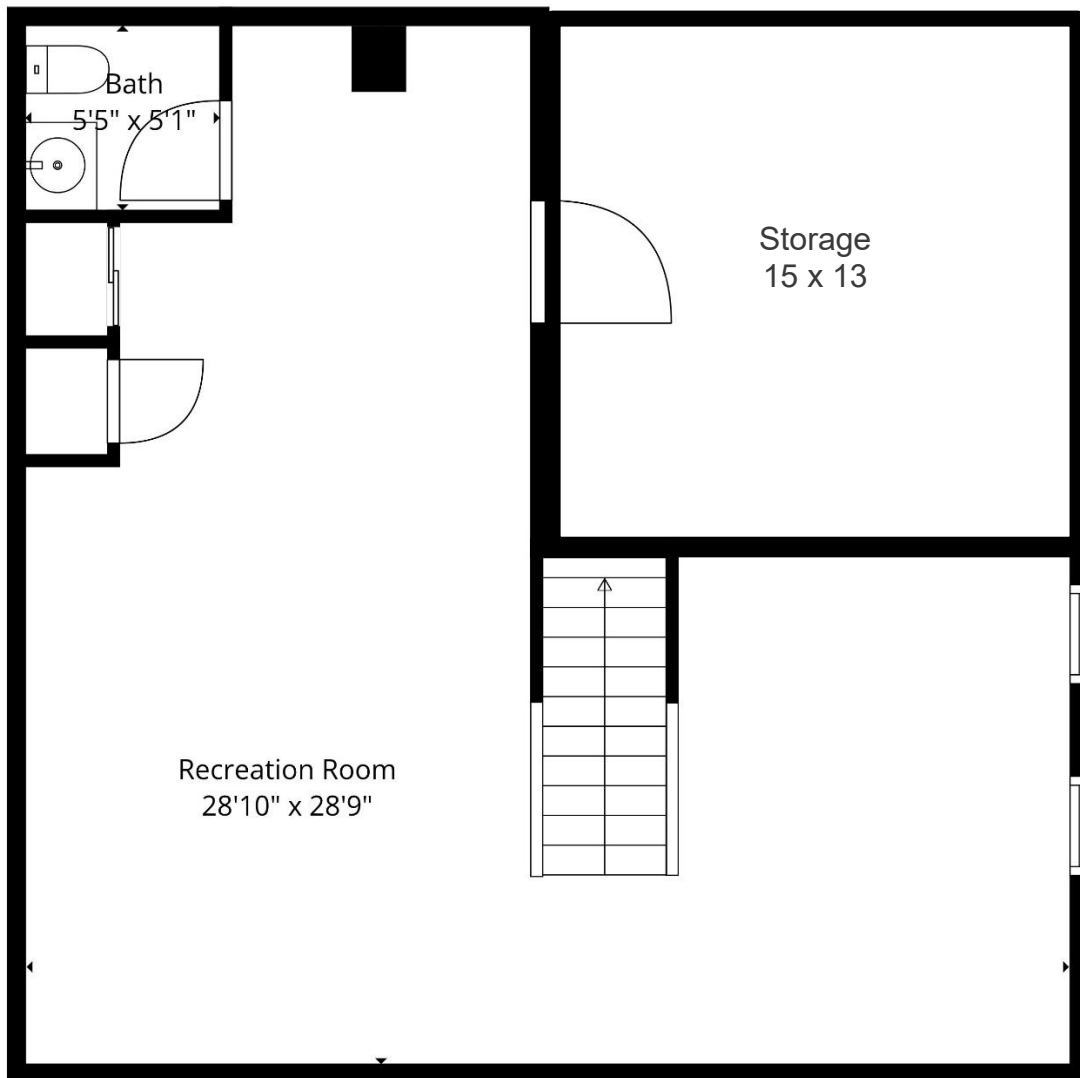
*Second Floor*

2806 Buckfield Court | Oakville



*Lower Level*

2806 Buckfield Court | Oakville





**LORI WOODWARD**  
Vice President - Broker

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Mobile: 314.440.3600  
LoriW@GladysManion.com  
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## Property Client Full

**2806 Buckfield Court, Oakville, Missouri 63129**

MLS#: **26030833**  
Status: **Active**

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

Current Price: **\$350,000**  
DOM: **1**



Style: **Traditional**  
Beds/Baths: **3/4**  
Full Baths: **2**  
Yr Built/Est. Age: **1984/42**  
Half Baths: **2**  
New Const: **No**  
Unit Location:  
Sct/Twn: **UNINCORPORATED**  
Bldg Name:  
Cross Street: **Bear Creek**  
Liv Area: **2,765**  
Lot SqFt: **9,583**  
Levels: **Two**  
Sqft Above: **1,975 (Public Record)** Sqft Below: **790**  
SqFtAbv/PSF: **1,975/\$177.22** # Prk:  
Schl District: **Mehlville R-IX**  
Elem School: **Point Elem.**  
J High School: **Oakville Middle**  
High School: **Oakville Sr. High**  
Area: **332 - Oakville**

### Rooms

Total Rooms	Bedrooms	Full Bathrooms	Half Bathrooms
Rooms Total: <b>9</b>	Main Beds: <b>0</b>	Main Bathrooms: <b>0</b>	Main Bathrooms: <b>1</b>
M & U Bedrooms: <b>3</b>	Up Beds: <b>3</b>	Up Bths: <b>2</b>	Up Bths: <b>0</b>
M & U Bathrooms: <b>3</b>	Low Beds: <b>0</b>	Low Bths: <b>0</b>	Lw Bths: <b>1</b>

Room	Level	Dimensions	Flooring	Description
Living Room	Main	15x11	Carpeting	
Dining Room	Main	12x10	Carpeting	
Kitchen	Main	19x12	Wood	Open to Family Room
Family Room	Main	19x15	Wood	Open to Kitchen Breakfast Room
Bedroom	Second	21x17	Carpeting	
Bathroom	Second	12x8	Luxury Vinyl Plank	
Bedroom 2		15x11	Carpeting	
Bedroom 3	Second	15x12	Carpeting	
Bathroom 2	Main	6x5	Wood	
Bathroom 3	Second	13x5	Ceramic Tile	
Laundry	Main	8x6	Ceramic Tile	
Family Room	Lower	15x12	Carpeting	
Recreation Room	Lower	29x15	Carpeting	
Bathroom 4	Lower	5x5	Ceramic Tile	
Storage	Lower	15x13	Concrete	

### Features

Fireplace YN: **Yes/1**  
Fireplace Feat:  
Interior: **Butler Pantry, Ceiling Fan(s), Center Hall Floorplan, Chandelier, Coffered Ceiling(s), Crown Molding, Double Vanity, Dry Bar, Eat-in Kitchen, Entrance Foyer, Open Floorplan, Pantry, Recessed Lighting, Separate Dining, Separate Shower, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**  
Appliances: **Appliances-Stainless Steel, Dishwasher, Disposal, Microwave, Range-Electric, Water Heater - Gas**  
Laundry: **Main Level**  
Basement: **Yes, 8 ft + Pour, Bathroom, Concrete, Finished-Partially, Full, Storage Space, Sump Pump**  
Amenities: **Common Ground, Other**

### Additional Features

Lot Features: **Back Yard, Cul-De-Sac, Level**  
Parking: **Driveway, Garage, Off Street, On Street, Oversized** Attached Garage: **Yes**  
Garage: **Yes/2** Carport: **No**  
Construction: **Brick Veneer, Vinyl Siding** Foundation:  
Waterfront: **No**  
Pool: **No - Private: No - Features:**  
Disclosures: **Flood Plain No, Occupancy Permit Required, Seller Property Disclosure**

### Systems & Utilities

Cooling: **Ceiling Fan(s), Central Air** Sewer: **Public Sewer**  
Heating: **Forced Air, Gas** Water: **Public**  
Other Equip: Utilities: **Natural Gas Connected, Sewer Connected, Water Connected**

### Public Remarks

First time available in 33 years! This thoughtfully updated and beautifully maintained 2-story offers the perfect blend of comfort, flexibility, and charm. With approximately 2,765 square feet of inviting living space, this home easily adapts to a variety of lifestyles. Tucked away on a quiet cul-de-sac, the pie-shaped lot provides exceptional backyard space for entertaining, play, or relaxing summer evenings. The home's center hall plan offers both formal and casual living options with separate dining room, living room/office, and an inviting family room with wood-burning fireplace and bay window with plantation shutters. Hardwood flooring enhances the entry, kitchen, and family room with warmth and style. The updated kitchen shines with light wood cabinetry, stainless steel appliances, and easy flow into the breakfast area and family room. Step outside to the patio and enjoy a backyard designed for gatherings, celebrations, and making memories for years to come. Upstairs, the spacious primary suite is a true retreat with vaulted ceilings, a charming reading alcove, walk-in closet, and updated bath featuring dual marble-top vanities and an oversized shower with rain head. Two additional bedrooms and an updated full bath complete the upper level. The finished lower level expands your living and entertaining options with two separate recreation spaces, a half bath, and abundant storage. If that was not enough, this home comes with a new roof, new hot water heater, 1.5 years new furnace & A/C. Don't miss this one, schedule an appointment today.

**Association Information**

HOA YN:	<b>Yes</b>	Assoc Fee: <b>\$75</b>	Fee Freq: <b>Annually</b>
Assoc Amenities:	<b>Common Ground, Other</b>		
Assoc Fee Includes:	<b>Other</b>		

**Legal/Taxes**

Parcel ID:	<a href="#"><b>34J-52-0722</b></a>	Builder Name:	
Ownership:	<b>Private</b>	Tax Year:	<b>2025</b>
Taxes:	<b>\$3,752.00</b>	Prop Asd Cty Tx:	<b>No</b>

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Form # 2091            01/26

**SELLER'S DISCLOSURE STATEMENT**

Property Address : 2806 Buckfield Ct, St. Louis, MO 63129

**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.

<b>STATUTORY DISCLOSURES</b>				
<b>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.</b>				
	<b>LEAD-BASED PAINT</b>	<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
	<b>METHAMPHETAMINE</b>	<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
	<b>WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)</b>	<b>YES</b>	<b>NO</b>	<b>UNK</b>
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. <b>Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UNK=Unknown

6	Please explain any "Yes" answers you gave in this section:					
<b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>				<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Please explain any "Yes" answers you gave in this section:					
<b>ADDITIONAL DISCLOSURES</b>						
<b>Lead-Based Paint</b>				<b>YES</b>	<b>NO</b>	<b>UNK</b>
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:					
<b>Radon</b>				<b>YES</b>	<b>NO</b>	<b>UNK</b>
13	Are you aware if the property has been tested for radon gas?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section:					
<b>Mold</b>				<b>YES</b>	<b>NO</b>	<b>UNK</b>
16	Are you aware of the presence of any mold on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	Please explain any "Yes" answers you gave in this section:					
<b>Asbestos Materials</b>				<b>YES</b>	<b>NO</b>	<b>UNK</b>
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23	Please explain any "Yes" answers you gave in this section:					
<b>Other Environmental Concerns</b>				<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25	Please explain any "Yes" answers you gave in this section:					
<b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b>						
26	Development Name					
27	Contact Name	City and Village		Phone #	314-739-4800	
28	Type of Property (check all that apply) <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op					
29	Mandatory Assessment #1	\$ 75.00 per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Semi-Annual	<input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other
30	Mandatory Assessment #2	\$ _____ per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Semi-Annual	<input type="checkbox"/> Annual <input type="checkbox"/> Other
31	Mandatory Assessment(s) include:					
<input checked="" type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input checked="" type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input checked="" type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____						

				YES	NO	UNK			
32	Are you aware of any existing or proposed special assessments?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
33	Are you aware of any special taxes and/or district improvement assessments?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
34	Are you aware of any condition or claim which may cause an increase in assessment or fees?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
35	Are you aware of any material defects in any common or other shared elements?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
36	Are you aware of any existing indentures/restrictive covenants?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
37	Are you aware of any violation of the indentures/restrictions by yourself or by others?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
38	Is there a recorded shared driveway/street/road maintenance agreement?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
39	Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
40	Please explain any "Yes" answers you gave in this section:								
<b>UTILITIES</b>									
	Services	Current Provider	Phone #			Avg Monthly Cost			
41	Propane			<input type="checkbox"/> Owned	<input type="checkbox"/> Leased				
42	Gas	Spire				\$75.00			
43	Electric	Ameren				\$95.00			
44	Water	MO American				\$50.00			
45	Sewer	MSD				\$70.00			
46	Trash	Waste Connections			Every 3 months	\$97.00			
47	Recycle	"			"included in above price"				
48	Internet	Spectrum							
49	Phone								
<b>HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS</b>									
Type of Heating Equipment:									
50	Zone 1:	Age 1 1/2y Brand Bryant	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other	
51	Zone 2:	Age Brand	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other	
Fuel Source of Heating Equipment:									
52	Zone 1:		<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	
53	Zone 2:		<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	
Type of Air Conditioner:									
54	Zone 1:	Age 1 1/2y Brand Bryant	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other			
55	Zone 2:	Age Brand	<input type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other			
						YES	NO	UNK	
56	Are you aware of any problems or issues with any part of the HVAC system?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
57	Do you have any existing maintenance agreements in place?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
58	Are any areas of the home not covered by central heating /cooling?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: Wildwood Heating + Cooling March 2026 Routine Maintenance Cost - \$100.00								
60	Please explain any "Yes" or "Other" answers you gave in this section:								
<b>FIREPLACE(S)</b>									
61	Location 1:	Room: Family Room	Functional and properly vented?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK							
62	Location 2:	Room: _____	Functional and properly vented?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK							
63	Location 3:	Room: _____	Functional and properly vented?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK							
64	Are you aware of any problems or repairs needed with any item in this section?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
65	Please explain any "Yes" or "No" answers you gave in this section:								
<b>PLUMBING SYSTEM, FIXTURES AND EQUIPMENT</b>									
66	Plumbing System: <input type="checkbox"/> Copper <input type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:								
67	Water Heater 1:	Age: 2 months	Location: Basement	Tank Size: 50g	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Tankless	<input type="checkbox"/> Other
68	Water Heater 2:	Age:	Location:	Tank Size:	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Tankless	<input type="checkbox"/> Other

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71 Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73 Please explain any "Yes" or "Other" answers you gave in this section:			
<b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>			
74 What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75 If well, when was the water last tested? Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76 Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
<b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>			
79 What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80 If septic/aerator, when was system last serviced?	YES	NO	UNK
81 Is there a sewerage lift system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
82 Is there a sewerage grinder system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
84 Please explain any "Yes" answers you gave in this section:			
<b>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>			
<b>Type of Service Panel(s):</b>			
85 Panel 1: Amps Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86 Panel 2: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87 Panel 3: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
<b>Type of Wiring:</b>			
88 Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89 Panel 2: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90 Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92 Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93 Are you aware of any active knob and tube wiring in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94 Please explain any "Yes" answers you gave in this section:			
<b>CONSTRUCTION</b>			
95 The property was originally constructed in: 1984 . Seller has occupied property from 1993 to 2026 .			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: Kitchen - remodel bathroom - remodel Basement - remodel			
	YES	NO	UNK
97 Were required permits obtained for the work described above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
98 Please explain any "No" answers you gave in this section: We assume our contractor pulled permits.			

FOUNDATION				
99	Type of Foundation: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____	YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
106	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: <i>crack in floor lower level</i>			
BASEMENT AND CRAWL SPACE (Complete only if applicable)				
107	Is the home equipped with a sump pit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108	Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
112	Please explain any "Yes" answers you gave in this section: <i>Installed 2nd pump - saw water/dampness, almost nothing</i>			
ROOF, GUTTERS AND DOWNSPOUTS				
113	What is the approximate age of the roof? <i>20 months</i> documented? If yes, please provide documentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
114	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Has the roof ever leaked during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
117	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119	Please explain any "Yes" answers you gave in this section and attach any documentation:			
PESTS/TERMITES/WOOD DESTROYING INSECTS				
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
121	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123	Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
125	Please explain any "Yes" answers you gave in this section:			
SOIL AND DRAINAGE				
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
129	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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130	Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING					YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132	Does the survey include all existing improvements on the property?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any shared or common features with adjoining properties?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137	Please explain any "Yes" answers you gave in this section:						
INSURANCE					YES	NO	UNK
138	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. Claim for damaged roof/guttering - Filed 5/25 - Both completed 4/26						
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)							
140	Range/Stove	<input type="checkbox"/> N/A	Age 4 yrs	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
141	Oven	<input type="checkbox"/> N/A	Age 4 yrs	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
142	Cooktop	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
143	Outdoor Grill	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
144	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
145	Built in Microwave	<input type="checkbox"/> N/A	Age				
146	Built in Refrigerator	<input type="checkbox"/> N/A	Age				
147	Dishwasher	<input type="checkbox"/> N/A	Age 4 yrs				
148	Garbage Disposal	<input type="checkbox"/> N/A	Age 10 yrs				
149	Trash Compactor	<input type="checkbox"/> N/A	Age				
150	Electric Pet Fence	<input type="checkbox"/> N/A	# of collars				
151	Gas Powered Exterior Lights	<input type="checkbox"/> N/A	# of lights				
152	Security System/Cameras	<input type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased		
					YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154	Please explain any "Yes" answers you gave in this section:						
MISCELLANEOUS					YES	NO	UNK
155	Has the property been continuously occupied during the last twelve months?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is the property designated as a historical home or located in a historic district?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	Are you aware of any pets having been kept in or on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163	Are you aware if carpet has been laid over a damaged wood floor?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any existing or threatened legal action affecting the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166	Please explain any "Yes" answers you gave in this section: 2 windows have broken thermal seals						



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.

Approved by Counsel for St. Louis REALTORS®

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Form # 2049

07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 PROPERTY: 2806 Buckfield Ct, St. Louis, MO 63129

2 Lead Warning Statement

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 Seller's Disclosure

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

11 [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing

13 [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

16 (b) Records and reports available to Seller (check one below):

17 [ ] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):

21 [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

22 Buyer's Acknowledgment (initial appropriate blanks)

24 \_\_\_\_\_ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

26 \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27 Buyer has (check one below):

28 [ ] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or

30 [ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 Agent's Acknowledgment (initial)

33 LW Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

34 (To be completed by listing agent or if not listed, agent assisting Buyer.)

35 Certification of Accuracy

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
37 and accurate.

38 \_\_\_\_\_
39 BUYER SIGNATURE DATE

40 \_\_\_\_\_
41 Buyer Printed Name

42 \_\_\_\_\_
43 BUYER SIGNATURE DATE

44 \_\_\_\_\_
45 Buyer Printed Name

46 \_\_\_\_\_
47 BUYER'S AGENT SIGNATURE DATE

48 \_\_\_\_\_
49 Buyer's Agent Printed Name

50 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

Chris Menkhus 05/04/2026
SELLER SIGNATURE DATE

Chris Menkhus
Seller Printed Name

Carol Menkhus 05/04/2026
SELLER SIGNATURE DATE

Carol Menkhus
Seller Printed Name

Lori Woodward 04/29/2026
LISTING AGENT SIGNATURE DATE

Lori Woodward
Listing Agent Printed Name