



**Residential**      **ML#:** 3268923      **Status:** Active      **LP:** \$130,000  
[12671 Madison Rd Huntsburg, OH 44046](#)      **Unit/Lot#:**      **SP:**  
**Subdivision/Complex:**      **County:** Geauga      **List Date:** 10/11/11  
**Property Subtype:** Single Family      **MultiplePIN #'s:** No      **List Date Rec:** 10/13/11  
**Parcel ID #:** [16058300](#)      **Attachments:** [Yes](#)      **Pending Date:**  
**Area:** 1515      **MLS Cross Ref #:**      **Off Mkt Date:**  
**Photos:** [11](#)      **VT:** [Yes](#)      **OH:** Yes      **Closing Date:**  
**Directions:** South of Route 322 on Route 528 (East side of street)      **Exp. Date:**  
**DOM/CDOM:** 67/67

**Single Family**      **Maint. Fee:** \$0 /      **Unit Floor #:**      **Unit Location:**

**Maint. Incl:**  
**Restrictions:**

**Annual Taxes:** 1506.4      **Homestead:** No      **Assessments:** No      **School Dist:** Cardinal LSD  
**# Bedrooms:** 3      **Approx/Total SqFt:** 1273 / 1273      **House Faces:** West      **Disability Features:** No  
**# Baths:** 1 (1 0)      **SqFt Source:** Public Record Manual      **Exterior:** Vinyl      **Warranty:** No  
**# Rooms:** 6      **Lot Size:** 0.910 ac **Irregular** No      **Roof:** Asphalt/Fiberglass      **Fixer Upper:** No  
**# Fireplaces:** 1      **Lot Size Source:** Publ Record Manual      **Year Built:** 1954      **Public Trans**  
**# Stories:** 1 Story      **Lot Frontage/Depth:** 100x400      **Construction:**      **Avail for Auction:** No  
**Style:** Ranch      **Dwelling Type:**      **Auction Date:**  
**HOA:** No      **Incl:**

**Basement:** Full,Partially Finished,Walk-Out      **Fence:**  
**Heating Type:** Fireplace-Gas,Hot Water/Steam      **Heating Fuel:** Propane  
**Cooling Type:** None      **Water/Sewer:** Septic,Well  
**Garage # of Cars:** 1      **Driveway:** Paved,Unpaved      **Garage Features:** Attached,Door Opener,Electric  
**Exterior Features:** Barn/Stable,Deck

**Lot Description:** Horse Property,Livestock Permitted  
**View Description:**

**Appliances/Equip:** Dishwasher,Microwave,Range

**Amenities:**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Main	Half Bath Level:
<b>Great Room</b>							
Living	23x14	First		Yes	Carpet		
Family	21x21	Lower			Carpet		
Kitchen	17x9	First			Carpet		
Dining							
Mstr Bed	12x12	First			Wood		
Bed #2	12x9	First			Carpet		
Bed #3	12x10	First			Wood		
Bed #4							

**Miscellaneous Rooms:** Eat-in Kitchen,Family/Media Room,Workshop  
**Remarks:** Charming 3 bedroom Ranch Home on Almost an Acre! Featuring Spectacular Top of the Line Kraftmaid Kitchen Cabinets, a Homey Gas Fireplace, Lower Level Family Room, a Nice Private Deck and a 30x38 Pole Building! Horses are Permitted.

**Office Information**      2046 / M D Realty      440-632-5055      <http://www.mdrealty-ltd.com>  
**List Agent:** 237040 Mark Dolezal\*      440-724-3126      [mdrealty@windstream.net](mailto:mdrealty@windstream.net)  
**Co-Lister:** 2001014164 Beth Johnson      440-668-7573      [bethjohnson@windstream.net](mailto:bethjohnson@windstream.net)  
**Showing Instruction:** Showing Service      (440) 686-0100      **List Type:** Exclusive Right  
**Showing Info:** Call CSS -Register and show      **Internet Listing:** Yes      **Possession:** Time of Transfer  
**Sub Agt Comp:**      **Occupied:**      **Show Address to Public:** Yes      **Lease Option:**  
**Buy Broker Comp:** 3      **Ownership:**      **Show Address to Clients:** Yes      **Land Contract:**  
**Other Comp:** None      **Comp Explain:**      **Mortgage by Seller:**  
**Broker Remarks:**      **Assumable Mortgage:**  
**Short Sale:**      **FHA/VA:**

**Comparable Information**      **Sell Office:**      **Orig List Price:** \$150,000      **Financed:**  
**Sell Agent:**      **List Price:** \$130,000      **Closed By:**  
**Co-Seller:**      **Sale Price:**      **Seller Giveback:**

Prepared By: Patricia Dolezal      Information is Believed To Be Accurate But Not Guaranteed      Date Printed: 12/17/2011