Residential **ML#:** 3252964 **Status:** Active **LP:** $99,000
16720 Bridge Rd Middlefield, OH 44062-9419 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 08/07/11
Property Subtype: Single Family **County:** Geauga **List Date Rec:** 08/09/11
Parcel ID #: 18090780 **MultiplePIN #'s:** No **Pending Date:**
Area: 1514 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: 9 **VT:** Yes **OH:** No **Attachments:** Yes **Closing Date:**
Directions: Madison Rd. (Rt. 528) south of Rt. 87 to Adams Rd. to left on Bridge to home on left. **Exp. Date:**
DOM/CDOM: 90/90

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

Annual Taxes: 1667.00 **Homestead:** No **Assessments:** No **School Dist:** Cardinal LSD
 # Bedrooms: 3 **Approx/Total SqFt:** 1620 / 1620 **House Faces:** **Disability Features:** No
 # Baths: 1 (1 0) **SqFt Source:** Public Record Manual **Exterior:** Vinyl **Warranty:** Yes
 # Rooms: 7 **Lot Size:** 1.020 ac **Irregular** No **Roof:** Asphalt/Fiberglass **Fixer Upper:** No
 # Fireplaces: **Lot Size Source:** Public Record Auto **Year Built:** 1993 **Public Trans**
 # Stories: 1 Story **Lot Frontage/Depth:** 165x245 **Construction:** **Avail for Auction:** No
Style: Ranch **Dwelling Type:** **Auction Date:**
HOA: No Incl:
Basement: Crawl **Fence:**
Heating Type: Baseboard **Heating Fuel:** Electric
Cooling Type: None **Water/Sewer:** Septic,Well
Garage # of Cars: **Driveway:** Unpaved **Garage Features:** None
Exterior Features: Deck,Storage Shed/Out Bld
Lot Description: Wooded/Treed
View Description:
Appliances/Equip: Smoke Detector
Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Great Room					
Living	17x13	First			Carpet
Family	22x12	First			Carpet
Kitchen	17x13	First			Vinyl
Dining					
Mstr Bed	14x13	First			Carpet
Bed #2	11x9	First			Carpet
Bed #3	10x9	First			Vinyl
Bed #4					
Recreation Roo	16x10	First			Carpet
Utility Room	12x8	First			Vinyl

Full Bath Level: Main **Half Bath Level:**

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Bedroom,1st Floor Laundry Rm,Eat-in Kitchen,Family/Media Room,Pantry,Rec/Play Room
Remarks: Roomy Ranch on beautiful wooded 1 acre lot offering 3+ bedrooms (one bedroom is currently used as laundry), large breezeway/mud room, nice size eat-in kitchen, large living room, plus family room and recreation room/office/craft room, etc. New roof July 2011. Needs your fresh paint and carpet and ready to move in! Nice location on secondary road just minutes for Middlefield Village.

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
Co-Lister:
Showing Instruction: Showing Service (440) 686-0100 **List Type:** Exclusive Right
Showing Info: Prior day notice. Call CSS. **Internet Listing:** Yes **Possession:** Negotiable
Sub Agt Comp: **Occupied:** Owner **Show Address to Public:** Yes **Lease Option:**
Buy Broker Comp: 3 **Ownership:** Resident **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:** $106,000 **Financed:**
Sell Agent: **List Price:** $99,000 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**