



Residential **ML#:** 3201207 **Status:** Active **LP:** \$425,000
15660 Chipmunk Ln Burton, OH 44062-7203 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 02/05/11
Property Subtype: Single Family **County:** Geauga **List Date Rec:** 02/06/11
Parcel ID #: [04123100](#) **MultiplePIN #'s:** No **Pending Date:**
Area: 1511 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: [24](#) **VT:** [Yes](#) **OH:** No **Attachments:** [Yes](#) **Closing Date:**
Directions: Georgia Rd. to South on Chipmunk Lane past Moss Woods to home on right **Exp. Date:**
DOM/CDOM: 58/58

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

Maint. Incl:
Restrictions:

Property Information **Approx/Total SqFt:** 3624 / 0 **Annual Taxes:** \$3,680 **School Dist:** Berkshire LSD
Bedrooms: 5 **SqFt Source:** Public Record Auto **House Faces:** **Disability Features:** No
Baths: 1 (1 0) **Lot Size:** 13.370 acres **Exterior:** Vinyl **Warranty:** No
Rooms: 10 **Lot Size Source:** Public Record Auto **Roof:** Asphalt/Fiberglass **Fixer Upper:** No
Fireplaces: 1 **Lot Frontage/Depth:** 530x1100 **Year Built:** 2002 **Public Trans**
Stories: 2 Story **Irregular:** No **Construction:** **Avail for Auction:** No
Style: Colonial **Dwelling Type:** **Auction Date:**
HOA: No **Incl:**

Basement: Slab **Fence:** Partial,Vinyl/Plastic,Wood,Other
Heating Type: Gravity **Heating Fuel:** Coal
Cooling Type: None **Water/Sewer:** Septic,Well

Garage # of Cars: 10 **Driveway:** Paved **Garage Features:** Detached,Drain
Exterior Features: Barn/Stable,Deck,Enclosed Patio/Porch,Patio,Storage Shed/Out Bld

Lot Description: Dead End Street,Horse Property,Lake-Stocked,Livestock Permitted,Outdoor Area,Pond,Spring/Creek,Wooded/Treed
View Description: Water View,Wooded

Appliances/Equip:
Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Main	Half Bath Level:
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Great Room							
Living	29x19	First		Yes	Vinyl		
Family	23x14	First			Vinyl		
Kitchen	21x20	First			Vinyl		
Dining							
Mstr Bed	21x13	First			Vinyl		
Bed #2	20x16	Second			Vinyl		
Bed #3	20x12	Second			Vinyl		
Bed #4	16x16	Second			Vinyl		
Bedroom 5	18x9	Second			Vinyl		
Foyer	22x16	First			Ceramic		
Sun Room	20x12	First			Ceramic		
Office	10x10	First			Vinyl		
Laundry Room	20x21	First			Ceramic		

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Laundry Rm,1st Floor Master Bdr,Add'l Living Suite,Eat-in Kitchen,Laundry/Utility Room,Office,Pantry,Sun Room

Remarks: So many amenities to list on this outstanding property! Quality thru out and meticulously maintained! Fabulous 5 Bedroom home offering over 3624 sq.ft. of living area. 36x66 insulated shop with overhead doors additional living suite upstairs. 38x50 horse barn with 12 ft. lean-too, 4-12x12 box stalls, 5 tie stalls, tack room, wash rack with hot an cold water, 1000 bale hay storage, 6 walls all insulated with roof vents and 2 Acres of pasture. 24x32 insulated shop with water an vinyl fence. 22x13 pavilion and 22x20 patio, fire ring and horseshoe pits overlooking 2 acre lake with sand beach and 3 aluminum docks for your boats. Concrete sidewalks, circular drive and large parking area. Beautiful landscaping with mature Pines screening home from road. 300 taps of Hard Maples, Red and White Oaks. Excellent location on quiet secondary road. All this and new septic too! Home has been newly wired to County specifications and has gas furnace. (Neither are in use at the time)

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: Call Office **List Type:** Exclusive Right
Showing Info: No Sunday Showings **Internet Listing:** Yes **Possession:** Negotiable

Sub Agt Comp: **Occupied:** Owner **Show Address to Public:** Yes **Lease Option:**
Buy Agt Comp: 3/2 **Ownership:** Resident **Show Address to Clients:** Yes **Land Contract:**

Other Comp: Graduated **Comp Explain:** 3% 1at 100K; 2% on balance **Mortgage by Seller:**
Broker Remarks: Exceptional Amish home with newer electric and original gas FA furnace (Electric and Furnace are not being used). Solar Panels do not stay. **Assumable Mortgage:**

Comparable Information **Sell Office:** **Orig List Price:** \$425,000 **Financed:**
Sell Agent: **List Price:** \$425,000 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**

Prepared By: Patricia Dolezal **Information is Believed To Be Accurate But Not Guaranteed** **Date Printed:** 04/04/2011