



Residential ML#: 3290625 Xref: **Status:** Active LP: \$90,000
18302 Church St Parkman, OH 44080 **Twp:** **SP:**
Area: 1513 **Subdiv:** **List Date:** 02/01/12
Property Subtype: Single Family **County:** Geauga **List Date Rec:** 02/02/12
Parcel ID #: 25043700 **Pending Date:**
Photos: 6 **VT:** Yes **OH:** No **Attachments:** **Off Mkt Date:**
Directions: From intersection of RT422 & RT528, west on RT 422 1/8 mile to **Closing Date:**
right on Church Street. **Exp. Date:**
DOM/CDOM: 5/5

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

Maint. Incl:
Restrictions:

Annual Taxes: 1084. **Homestead:** No **Assessments:** Yes **School Dist:** Cardinal LSD
Bedrooms: 2 **Approx/Total SqFt:** 1080 / **House Faces:** **Disability Features:** Yes
Baths: 2 (2 0) **SqFt Source:** Public Record Manual **Exterior:** Vinyl,Wood **Warranty:** No
Rooms: 4 **Lot Size:** 0.750 ac **Irregular** No **Roof:** Asphalt/Fiberglass **Fixer Upper:** No
Fireplaces: **Lot Size Source:** Public Record Auto **Year Built:** 1946 **Public Trans**
Stories: 1 1/2 Story **Lot Frontage/Depth:** 100 x 326 **Construction:** **Avail for Auction:** No
Style: Bungalow **Dwelling Type:** **Auction Date:**
HOA: No **Incl:**

Basement: Y Full,Walk-Out **Fence:**
Heating Type: Forced Air **Heating Fuel:** Oil
Cooling Type: Central Air **Water/Sewer:** Public Sewer,Well
Garage # of Cars: 1 **Driveway:** Paved **Garage Features:** Detached

Exterior Features:
Lot Description:

View Description:
Appliances/Equip: Oven,Refrigerator,Water Softener

Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Lower,Main	Half Bath Level:
Great Room							
Living	16x11	First			Wood		
Family							
Kitchen	12x11	First			Linoleum		
Dining							
Mstr Bed	11x10	First			Wood		
Bed #2	12x9	First			Wood		
Bed #3	16x13	Second			Wood		
Bed #4							
Office	16x16	Second			Wood		

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Bedroom,Eat-in Kitchen
Remarks: Excellent starter home. Convenient location. Includes newer roof, siding, heating system and central air. No need to worry about septic upgrades, this home has recently been connected to public sewers. Upstairs offers a possible tandem 4th bedroom, computer or hobby room. Great place to call home!

Office Information 2046 / M D Realty 440-632-5055 <http://www.mdrealty-ltd.com>
List Agent: 237040 Mark Dolezal* 440-724-3126 mmm.dolezal@gmail.com
Co-Lister:
Showing Instruction: Showing Service (440) 686-0100 **List Type:** Exclusive Right
Showing Info: Call CSS for showings. **Internet Listing:** Yes **Possession:** Negotiable
Sub Agt Comp: **Occupied:** **Show Address to Public:** Yes **Available**
Buy Broker Comp: 3 **Ownership:** Estate **Show Address to Clients:** Yes **Financing:**
Other Comp: None **Comp Explain:** 3% of sales price.
Broker Remarks: This home is an Estate Sale - No disclosures.

Comparable Information **Sell Office:** **Orig List Price:** \$90,000 **Financed:**
Sell Agent: **List Price:** \$90,000 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**

Prepared By: Patricia Dolezal Information is Believed To Be Accurate But Not Guaranteed Date Printed: 02/06/2012