



**Residential**      **ML#:** 3248924      **Status:** Active      **LP:** \$159,000  
**11154 Clay St Huntsburg, OH 44046**      **Unit/Lot#:**      **SP:**  
**Subdivision/Complex:**      **List Date:** 07/25/11  
**Property Subtype:** Single Family      **County:** Geauga      **List Date Rec:** 07/26/11  
**Parcel ID #:** [16004600](#)      **MultiplePIN #'s:**      **Pending Date:**  
**Area:** 1515      **MLS Cross Ref #:**      **Off Mkt Date:**  
**Photos:** [5](#)      **VT:**      **OH:** No      **Attachments:**      **Closing Date:**  
**Directions:** 1 Mile North Chardon Windsor, West Side Clay      **Exp. Date:**  
**DOM/CDOM:** 1/1

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

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

<b>Property Information</b>	<b>Approx/Total SqFt:</b> 3358 / 3358	<b>Annual Taxes:</b> \$2,985	<b>School Dist:</b> Cardinal LSD
<b># Bedrooms:</b> 6	<b>SqFt Source:</b> Public Record Auto	<b>House Faces:</b>	<b>Disability Features:</b> No
<b># Baths:</b> 3 (2 1)	<b>Lot Size:</b> 2.010 acres	<b>Exterior:</b> Aluminum,Brick	<b>Warranty:</b> No
<b># Rooms:</b> 16	<b>Lot Size Source:</b> Public Record Auto	<b>Roof:</b> Asphalt/Fiberglass	<b>Fixer Upper:</b> No
<b># Fireplaces:</b>	<b>Lot Frontage/Depth:</b> 180x500	<b>Year Built:</b> 1978	<b>Public Trans</b>
<b># Stories:</b> 2 Story	<b>Irregular:</b> No	<b>Construction:</b>	<b>Avail for Auction:</b> No
<b>Style:</b> Bi-Level		<b>Dwelling Type:</b>	<b>Auction Date:</b>
<b>HOA:</b> No		Incl:	
<b>Basement:</b> Finished,Full,Walk-Out,Other		<b>Fence:</b>	
<b>Heating Type:</b> Baseboard,Zoned		<b>Heating Fuel:</b> Electric,Oil	
<b>Cooling Type:</b> None		<b>Water/Sewer:</b> Septic,Well	
<b>Garage # of Cars:</b> 1	<b>Driveway:</b> Paved	<b>Garage Features:</b> Detached,Heated,RV/Boat Pad	
<b>Exterior Features:</b> Deck,Patio,Porch,Storage Shed/Out Bld			
<b>Lot Description:</b> Horse Property,Livestock Permitted,Pond,Wooded/Treed			
<b>View Description:</b> Water View,Wooded			
<b>Appliances/Equip:</b> Dryer,Security System,Washer			
<b>Amenities:</b>			

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Lower,Main,Upper	Half Bath Level:
<b>Great Room</b>							
Living	13x9	Second	Yes		Carpet		
Family	21x13	Second					
Kitchen	11x11	Second			Vinyl		
Dining	11x8	Second	Yes		Carpet		
Mstr Bed	11x10	Second	Yes		Carpet		
Bed #2	11x9	Second	Yes		Carpet		
Bed #3	10x9	Second	Yes		Carpet		
Bed #4	10x9	First					
Recreation Roo	11x10	First			Vinyl		
	12x9	First			Vinyl		

**Miscellaneous Rooms:** 1st Floor Bath Full,1st Floor Bedroom,1st Floor Laundry Rm,1st Floor Utility Rm,Add'l Living Suite,Bonus Room,Eat-in Kitchen,Family/Media Room,Formal Dining Room,Laundry/Utility Room,Master Bath,Office,Pantry,Rec/Play Room,Sun Room,Workshop

**Remarks:** 2 Homes In One-separate Heat Source/Meters/Hot Water/Entrances. Alot Of Home For The Price.

<b>Office Information</b>	2046 / M D Realty	440-632-5055	<a href="http://www.mdrealty-ltd.com">http://www.mdrealty-ltd.com</a>
<b>List Agent:</b> 237040 Mark Dolezal*		440-724-3126	<a href="mailto:mdrealty@windstream.net">mdrealty@windstream.net</a>
<b>Co-Lister:</b>			
<b>Showing Instruction:</b> Showing Service		(440) 686-0100	<b>List Type:</b> Exclusive Right
<b>Showing Info:</b> CALL CSS		<b>Internet Listing:</b> Yes	<b>Possession:</b> Negotiable
<b>Sub Agt Comp:</b> 0	<b>Occupied:</b> Tenant	<b>Show Address to Public:</b> Yes	<b>Lease Option:</b> No
<b>Buy Broker Comp:</b> 3	<b>Ownership:</b> Resident	<b>Show Address to Clients:</b> Yes	<b>Land Contract:</b> No
<b>Other Comp:</b> None	<b>Comp Explain:</b>		<b>Mortgage by Seller:</b> No
<b>Broker Remarks:</b>			<b>Assumable Mortgage:</b> No
			<b>Short Sale:</b> No <b>FHA/VA:</b>

<b>Comparable Information</b>	<b>Sell Office:</b>	<b>Orig List Price:</b> \$159,000	<b>Financed:</b>
<b>Sell Agent:</b>		<b>List Price:</b> \$159,000	<b>Closed By:</b>
<b>Co-Seller:</b>		<b>Sale Price:</b>	<b>Seller Giveback:</b>