Residential **ML#:** 3205961 **Status:** Active **LP:** $139,900
14004 E Center Burton, OH 44021 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 02/26/11
Property Subtype: Single Family **County:** Geauga **List Date Rec:** 02/28/11
Parcel ID #: 05013500 **MultiplePIN #'s:** Yes **Pending Date:**
Area: 1511 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: 14 **VT:** Yes **OH:** Yes **Attachments:** Yes **Closing Date:**
Directions: E. Center is Kinsman or Rt. 87 East of Burton Village Circle before Peckam Road on North side of road **Exp. Date:** 08/26/11
DOM/CDOM: 71/71

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

Property Information
 # Bedrooms: 4
 # Baths: 2 (2 0)
 # Rooms: 9
 # Fireplaces:
 # Stories: 1 Story
Style: Ranch
HOA: No
Approx/Total SqFt: 2520 / 2520
SqFt Source: Public Record Manual
Lot Size: 2.500 acres
Lot Size Source: Publ Record Manual
Lot Frontage/Depth: 179x610
Irregular: No
Annual Taxes: $2,108
House Faces:
Exterior: Other
Roof: Asphalt/Fiberglass
Year Built: 1920
Construction:
Dwelling Type:
Incl:
School Dist: Berkshire LSD
Disability Features: No
Warranty: Yes
Fixer Upper:
Public Trans
Avail for Auction: No
Auction Date:

Basement: Finished,Partially Finished,Walk-Out
Heating Type: Forced Air,Wood/Pellet Heat Sys
Cooling Type: None
Fence:
Heating Fuel: Oil,Wood
Water/Sewer: Public Sewer,Public Water
Garage # of Cars: **Driveway:** Unpaved **Garage Features:** None
Exterior Features: Patio,Storage Shed/Out Bld
Lot Description: Hillside,Wooded/Treed
View Description: Wooded
Appliances/Equip: Dishwasher,Smoke Detector
Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Great Room					
Living	12x12	First			Carpet
Family	30x20	Lower		Yes	Carpet,Vinyl
Kitchen	12x9	First			Vinyl
Dining	13x11	First			Wood
Mstr Bed	19x11	First			Wood
Bed #2	12x11	First			Wood
Bed #3	11x9	First			Wood
Bed #4	20x18	First			Carpet
Additl. Living S	30x20	First			Carpet,Vinyl
Other	11x10	First			Vinyl
					Vinyl

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

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Master Bth,Add'l Living Suite,Dining Area/Dinette,Eat-in Kitchen,Family/Media Room,Formal Dining Room

Remarks: Burton Village home offering 3 bedrooms, formal dining room, large lower level rec room with wood burner and sliders leading to rear deck overlooking 2.51 acres of wooded wonderland. Updates include furnaces, hot water heater, stainless steel chimney liner and more. The unique home comes complete with in-law suite offering kitchen, full bath, great room with plenty of room for sitting/media area and bed. Can also be easily incorporated with house unit to make a 4 bedroom home with master bedroom and bath.

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: 359312 Patricia S Dolezal 440-759-3786 pattidolezal@windstream.net
Showing Instruction: Showing Service (440) 686-0100 **List Type:** Exclusive Right
Showing Info: Call Showing Service. Some notice needed. **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% on 1st 100K; 2% on balance **Mortgage by Seller:**
Broker Remarks: **Assumable Mortgage:**
Short Sale: **FHA/VA:**

Comparable Information **Sell Office:** **Orig List Price:** $139,900 **Financed:**
Sell Agent: **List Price:** $139,900 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**

Prepared By: Patricia Dolezal Information is Believed To Be Accurate But Not Guaranteed Date Printed: 05/09/2011