



**Residential**      **ML#:** 3192394      **Status:** Active      **LP:** \$325,000  
[16574 Farmington Rd Parkman, OH 44491](#)      **Unit/Lot#:**      **SP:**  
**Subdivision/Complex:**      **List Date:** 12/28/10  
**Property Subtype:** Single Family      **County:** Geauga      **List Date Rec:** 12/30/10  
**Parcel ID #:** [25190050](#)      **MultiplePIN #'s:** No      **Pending Date:**  
**Area:** 1513      **MLS Cross Ref #:**      **Off Mkt Date:**  
**Photos:** [11](#)      **VT:** [Yes](#)      **OH:** No      **Attachments:** [Yes](#)      **Closing Date:**  
**Directions:** Rte. 422 east to right on Farmington Rd. (behind ice cream stand) to home on right      **Exp. Date:**  
**DOM/CDOM:** 132/132

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

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

**Property Information**      **Approx/Total SqFt:** 960 /      **Annual Taxes:** \$1,078      **School Dist:** Cardinal LSD  
**# Bedrooms:** 1      **SqFt Source:** Public Record Manual      **House Faces:**      **Disability Features:** No  
**# Baths:** 1 (1 0)      **Lot Size:** 53.341 acres      **Exterior:** Cedar      **Warranty:** No  
**# Rooms:** 4      **Lot Size Source:** Owner      **Roof:** Asphalt/Fiberglass      **Fixer Upper:** No  
**# Fireplaces:** 1      **Lot Frontage/Depth:** 1130x1541      **Year Built:** 1949      **Public Trans**  
**# Stories:** 1 Story      **Irregular:** Yes      **Construction:**      **Avail for Auction:** No  
**Style:** Ranch      **Dwelling Type:**      **Auction Date:**  
**HOA:** No      **Incl:**

**Basement:** Full,Walk-Out      **Fence:** Other  
**Heating Type:** Forced Air      **Heating Fuel:** Gas  
**Cooling Type:** Central Air      **Water/Sewer:** Cistern,Septic,Well

**Garage # of Cars:**      **Driveway:** Paved,Unpaved      **Garage Features:** None  
**Exterior Features:** Barn/Stable,Deck,Patio,Storage Shed/Out Bld

**Lot Description:** Horse Property,Livestock Permitted,Oil/Gas Well,Spring/Creek,Wooded/Treed

**View Description:**

**Appliances/Equip:** Countertop Range,Oven

**Amenities:**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Main	Half Bath Level:
Great Room							
Living	18x11	First			Wood		
Family							
Kitchen	18x12	First			Wood		
Dining							
Mstr Bed	23x12	First			Wood		
Bed #2							
Bed #3							
Bed #4							

**Miscellaneous Rooms:** 1st Floor Bath Full,1st Floor Bedroom,1st Floor Master Bdr,Great Room

**Remarks:**

**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](mailto:mdrealty@windstream.net)

**Co-Lister:**

**Showing Instruction:** Showing Service      (440) 686-0100      **List Type:** Exclusive Right  
**Showing Info:** Register and Show...Call Showing Service      **Internet Listing:** Yes      **Possession:** Negotiable

**Sub Agt Comp:**      **Occupied:**      **Show Address to Public:** Yes      **Lease Option:**

**Buy Agt Comp:** 3/2      **Ownership:** Principal/NR      **Show Address to Clients:** Yes      **Land Contract:**

**Other Comp:** Graduated      **Comp Explain:** 3% 1st 100K;2% Balance      **Mortgage by Seller:**

**Broker Remarks:**      **Assumable Mortgage:**

**Short Sale:**      **FHA/VA:**

**Comparable Information**      **Sell Office:**      **Orig List Price:** \$325,000      **Financed:**

**Sell Agent:**      **List Price:** \$325,000      **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