

NEOHOMES



**Residential**      **ML#:** 3264270      **Status:** Contingent      **LP:** \$150,000  
[14989 Hayes Rd Middlefield, OH 44062-8468](#)      **Unit/Lot#:**      **SP:**  
**Subdivision/Complex:**      **List Date:** 09/23/11  
**Property Subtype:** Single Family      **County:** Geauga      **List Date Rec:** 09/26/11  
**Parcel ID #:** [18064400](#)      **MultiplePIN #'s:** No      **Pending Date:**  
**Area:** 1514      **MLS Cross Ref #:**      **Off Mkt Date:**  
**Photos:** [15](#)      **VT:** [Yes](#)      **OH:** No      **Attachments:** [Yes](#)      **Closing Date:**  
**Directions:** Hayes Rd is off Route 87 East of Route 528. Go North on      **Exp. Date:**  
G24C3      Hayes.      **DOM/CDOM:** 22/22

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

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

**Annual Taxes:** 2295.88      **Homestead:** No      **Assessments:** No      **School Dist:** Cardinal LSD  
**# Bedrooms:** 3      **Approx/Total SqFt:** 1608 / 1608      **House Faces:** West      **Disability Features:** No  
**# Baths:** 1 (1 0)      **SqFt Source:** Public Record Manual      **Exterior:** Vinyl      **Warranty:** Yes  
**# Rooms:** 8      **Lot Size:** 5.130 ac **Irregular** No      **Roof:** Asphalt/Fiberglass      **Fixer Upper:** No  
**# Fireplaces:**      **Lot Size Source:** Public Record Auto      **Year Built:** 1972      **Public Trans**  
**# Stories:** 1 Story      **Lot Frontage/Depth:** 700x300      **Construction:**      **Avail for Auction:** No  
**Style:** Ranch      **Dwelling Type:**      **Auction Date:**  
**HOA:** No      **Incl:**  
**Basement:** Crawl      **Fence:**  
**Heating Type:** Forced Air      **Heating Fuel:** Oil  
**Cooling Type:** Window Unit(s)      **Water/Sewer:** Septic,Well  
**Garage # of Cars:** 2      **Driveway:** Unpaved      **Garage Features:** Detached,Door Opener,Electric  
**Exterior Features:** Barn/Stable,Porch  
**Lot Description:** Horse Property,Livestock Permitted  
**View Description:** Wooded  
**Appliances/Equip:** CO Detector,Dryer,Range,Refrigerator,Smoke Detector,Washer,Water Softener

**Amenities:**  

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level:	Half Bath Level:
<b>Great Room</b>							
Living	23x12	First			Carpet,Wood		
Family	23x15	First			Carpet		
Kitchen	25x9	First					
Dining	17x12	First			Carpet,Wood		
Mstr Bed	15x12	First			Wood		
Bed #2	15x11	First			Wood		
Bed #3	15x11	First			Wood		
Bed #4							
Laundry Room	8x7	First					

**Miscellaneous Rooms:** 1st Floor Laundry Rm,Family/Media Room,Formal Dining Room,Laundry/Utility Room  
**Remarks:** This Ranch Home Features Very Nice Sized Rooms, Including 3 Large Bedrooms and a Huge Family Room. There is an Abundance of Cupboards in this Roomy Kitchen, and Plenty of Space in the Formal Dining. Beautiful Wood Floors in all Bedrooms and Under Carpet in Dining Room, Living Room and Hallway! Also Includes a 24x24 Detached Garage and a 24x40 Barn with electric. Plus this is a 5 Acre Parcel, Bring Your Horses!

**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:** 2001014164 Beth Johnson      440-668-7573      [bethjohnson@windstream.net](mailto:bethjohnson@windstream.net)  
**Showing Instruction:** Showing Service      (440) 686-0100      **List Type:** Exclusive Right  
**Showing Info:** Call CSS, Prior day notice required.      **Internet Listing:** Yes      **Possession:** Negotiable  
**Sub Agt Comp:**      **Occupied:** Owner      **Show Address to Public:** Yes      **Lease Option:**  
**Buy Broker Comp:** 3      **Ownership:**      **Show Address to Clients:** Yes      **Land Contract:**  
**Other Comp:** None      **Comp Explain:**      **Mortgage by Seller:**  
**Broker Remarks:** Air Compressor in barn does not stay      **Assumable Mortgage:**  
**Short Sale:**      **FHA/VA:**

**Comparable Information**      **Sell Office:**      **Orig List Price:** \$150,000      **Financed:**  
**Sell Agent:**      **List Price:** \$150,000      **Closed By:**  
**Co-Seller:**      **Sale Price:**      **Seller Giveback:**

Prepared By: Patricia Dolezal      Information is Believed To Be Accurate But Not Guaranteed      Date Printed: 10/15/2011