



Residential **ML#:** 3218449 **Status:** Active **LP:** \$99,900
[120 Highland Dr Troy, OH 44234](#) **Unit/Lot#:** **SP:**
Subdivision/Complex: Troy Oaks **County:** Geauga **List Date:** 04/09/11
Property Subtype: Single Family **MultiplePIN #'s:** No **List Date Rec:** 04/10/11
Parcel ID #: [TBA](#) **Attachments:** **Pending Date:**
Area: 1512 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: [13](#) **VT:** [Yes](#) **OH:** No **Closing Date:**
Directions: US 422 to Troy Oaks, west of SR 700, east of SR 44 **Exp. Date:** 10/09/11
DOM/CDOM: 2/2

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

Maint. Incl:

Restrictions: No Signs

Property Information **Approx/Total SqFt:** 1694 / 1694 **Annual Taxes:** \$1,080 **School Dist:** Berkshire LSD
Bedrooms: 3 **SqFt Source:** Public Record Manual **House Faces:** **Disability Features:** Yes
Baths: 3 (2 1) **Lot Size:** **Exterior:** Vinyl **Warranty:** Yes
Rooms: 7 **Lot Size Source:** **Roof:** Asphalt/Fiberglass **Fixer Upper:** No
Fireplaces: 1 **Lot Frontage/Depth:** 0x0 **Year Built:** 2002 **Public Trans:** No
Stories: 1 Story **Irregular:** No **Construction:** **Avail for Auction:** No
Style: Mobile/Manufactured **Dwelling Type:** Detached **Auction Date:**
HOA: \$270.00/Monthly Troy Oaks **Incl:** Trash Removal,Water
Basement: Crawl **Fence:**
Heating Type: Forced Air **Heating Fuel:** Electric
Cooling Type: Central Air **Water/Sewer:** Private Water,Public Sewer
Garage # of Cars: 2 **Driveway:** Paved **Garage Features:** Carport
Exterior Features: Porch,Storage Shed/Out Bld
Lot Description: Leased Land

View Description:

Appliances/Equip: Dishwasher,Dryer,Microwave,Oven,Range,Refrigerator,Smoke Detector,Washer

Amenities: Common Facility

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Main	Half Bath Level: Main
Great Room							
Living	20x16	First		Yes	Carpet		
Family							
Kitchen	20x14	First		No	Laminate		
Dining							
Mstr Bed	16x14	First		No	Carpet		
Bed #2	14x12	First		No	Carpet		
Bed #3	14x11	First		No	Carpet		
Bed #4							
Other					Carpet		

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Bedroom,1st Floor Laundry Rm,1st Floor Master Bdr,1st Floor Master Bth,1st Floor Utility Rm,Bonus Room,Eat-in Kitchen,Rec/Play Room

Remarks: Well maintained former Model home in excellent condition! Features Drywall, neutral decor, huge eat-in kitchen with newer stainless steel appliances. Stone fireplace w/blower in spacious living room. Kitchen, living room and master suite are handicap accessible. Walk in closets, oak cabinets, etched glass front door with ceramic tile entry. Extra large closets in the bedrooms, approx 1694 sq ft, plus additional 220 sq ft exercise room, fully finished, insulated, heated, carpet & drywall. 12x28 covered porch. Car port, storage shed, extra large lot.

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: 12 hour notice **Internet Listing:** Yes **Possession:** Negotiable
Sub Agt Comp: **Occupied:** Owner **Show Address to Public:** Yes **Lease Option:**
Buy Agt Comp: 3 **Ownership:** Resident **Show Address to Clients:** Yes **Land Contract:**
Other Comp: None **Comp Explain:** **Mortgage by Seller:**
Broker Remarks: Pre-qualified Buyers only. Must obtain park approval prior to closing on the sale **Assumable Mortgage:**
Short Sale: No

Comparable Information **Sell Office:** **Orig List Price:** \$99,900 **Financed:**
Sell Agent: **List Price:** \$99,900 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**

Prepared By: Patricia Dolezal Information is Believed To Be Accurate But Not Guaranteed Date Printed: 04/11/2011