



**Residential**      **ML#:** 3270914      **Status:** Active      **LP:** \$150,000  
[17540 Kinsman Middlefield, OH 44062](http://17540KinsmanMiddlefield.OH.44062)      **Unit/Lot#:**      **SP:**  
**Subdivision/Complex:**      **List Date:** 10/24/11  
**Property Subtype:** Single Family      **County:** Geauga      **List Date Rec:** 10/24/11  
**Parcel ID #:** [18063550](http://18063550)      **MultiplePIN #'s:** Yes      **Pending Date:**  
**Area:** 1514      **MLS Cross Ref #:**      **Off Mkt Date:**  
**Photos:** [16](http://16)      **VT:** [Yes](http://Yes)      **OH:** No      **Attachments:** [Yes](http://Yes)      **Closing Date:**  
**Directions:** Kisman Road (Rt. 87) east of Middlefield, past Hayes to home on the north side of road      **Exp. Date:** 04/24/12  
**DOM/CDOM:** 54/54

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

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

**Annual Taxes:** 1526.50      **Homestead:** No      **Assessments:** No      **School Dist:** Cardinal LSD  
**# Bedrooms:** 3      **Approx/Total SqFt:** 1214 / 1214      **House Faces:**      **Disability Features:** No  
**# Baths:** 2 (1 1)      **SqFt Source:** Public Record Manual      **Exterior:** Vinyl      **Warranty:** Yes  
**# Rooms:** 5      **Lot Size:** 2.060 ac Irregular No      **Roof:** Asphalt/Fiberglass      **Fixer Upper:** No  
**# Fireplaces:**      **Lot Size Source:**      **Year Built:**      **Public Trans**  
**# Stories:** 1 1/2 Story      **Lot Frontage/Depth:** 262x341      **Construction:** Not Verifiable      **Avail for Auction:** No  
**Style:** Bungalow      **Dwelling Type:**      **Auction Date:**  
**HOA:** No      **Incl:**

**Basement:** Unfinished      **Fence:**  
**Heating Type:** Forced Air,Heat Pump      **Heating Fuel:** Electric  
**Cooling Type:** Central Air,Heat Pump      **Water/Sewer:** Septic,Well  
**Garage # of Cars:** 1      **Driveway:** Unpaved      **Garage Features:** Detached  
**Exterior Features:** Barn/Stable,Patio  
**Lot Description:** Livestock Permitted

**View Description:**  
**Appliances/Equip:** Dishwasher,Dryer,Electric Air Cleaner,Range,Refrigerator,Sump Pump,Washer,Water Softener

**Amenities:**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Upper	Half Bath Level: Main
<b>Great Room</b>							
Living	20x11	First			Wood		
<b>Family</b>							
Kitchen	20x8	First			Vinyl		
<b>Dining</b>							
Mstr Bed	13x13	First			Wood		
Bed #2	11x11	Second			Carpet		
Bed #3							
Bed #4							
Office	20x8	First			Wood		
Laundry Room	10x8	First			Vinyl		
Bathroom	12x7	Second			Vinyl		

**Miscellaneous Rooms:** 1st Floor Laundry Rm,1st Floor Master Bdr,1st Floor Master Bth,Add'l Living Suite,Dining Area/Dinette,Eat-in Kitchen,Pantry  
**Remarks:** Beautiful home, lovingly updated and maintained. 2 possible 3 bedrooms, beautiful wood floors, 1st floor laundry area, huge pantry, 1st floor Master with 1/2 bath, 2 double closets and hidden storage. Striking 2nd floor full bath newly renovated with granite counter, tub/shower surround and tons of storage. Newer windows, roof, well pump, electric furnace with heat pump (ask to the see the bills, unbelievably inexpensive to heat and cool). This property also includes very nice rental home consisting of 11x10 kitchen, 21x17 living room, 10x6 bathroom with stack washer and dryer, 2nd floor 17x8 bedroom and 10x8 office or playroom area. Great income producer. 36x38 garage/barn with room for animals on this nice 2.06 acre parcel

**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:** 359312 Patricia S Dolezal      440-759-3786      [pattidolezal@windstream.net](mailto:pattidolezal@windstream.net)  
**Showing Instruction:** Showing Service      (440) 686-0100      **List Type:** Exclusive Right  
**Showing Info:** Prior Day Notice      **Internet Listing:** Yes      **Possession:** Negotiable  
**Sub Agt Comp:**      **Occupied:** Owner      **Show Address to Public:** Yes      **Lease Option:**  
**Buy Broker Comp:** 3      **Ownership:** Resident      **Show Address to Clients:** Yes      **Land Contract:**  
**Other Comp:** None      **Comp Explain:**      **Mortgage by Seller:**  
**Broker Remarks:** Call co-lister Patti Dolezal with any questions...      **Assumable Mortgage:**  
**Short Sale:** No      **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:**