



Residential **ML#:** 3273063 **Status:** Active **LP:** \$130,000
12861 Princeton Rd Huntsburg, OH 44046 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 11/01/11
Property Subtype: Single Family **County:** Geauga **List Date Rec:** 11/02/11
Parcel ID #: 16061250 **MultiplePIN #'s:** No **Pending Date:**
Area: 1515 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: 1 **VT:** **OH:** No **Attachments:** Yes **Closing Date:**
Directions: Located at the corner of Princeton and Pioneer. Take Pioneer **Exp. Date:**
G19D1 either south off Rt 322, or west off Rt 528 to get to Princeton. **DOM/CDOM:** 4/4

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

Maint. Incl:

Restrictions:

Annual Taxes: 1864 **Homestead:** No **Assessments:** No **School Dist:** Cardinal LSD
Bedrooms: 3 **Approx/Total SqFt:** 2514 / 2514 **House Faces:** West **Disability Features:** No
Baths: 2 (2 0) **SqFt Source:** Public Record Manual **Exterior:** Cedar **Warranty:** No
Rooms: 9 **Lot Size:** 5.000 ac Irregular Yes **Roof:** Other **Fixer Upper:** No
Fireplaces: **Lot Size Source:** Publ Record Manual **Year Built:** 1901 **Public Trans**
Stories: 2 Story **Lot Frontage/Depth:** 550x450 **Construction:** **Avail for Auction:** No
Style: Colonial **Dwelling Type:** **Auction Date:**
HOA: No **Incl:**

Basement: Full,Unfinished **Fence:**
Heating Type: Baseboard,Hot Water/Steam **Heating Fuel:** Oil
Cooling Type: None **Water/Sewer:** Septic,Well

Garage # of Cars: **Driveway:** Unpaved **Garage Features:** None

Exterior Features: Deck,Enclosed Patio/Porch,Porch,Storage Shed/Out Bld

Lot Description: Corner,Horse Property,Livestock Permitted

View Description:

Appliances/Equip: Dryer,Range,Refrigerator,Washer

Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level:	Half Bath Level:
Great Room						Main,Upper	
Living							
Family							
Kitchen							
Dining							
Mstr Bed							
Bed #2							
Bed #3							
Bed #4							

Great Room

Living

Family

Kitchen

Dining

Mstr Bed

Bed #2

Bed #3

Bed #4

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Bedroom,1st Floor Laundry Rm,2nd Floor Laundry,Add'l Living Suite,Formal Dining Room

Remarks: Fabulous home in the country on 5 acres! The many recent updates include: remodeled Kitchens and bathrooms, refinished wood floors, updated plumbing and electrical, replaced hot water heat boiler, and some windows. This home has an in-law suite with an interior and exterior stairway making it like a separate apartment. All the appliances were recently replaced in both kitchens and there is a washer and dryer on each floor! Did I mention they all stay? Don't miss this gem! Call today!!

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: 2001014164 Beth Johnson 440-668-7573 bethjohnson@windstream.net
Showing Instruction: Showing Service (440) 686-0100 **List Type:** Exclusive Right
Showing Info: Call Css. Prior day notice, must be confirmed with tenants. **Internet Listing:** Yes **Possession:** Negotiable
Sub Agt Comp: **Occupied:** Tenant **Show Address to Public:** Yes **Lease Option:**
Buy Broker Comp: 3 **Ownership:** Principal/NR **Show Address to Clients:** Yes **Land Contract:**
Other Comp: None **Comp Explain:** **Mortgage by Seller:**
Broker Remarks: **Assumable Mortgage:**
Short Sale: **FHA/VA:**

Comparable Information **Sell Office:** **Orig List Price:** \$130,000 **Financed:**
Sell Agent: **List Price:** \$130,000 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**

Prepared By: Patricia Dolezal Information is Believed To Be Accurate But Not Guaranteed Date Printed: 11/05/2011