Residential **ML#:** 3241210 **Status:** Active **LP:** $289,000
16405 Vernon Dr Parkman, OH 44231 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 06/28/11
Property Subtype: Single Family **County:** Geauga **List Date Rec:** 06/28/11
Parcel ID #: 25026920 **MultiplePIN #'s:** No **Pending Date:**
Area: 1513 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: 22 **VT:** Yes **OH:** No **Attachments:** **Closing Date:**
Directions: Rte 422 east of 528/88 to Vernon Drive **Exp. Date:** 12/28/11
DOM/CDOM: 0/0

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

Property Information
 # Bedrooms: 4
 # Baths: 4 (3 1)
 # Rooms: 10
 # Fireplaces: 1
 # Stories: 2 Story
Style: Conventional
HOA: No

Approx/Total SqFt: 5088 / 3288
SqFt Source:
Lot Size: 1.460 acres
Lot Size Source: Public Record Auto
Lot Frontage/Depth: 200x455
Irregular: Yes

Annual Taxes: $4,872
House Faces:
Exterior: Brick,Vinyl
Roof: Asphalt/Fiberglass
Year Built: 1993
Construction:
Dwelling Type:
Incl:

School Dist: Cardinal LSD
Disability Features: No
Warranty: No
Fixer Upper: No
Public Trans
Avail for Auction: No
Auction Date:

Basement: Finished,Full
Heating Type: Fireplace-Gas,Forced Air
Cooling Type: Central Air
Garage # of Cars: 3 **Driveway:** Paved
Exterior Features: Deck
Lot Description: Wooded/Treed
View Description:

Fence:
Heating Fuel: Propane
Water/Sewer: Septic,Well
Garage Features: Attached,Door Opener,Electric,Heated

Appliances/Equip: Dishwasher,Dryer,Electric Air Cleaner,Humidifier,Microwave,Range,Refrigerator,Smoke Detector,Washer,Water Softener,Whirlpool/Hot T
Amenities:

Full Bath Level: Main,Upper **Half Bath Level:** Main

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Great Room					
Living	19x18	First		Yes	Carpet
Family	29x22	Lower			Carpet
Kitchen	16x14	First			Ceramic
Dining	14x11	First			Carpet
Mstr Bed	22x18	First			Carpet
Bed #2	15x11	Second			Carpet
Bed #3	13x11	Second			Carpet
Bed #4	18x11	Second			Carpet
Foyer	12x6	First			Ceramic
Library/Study	14x11	First			Carpet
Laundry Room	10x8	First			Vinyl
Other	11x7	First			Ceramic
Recreation Roo	23x22	Lower			Carpet

Miscellaneous Rooms: 1st Floor Bath Half,1st Floor Laundry Rm,1st Floor Master Bdr,1st Floor Master Bth,Dining Area/Dinette,Eat-in Kitchen,Family/Media Room,Formal Dining Room,Foyer,Pantry,Rec/Play Room,Other

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
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: Register and show **Internet Listing:** Yes **Possession:** Time of Transfer
Sub Agt Comp: **Occupied:** Vacant **Show Address to Public:** Yes **Lease Option:**
Buy Broker Comp: 3/2 **Ownership:** Principal/NR **Show Address to Clients:** Yes **Land Contract:**
Other Comp: Variable **Comp Explain:** 3% 1st 100K; 2% on balance **Mortgage by Seller:**
Broker Remarks: **Assumable Mortgage:**
Short Sale: **FHA/VA:**

Comparable Information **Sell Office:** **Orig List Price:** $289,000 **Financed:**
Sell Agent: **List Price:** $289,000 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**