



Residential **ML#:** 3158941 **Status:** Active **LP:** \$60,000
4843 West Rd NW West Farmington, OH 44491-9 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 08/04/10
Property Subtype: Single Family **County:** Trumbull **List Date Rec:** 08/04/10
Parcel ID #: [58014650](#) **MultiplePIN #'s:** No **Pending Date:**
Area: TRU63 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: [7](#) **VT:** [Yes](#) **OH:** Yes **Attachments:** **Closing Date:**
Directions: Old State Rd to West Lagoon to left on West Rd. **Exp. Date:** 08/04/11
DOM/CDOM: 243/243

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

Maint. Incl:
Restrictions:

Property Information **Approx/Total SqFt:** 1512 / 0 **Annual Taxes:** \$1,289 **School Dist:** Bristol LSD
Bedrooms: 3 **SqFt Source:** Public Record Auto **House Faces:** **Disability Features:** No
Baths: 2 (2 0) **Lot Size:** 0.460 acres **Exterior:** Vinyl **Warranty:** No
Rooms: 5 **Lot Size Source:** Public Record Auto **Roof:** Asphalt/Fiberglass **Fixer Upper:** No
Fireplaces: **Lot Frontage/Depth:** 125x160 **Year Built:** 1998 **Public Trans**
Stories: 1 Story **Irregular:** Yes **Construction:** **Avail for Auction:** No
Style: Mobile/Manufactured **Dwelling Type:** **Auction Date:**
HOA: \$55.00/Annually **Road Fee** **Incl:** None

Basement: None **Fence:**
Heating Type: Forced Air **Heating Fuel:** Gas
Cooling Type: None **Water/Sewer:** Private Water,Septic
Garage # of Cars: 2 **Driveway:** Unpaved **Garage Features:** Attached,Door Opener,Electric

Exterior Features:
Lot Description:
View Description:
Appliances/Equip: Dishwasher,Range,Smoke Detector
Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Main	Half Bath Level:
Great Room							
Living	19x13	First	Yes	Yes	Carpet		
Family							
Kitchen	19x10	First	Yes		Vinyl		
Dining	12x10	First	Yes		Carpet		
Mstr Bed	13x12	First	Yes		Carpet		
Bed #2	13x10	First	Yes		Carpet		
Bed #3	10x10	First	Yes		Carpet		
Bed #4							
Laundry Room	8x7	First			Vinyl		

Miscellaneous Rooms: 1st Floor Bath Full,1st Floor Bedroom,1st Floor Laundry Rm,1st Floor Master Bdr,1st Floor Master Bth,Dining Area/Dinette,Eat-in Kitchen,Formal Dining Room,Master Bath,Office/Computer Room

Remarks: 1512 Sq.Ft. Manufactured home offering 3 possible 4 bedrooms, 2 full baths. Master suite with garden tub, shower and skylight. Eat in kitchen plus dining room with sliders to private rear yard. Needs some touch ups but nice home for the price.

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: Call showing service **Internet Listing:** Yes **Possession:** Time of Transfer
Sub Agt Comp: **Occupied:** **Show Address to Public:** Yes **Lease Option:**
Buy Agt Comp: 2.5 **Ownership:** Resident **Show Address to Clients:** Yes **Land Contract:**
Other Comp: None **Comp Explain:** **Mortgage by Seller:**
Broker Remarks: Subject to short sale approval from lender. **Assumable Mortgage:**
Short Sale: Yes

Comparable Information **Sell Office:** **Orig List Price:** \$70,000 **Financed:**
Sell Agent: **List Price:** \$60,000 **Closed By:**
Co-Seller: **Sale Price:** **Seller Giveback:**

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