

Cross Property Agent Full

Residential MLS: **3749210 Sold**
1242 E 172 St, Cleveland, OH 44119
 Area: **1003-Cle E 152nd & Grovewood to E 18Twp:**
 Subtype: **Single Family** Subdiv:
 Parcel ID: **113-23-018** County: **Cuyahoga**

List Price: **\$30,000**
 Sold Price: **\$25,000**
 List Date: **09/23/15**
 List Date Rec: **09/24/15**
 Pending Date: **04/02/16**
 Off Mkt Date: **04/02/16**
 Closing Date: **05/05/16**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **54/54**
 \$/SqFt: **\$23.65**



NEOHREX

[Virtual Tour-Property Panorama](#)

Directions: **East Of 152 - North Of Rt 90**

Annual Taxes: 1295	Homestead: No	Assessments: No	School Dist: Cleveland Municipal
# Bedrooms: 3	Approx Sqft/Source: 1057/Realist	House Faces: No	Disability Feat:
# Baths: 1 (1 0)	Tot Liv Area/Source: Realist	Exterior: Vinyl	Elevator:
# Rooms: 5	Lot Size (acres): 0.0870 Irr: No	Roof: Asphalt/Fiberglass	Warranty: No
# Fireplaces: 0	Lot Size Source:	Year Built: 1929	Fixer Upper: No
# Stories: 2	Lot Front/Depth: 38 X 100	Construction: Actual YBT	Public Trans: Yes
Full Bath level/#: lower: 0	main: 0		Avail for Auction: No
1/2 Bath level/#: lower:	upper: 1		Auction Date:
Style: Cape Cod		Dwelling Type: Detached	
Basement: Yes/Partial		Fence:	
Heating Type/Fuel: Gravity / Gas		Nat Resource: None	
Cooling Type: None		Rights:	
Garage # Cars: 1 Driveway: Paved		Water/Sewer: Public Sewer, Public Water	
Exterior Features: Enclosed Patio/Porch		Garage Feat: Detached	
Lot Description:			
View Description: City View			
Appliances/Equip:			
Amenities: Park, Playground, Shopping/Mall			
Room Name	Dim	Lvl	Wnd Trtmt Fireplace Flooring

Living Room	15 x 10	First
Kitchen	15 x 10	First
Master Bedroom	14 x 10	First
Bedroom	9 x 10	First
Bedroom	10 x 16	Second
Bathroom		First

Remarks: **Investor special! Well maintained and recently rehabbed single family located in the up and coming Collinwood area. Currently tenant occupied, generating immediate cash flow. Priced to sell quickly,so schedule your showings before you miss out on this one!**
*******Seller also owns 380 E.165th, will offer special price for packaged deal for \$50,000*******

<u>Office Information</u>	<u>2146/Keller Williams Greater Cleve</u>	(216) 839-5500	F:(216) 839-1705	<u>http://www.kwcleveland.com</u>
List Agent:	<u>2008002350/Genita E. Smith</u>	(216) 379-9753	F:(216) 839-1705	<u>genitasmith32@gmail.com</u>
Co-Lister:				
Showing Instruct:	Showing Service	440-686-0100		List Type: Exclusive Right
Showing Info:	24 hr notice, tenant occupied	Internet Listing: Yes		Limited Service: No
	Occupied: Tenant	Show Add Pub: Yes		Possession: Time of Transfer
Buy Broker Comp:	1000	Show Add Client: Yes		Short Sale: No
Other Comp:	None			
Available Finance:	Cash			
Broker Remarks:	Please submit all offers with proof of funds and EMD to genitasmith@kw.com			

<u>Comparable Information</u>	<u>9165/Realty Trust Services, LLC</u>	Orig List Price: \$20,000	Financed: Cash
Sell Agent:	<u>2011000511/Sergio D. Picciuto</u>	List Price: \$30,000	Sale Date: 05/05/16
Co-Seller:		Sold Price: \$25,000	Closed By: Sale
Selling Comments:			Seller Giveback:

Prepared By: Sergio D. Picciuto

Information is Believed To Be Accurate But Not Guaranteed

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