Cross Property Agent Full

Residential MLS: 3740445 Sold
1340 W 61st St, Cleveland, OH 44102
Area: 105-Cle Between West Blvd & Cuy Rivr Twp: Cleveland-W/R
Subtype: Single Family Subdiv: Jacob B Ferkins
Parcel ID: 002-12-109 County: Cuyahoga

Virtual Tour
Virtual Tour-Property Panorama

Directions: see Maquest

List Price:	$97,000
Sold Price:	$97,000
List Date:	08/17/15
List Date Rec:	08/20/15
Pending Date:	06/17/16
Off Mkt Date:	06/17/16
Closing Date:	06/22/16
Contingent Dt:	
Exp. Date:	08/15/16
DOM/CDOM:	308/308
$/SqFt:	$61.55

Recent Change: 06/23/2016 : S : P->S

Annual Taxes:	1342	Homestead:	No	Assessments:	No	School Dist:	Cleveland Municipal
# Bedrooms:	4	Approx Sqft/Source:	1576/Realist	House Faces:	East	Disability Feat:	
# Baths:	1 (1 0)	Tot Liv Area/Source:		Exterior:	Vinyl	Elevator:	
# Rooms:	7	Lot Size (acres):	0.0964 Irr: No	Roof:	Asphalt/Fiberglass	Warranty:	No
# Fireplaces:	0	Lot Size Source:		Year Built:	1900	Fixer Upper:	Yes
# Stories:	2	Lot Front/Depth:	40x105	Yr Blt Exception:	Actual YBT	Public Trans:	
Full Bath level/#:	lower:0	main:0	upper:1			Avail for Auction:	No
1/2 Bath level/#:	lower:	main:	upper:			Auction Date:	
Style:	Colonial			Dwelling Type:	Detached		
Basement:	Yes/Full, Unfinished			Fence:	Chain Link		
Heating Type/Fuel:	Forced Air / Gas			Nat Resource Rights:			
Cooling Type:	None			Water/Sewer:	Public Sewer, Public Water		
Garage # Cars:	0	Driveway:	Paved	Garage Feat:	None		
Exterior Features:	Patio						
Lot Description:							
View Description:							
Appliances/Equip:							
Amenities:	Medical Service, Park, Playground						

Remarks: Up and Coming Gordon Square Arts District. This home has much potential. Walking distance to Herman Park. Close to Edgewater Park/beach and all the amenities Gordon Square has to offer, three theaters, 78th Street Studios, many restaurants and shops. 10 minute bike ride to downtown.

Office Information	9165/Realty Trust Services, LLC			(440) 427-0123	F:(866) 632-9006	http://www.Be-Home-Today.com	
List Agent:	2011000511/Sergio D. Picciuto			(216) 926-0135	F:(216) 927-3766	info@restorethestandard.com	
Co-Lister:							
Showing Instruct:	Showing Service			440-686-0100		List Type:	Exclusive Right
Showing Info:	Tenant occupied. 24 hour notice required.			Internet Listing:	Yes	Limited Service:	No
		Occupied:	Tenant	Show Add Pub:	Yes	Possession:	Time of Transfer
Buy Broker Comp:	2.5	Ownership:	Principal/NR	Show Add Client:	Yes	Short Sale:	No
Other Comp:	None	Comp Explain:					
Available Finance:	Cash, Conventional						
Broker Remarks:	ANYTHING below list price WILL create a short sale. There will be no short sale negotiations. Payoff confirmation						

Comparable Information	9243/Keller Williams Greater Cleve	Orig List Price:	$84,900	Financed:	Cash
Sell Agent:	2008002206/Torry L. McJunkins-Tutin	List Price:	$97,000	Sale Date:	06/22/16
Co-Seller:		Sold Price:	$97,000	Closed By:	Sale
Selling Comments:				Seller Giveback:	

Prepared By: Sergio D. Picciuto Information is Believed To Be Accurate But Not Guaranteed Date Printed: 06/30/2016