



**Christopher Kaylor**  
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### Cross Property Agent Full



**Residential** MLS: **3743239 Active**  
**8085 Olmway Ave, Olmsted Falls, OH 44138**  
 Area: **305-Olmsted Falls** Twp: **Olmsted Falls** List Price: **\$95,000**  
 Subtype: **Single Family** Subdiv: **Olmsted Center** List Date: **08/27/15**  
 Parcel ID: **281-21-030** County: **Cuyahoga** List Date Rec: **08/30/15**  
 Pending Date:  
 Off Mkt Date:  
 Closing Date:  
 Contingent Dt:  
 Exp. Date: **08/26/16**  
 DOM/CDOM: **151/151**

**Supplements (1)** [Virtual Tour-Property Panorama](#)

Directions: **North of Bagley Road west of Columbia and east of Fitch Road North On Olmway Ave. On right side of the street**

\$/SqFt: **\$84.00**

Annual Taxes: **2915** Homestead: **Yes** Assessments: **Yes** School Dist: **Olmsted Falls CSD**  
 # Bedrooms: **3** Approx Sqft/Source: **1131/Auditors Website** House Faces: **West** Disability Feat: **No**  
 # Baths: **2 (1 1)** Tot Liv Area/Source: **1131/Auditors Website** Exterior: **Aluminum** Elevator: **No**  
 # Rooms: **5** Lot Size (acres): **0.1710** Irr: **No** Roof: **Asphalt/Fiberglass** Warranty: **No**  
 # Fireplaces: **0** Lot Size Source: **Auditors Website** Year Built: **1953** Fixer Upper:  
 # Stories: **1.5** Lot Front/Depth: **50X 149** Construction: **Actual YBT** Public Trans:  
 Full Bath level/#: lower: **0** main: **1** upper: **0** Avail for Auction: **No**  
 1/2 Bath level/#: lower: **1** main: **0** upper: **0** Auction Date:  
 Style: **Bungalow** Dwelling Type: **Detached Wood**  
 Basement: **Yes/Full, Partially Finished** Fence:  
 Heating Type/Fuel: **Forced Air / Electric, Gas** Nat Resource Rights:  
 Cooling Type: **Central Air, Other** Water/Sewer: **Public Sewer, Public Water**  
 Garage # Cars: **2** Driveway: **Paved** Garage Feat: **Detached, Electric**  
 Exterior Features: **Deck, Porch**  
 Lot Description:  
 View Description:  
 Appliances/Equip: **Dryer, Freezer, Range, Refrigerator, Washer**  
 Amenities:

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	16 x 11	First	No	No	Wood
Kitchen	12 x 8	First			Linoleum
Master Bedroom	19 x 12	Second	Yes		Wood
Bedroom	11 x 10	First			Wood
Bedroom	11 x 8	First			
Bathroom	11 x 5	First	Yes		Linoleum
Family/Media Room	27 x 15	Basement			Linoleum
Laundry Room	8 x 8	Basement			Other
Library/Study	10 x 5	Second	Yes		Wood

Remarks: "Owner Motivated" Move right into this 3 bedroom home located in the top rated Olmsted Falls school system. Amenities include: Hardwood floors in bedrooms and living room. Bedroom has shelving unit for crafts or extra storage. Appliances included, Washer, Dryer, Stove and Fridge/freezer. Central air, partially finished basement with 1/2 bath, additional storage room and laundry room. Detached 2 1/2 car garage with electric and work bench. Short distance to Olmsted falls Community center, library, Police stations, Post office and historic Olmsted falls down town. Great access to I-480, I-80 and I-71. A must see property.

Office Information: [9165/Realty Trust Services, LLC](#) (440) 427-0123 F:(866) 632-9006 <http://https://www.facebook.com/chrisckaylor@gmail.com>  
 List Agent: [2011003065/Christopher C. Kaylor](#) (330) 840-1073 F:(440) 710-0971  
 Co-Lister:  
 Showing Instruct:  
 Showing Info: **Text, Email or call for showing instructions** 3308401073 List Type: **Exclusive Right**  
 Occupied: **Vacant** Internet Listing: **Yes** Limited Service: **No**  
 Buy Broker Comp: **3/2** Ownership: **Estate** Show Add Pub: **Yes** Possession: **Time of Transfer**  
 Other Comp: **Graduated** Comp Explain: **3% on 1st 100K and 2% on Balance.** Show Add Client: **Yes** Short Sale: **No**  
 Available Finance: **Cash, FHA/VA**  
 Broker Remarks: **Contact listing agent for access text, email and call for showing time. Leave card, lock up and turn off lights provide feedback. Great home in olmsted falls. As-is seller makes no repairs. "Owner Motivated".**

Comparable Information [/](#)  
 Sell Agent:  
 Co-Seller:  
 Selling Comments:  
 Orig List Price: **\$102,500** Financed:  
 List Price: **\$95,000** Sale Date:  
 Sold Price:  
 Closed By:  
 Seller Giveback:

Prepared By: Christopher C. Kaylor Information is Believed To Be Accurate But Not Guaranteed Date Printed: 01/25/2016