



**Christopher Kaylor**  
Realtor CMRS - Realty Trust Services, LLC



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**Cross Property Agent Full**



Rental ML: 3884216 **Sold**  
[3641 Independence Rd, Cleveland, OH 44105](#)  
Area: 1702 - Newburg Heights  
Subtype: Single Family  
Parcel ID: [131-30-019](#)

LP: \$650  
SP: \$650  
Subdiv: Schnitt HuntingList Date: 03/11/17  
Twp: Cleveland-E/R List Date Rec: 03/11/17  
County: Cuyahoga Pending Date: 04/28/17  
Contingent Dt:  
Off Mkt Date: 04/28/17  
Closing Date: 04/28/17  
Exp. Date: 06/01/17  
DOM/CDOM: 51/51

[Supplements \(1\)](#)

Directions: West of 77 get off at Fleet ave Exit and turn north house is on right.

Recent Change: **05/01/2017 : S : P->S**

Property Information

Approx Sqft/Source:	1055/Auditors Website	House Faces:	West	School Dist:	Cleveland Municip
# Bedrooms:	2	Tot Liv Area/Source:	1055/Auditors Website	Year Built:	1915
# Baths:	1 (1 0)	Lot Size (Acres):	0.053	Construction:	Actual YBT
# Rooms:	5	Lot Size Source:	Auditors Website	Building Type:	Detached
# Stories:	2	Tillable Acres:	0	Business Type:	
Full Bath level/#:	lower:0	main:0	upper:1	1/2 Bath level/#:	lower:0
Unit Floor #:		Pasture Acres:	0	main:0	upper:0
Basement:	Yes/Full, Unfinished				
Heating Fuel:	Electric, Gas				
Water/Sewer:	Public Sewer, Public Water				
Cooling Type:	None				
Garage:	Yes	Garage # Cars:	1	# Off Str Parking:	1
Exterior Features:	Deck, Enclosed Patio/Porch				
View Description:					
Appliances/Equip:					
Lease Terms:	One Year				
Section 8:	No				
Owner Pays:	None				
Tenant Pays:	Pays All				
Amenities:					
Security Deposit:	Yes	Pet Restrictions:	No	Laundry Hookup:	Yes
Restriction Desc:	Pets subject to approval or nonrefundable pet deposit.				
Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room		First			Wood
Eat-in Kitchen		First			Laminate
Dining Room		First			Wood
Master Bedroom		Second			Wood
Bedroom		Second			Wood
Bathroom		Second			Laminate

Remarks: Freshly updated home features hardwood floors, dining room, eat in kitchen full basement for storage, 2 large bedrooms. Back porch and large enclosed 3 season room. Close to fleet ave and short distance to downtown. Available now for quick move in. Contact today for more info.

Office Information

[9165/Realty Trust Services, LLC](#) (440) 427-0123 F: (866) 632-9006 <http://https://www.facebook.com/>  
List Agent: [2011003065/Christopher C. Kaylor](#) (330) 840-1073 F: (440) 710-0971 [chriskaylor@gmail.com](mailto:chriskaylor@gmail.com)  
Co-Lister:  
Showing Instruct: Call Agent 3308401073 Internet Listing: Yes  
Showing Info: Text or email agent to set up a showing Show Add Client: Yes  
Rent Broker Comp: 1/2 Owner Agent: No Date to Occupy: Negotiable Show Add Pub: Yes  
Comp Explain: 1/2 month rent.  
Broker Remarks: Please text or email for access application attached after reviewed tenant pays security, 1st month rent and signs at property manager office.

Comparable Information

[9165/Realty Trust Services, LLC](#) Orig Monthly Rent: \$650 Closed By: Lease  
Sell Agent: [2011003065/Christopher C. Kaylor](#) Monthly Rent: \$650 Seller Givebacks:  
Co-Seller: Sold Price: \$650

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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