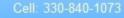
Christopher Kaylor

Realtor CMRS - Realty Trust Services, LLC



\$1,250

51/51

chrisckaylor@gmail.com

Cross Property Agent Full

Rental ML: 3886309 Sold 5802 Kenneth Ave, Parma, OH 44129 Area: 401 - Parma

Subtype: Single Family Parcel ID: 443-08-053

Subdiv: Ridgewood GarList Date: Twp: Parma List Date County: Cuyahoga Pending D

SP: \$1,250 rList Date: 03/20/17 List Date Rec: 03/20/17 Pending Date: 05/05/17

Contingent Dt:
Off Mkt Date: 05/05/17
Closing Date: 05/09/17
Exp. Date: 10/10/17

DOM/CDOM:

Supplements (1)

Directions: West off W 54th E of Ridge Rd

Recent Change:

05/10/2017 : S : P->S

Property Information Approx Sqft/Source: 1219/Auditors House Faces: South School Dist: Parma CSD Website
Tot Liv Area/Source:1219/Auditors # Bedrooms: 4 Year Built: 1951 Disability Feat: Website Actual YBT # Baths: 2(11)Lot Size (Acres): 0.110 Construction: Public Trans Yes Building Type: Business Type # Rooms: Lot Size Source: Realist Detached 1.5 Tillable Acres: Full Bath level/#: lower: 0 main: 1 upper: 0 1/2 Bath level/#: lower: 1 main: 0 upper: 0 Unit Floor #: Pasture Acres: Basement: Yes/Finished, Full Heating Fuel: Water/Sewer: Public Sewer, Public Water Cooling Type: Central Air Garage: Exterior Features: Garage # Cars: # Off Str Parking: Yes Patio View Description: City View Appliances/Equip:

Lease Terms: One Year, Two Year

Section 8: No
Owner Pays: None
Tenant Pays: Pays All

Amenities:
Security Deposit:
Restriction Desc:
Yes
Pet Restrictions:
No
Pets subject to approval or nonrefundable pet depos

Restriction Desc: Pets subject to approval or nonrefundable pet deposit.

Room Name Dim Lvl Wnd Trtmt Fireplace Flooring

Living Room 17 x 11 First Wood

Eat-in Kitchen 16 x 10 First Vinyl Master Bedroom 13 x 10 First Wood Bedroom 10 x 10 First Wood 17 x 11 Bedroom Second Bedroom 11 x 10 Second Wood Recreation Room Basement Other 26 x 15

Remarks: Move right in to this wonderful 4 bedroom, 1.5 bath with updates throughout. Off street parking with partial fenced in yard and rear covered patio. Large basement great for entertaining and more. Short distance from schools, shopping, I-480 and more.

Laundry Hookup:

Office Information 9165/Realty Trust Services, LLC (440) 427-0123 F:(866) 632-9006 http://https://www.facebook.com/C

List Agent: 2011003065/Christopher C. Kaylor (330) 840-1073 F: (440) 710-0971 chrisckaylor@gmail.cor

Showing Instruct: Call Agent 3308401073 Internet Listing: Yes Showing Info: Text (agent name) or email for access time and date. Show Add Client: Yes

Showing Info: Text (agent name) or email for access time and date.

Rent Broker Comp: 1/2 Owner Agent: No Date to Occupy: Negotiable Show Add Client: Yes
Comp Explain: 1/2 month comission

Broker Remarks: text or email for access. Lock up and turn off lights. Application attached. Pets welcome with deposit.

<u>Comparable Information</u> <u>2146/Keller Williams Greater Cleveland</u> Orig Monthly Rent: \$1,250 Closed By: Lease

Sell Agent: 2013000494/Frank R. Crute Monthly Rent: \$1,250
Co-Seller: \$1,250 Seller Givehacks:

Prepared By: Christopher C. Kaylor Information is Believed To Be Accurate But Not Guaranteed Date Printed: 05/10/2017