



Christopher Kaylor
Realtor CMRS - Realty Trust Services, LLC



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Cross Property Agent Full



Rental ML: 3889344 **Sold**
13203 Alvin Ave, Garfield Heights, OH 44105-7107
Area: 1704 - Garfield Heights Subdiv:
Subtype: Single Family Twp:
Parcel ID: 546-35-136 County: Cuyahoga

LP: \$850
SP: \$850
List Date: 03/30/17
List Date Rec: 03/30/17
Pending Date: 04/27/17
Contingent Dt:
Off Mkt Date: 04/27/17
Closing Date: 04/28/17
Exp. Date: 10/10/17
DOM/CDOM: 32/32

[Supplements \(1\)](#)

Directions: East Off E.131

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

Property Information

# Bedrooms:	3	Approx Sqft/Source:	/Realist	House Faces:	Southwest	School Dist:	Garfield Heights C:
# Baths:	1 (1 0)	Tot Liv Area/Source:	1357/	Year Built:	1927	Disability Feat:	No
# Rooms:	6	Lot Size (Acres):	0.130	Construction:	Actual YBT	Public Trans:	
# Stories:	2	Lot Size Source:	Realist	Building Type:	Detached		
Full Bath level/#:	lower:0	Tillable Acres:		Business Type:			
Unit Floor #:		main:0	upper:1	1/2 Bath level/#:	lower:	main:	upper:
Basement:	Yes/Full	Pasture Acres:					
Heating Fuel:	Gas						
Water/Sewer:	Public Water						
Cooling Type:	None						
Garage:	Yes	Garage # Cars:	1	# Off Str Parking:			
Exterior Features:	Porch						
View Description:	City View						
Appliances/Equip:							
Lease Terms:	Lease Option, One Year, Two Year						
Section 8:	No						
Owner Pays:	None						
Tenant Pays:	Pays All						
Amenities:							
Security Deposit:	Yes	Pet Restrictions:	No	Laundry Hookup:			
Restrictions:	Pets Allowed						
Restriction Desc:	Pets subject to approval or nonrefundable pet deposit.						
Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring		
Living Room	30 x 11	Second	Yes		Carpet		
Kitchen	13 x 11	First			Laminate		
Dining Room	13 x 12	First	Yes		Carpet		
Master Bedroom	13 x 10	Second			Wood		
Bedroom	12 x 11	Second			Wood		
Bedroom	8 x 11	Second			Carpet, Wood		

Remarks: Looking for a fully updated 3 bedroom home with new carpet in large dining room, large living room, eat in kitchen with updated flooring , large 3 bedroom with updated bathroom, walk out porch and 1 car garage for off street parking. Large coat closet on the first floor nicely updated home while still keeping the look of hardwood molding.

Office Information

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List Agent: chriskaylor@gmail.com (330) 840-1073 F: (440) 710-0971
Co-Lister: 3308401073 Internet Listing: Yes
Showing Instruct: Call Agent Show Add Client: Yes
Showing Info: Text (time and number) or email for access Show Add Pub: Yes
Rent Broker Comp: 1/2 Owner Agent: No Date to Occupy: Negotiable
Comp Explain: 1/2 month rent.
Broker Remarks: Text (Name and time) or email for access

Comparable Information

2717/Keller Williams Grt Cleve SW	Orig Monthly Rent:	\$850	Closed By:	Lease
2015005678/Keshawn K. Walker	Monthly Rent:	\$850	Seller Givebacks:	
Co-Seller:	Sold Price:	\$850		

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 05/01/2017