



Christopher Kaylor
 Realtor CMRS - Realty Trust Services, LLC



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Cross Property Agent Full



Residential MLS: 3877988 **Sold**
21762 Seabury Ave, Fairview Park, 44126
 Area: 203-Fairview Park
 Twp: Fairview Park-1
 School Dist: Fairview Park CSD
 Subdiv: Spencer Gardens
 Parcel ID: 321-30-031
 Subtype: Single Family
 County: Cuyahoga
 Map:
 List Price: \$165,900
 Sold Price: \$160,000
 List Date: 03/07/17
 List Date Rec: 03/07/17
 Pending Date: 05/01/17
 Off Mkt Date: 05/01/17
 Closing Date: 05/04/17
 Contingent Dt:
 Exp. Date: 05/31/17
 DOM/CDOM: 55/55
 Directions: east of w220th street on Seabury North of Brook Park road and South of Lorain
 \$/SqFt: \$132.67

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

Recent Change: 05/04/2017 : S : P->S

# Bedrooms: 3	Bath Levels Full Half	Annual Taxes: 2882.72	Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
# Baths: 1 (1 0)	Upper: 0	Homestead: No	Living Room	19 x 11	First	No	Yes	Carpet
# Rooms: 7	Main: 1	Assessments: Yes	Kitchen	12 x 9	First			Laminate
# Fireplaces: 1	Lower: 1		Dining Room	12 x 9	First			Carpet
# Stories: 1			Master Bedroom	14 x 11	First			Carpet
Style: Ranch			Bedroom	11 x 11	First			Carpet
Basement: Yes / Full			Bedroom	11 x 9	First			Carpet
SqFt Approximate FINISHED / Source:			Bathroom	8 x 7	First			Ceramic
Above Gr: 1206/Auditors Website			Foyer	5 x 5	First			Carpet
Below Gr: -			Other	10 x 9	First			Carpet
TOTAL: 1206								

Lot Size (acres): 0.2707 Auditors Website
 Lot Front/Depth: 67 x 117 Irr: No

Heating Type/Fuel: Forced Air / Electric, Gas
 Cooling Type: Central Air
 Garage # Cars: 1 Attached
 Driveway: Paved
 Dwelling Type: Detached
 Fence: Wood
 Water/Sewer: Public Sewer, Public Water
 Nat Resource Rights:
 Exterior Features:
 Lot Description:
 View Description:
 Appliances/Equip:
 Amenities:
 Remarks: Wishes do come true! Everything your looking for and more in this wonderful 3 bedroom ranch home with full basement and attached garage. This home has a large 10 X 10 three season room for added space. This home has carpet in living room and dining room that is custom measured and can be removed very easily to show the refinished natural hardwood floors underneath. Updates inside and out include added attic insulation, new roof, garage door opener, new front stoop, front door, screens, newer carpet in bedrooms and hallway, new water heater and new basement tile. Additional features include fenced in yard area, outdoor fireplace, full basement with 2nd bath, washer and dryer hook up. Fairview Park has a top rated school system, just a short distance from local school, recreation center and park located at end of the street. Only 2.5 miles to Great Northern Mall, 15 min to downtown Cleveland or the International Airport , close to highways I-480, I- 71, I-90. Come look at this home today.

Office Information 9165/Realty Trust Services, LLC (440) 427-0123 F: (866) 632-9006 <http://https://www.facebook.com/>
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 Co-Lister:
 Showing Instruct: Call Agent 3308401073 List Type: Exclusive Right
 Showing Info: Text or email agent for access notice requested Internet Listing: Yes Limited Service: No
 Occupied: Owner Show Addr Pub/Client: Yes / Yes Possession: Negotiable
 Ownership: Resident Online Bidding: No Short Sale: No
 Other Comp: 3/2 Graduated Comp Explain: 3% on 1st 100K and 2% on balance
 Available Finance: Cash, Conventional, FHA/VA
 Broker Remarks: Contact agent text or email for showing. Some notice required. No Lock box.

Comparable Information 2717/Keller Williams Grt Cleve SW Orig List Price: \$165,900 Financed: Cash
 Sell Agent: 2010001088/Jesse R. Kracht List Price: \$165,900 Sale Date: 05/04/17
 Co-Seller: Sold Price: \$160,000 Closed By: Sale
 Selling Comments: Seller Giveback:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 05/04/2017