



Christopher Kaylor
Realtor CMRS - Realty Trust Services, LLC



Cell: 330-840-1073

chriskaylor@gmail.com

Cross Property Agent Full



Residential MLS: 3897932 **Sold**
4240 W 23rd St, Cleveland, 44109
Area: 106-Cle North of Brookpark
Twp: Cleveland-W/R
School Dist: Cleveland Municipal
Subdiv: Broadview
Parcel ID: 009-12-082
Subtype: Single Family
County: Cuyahoga
Map:
List Price: \$45,000
Sold Price: \$31,000
List Date: 04/25/17
List Date Rec: 05/01/17
Pending Date: 05/18/17
Off Mkt Date: 05/18/17
Closing Date: 06/02/17
Contingent Dt:
Exp. Date:
DOM/CDOM: 23/23
\$/SqFt: \$21.80

Directions: East off Broadview

Recent Change: 06/02/2017 : S : P->S

Bedrooms: 4 Bath Levels Full Half
Baths: 1 (1 0) Upper: 0
Rooms: 7 Main: 1
Fireplaces: 0 Lower: 0
Stories: 1.5
Style: Bungalow, Cape Cod
Basement: Yes / Full

Annual Taxes: 1466
Homestead: No
Assessments: No

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room		First			Carpet
Eat-in Kitchen		First			Vinyl
Dining Room		First			Carpet, Wood
Master Bedroom		First			Carpet
Bedroom		First			Carpet
Bedroom		Second			Carpet
Bedroom		Second			Carpet

SqFt Approximate FINISHED / Source:
Above Gr: 1422/Realist
Below Gr: -
TOTAL: 1422

Lot Size (acres): 0.0892 Realist
Lot Front/Depth: 37x105 Irr:No

Heating Type/Fuel: Forced Air, Hot Water/Steam / Gas
Cooling Type: None
Garage # Cars: 1 Detached
Driveway: Paved
Dwelling Type: Detached
Fence:
Water/Sewer: Public Sewer, Public Water
Nat Resource Rights:
Exterior Features: Porch
Lot Description:
View Description:
Appliances/Equip: Dryer, Range, Refrigerator, Smoke Detector, Washer
Amenities:

House Faces:
Exterior: Vinyl
Roof: Asphalt/Fiberglass
Year Built: 1917
Construction: Actual YBT

Disability Feat: No
Elevator: No
Warranty: No
Fixer Upper:
Public Trans: Yes
Avail for Auction: No
Auction Date:

Remarks: Nice Old Brooklyn Bungalow/Cape Cod, rare find for investor or owner-occupant. You'll notice the quality of this home and lots of natural woodwork when you walk in! All the work has been done at this spacious 4 bdrm home - it was re-done in 2016. Newer carpet, boiler, vinyl siding and gutters, vinyl windows, 100-amp electric, blown-in insulation, freshly painted, and more. Shower added to bathroom. New driveway. Security front & rear doors with deadbolts, glass block windows. The huge upstairs has its own furnace & thermostat, and can be used as 1 big bedroom or 2 tandem bedrooms. 1.5 car garage. Shared driveway. Currently leased for \$875/month thru August 2017. Tenant pays all utilities. Convenient location to freeways, shopping and downtown.

Office Information [2717/Keller Williams Grt Cleve SW](http://www.boldrealestateconsultants.com)

(440) 572-1200 F:(440) 572-1201

<http://www.boldrealestateconsultants.com>

List Agent: [2008003886/Sajag S. Patel](mailto:sajag@boldrealestateconsultants.com)

(440) 263-0553 F:(440) 793-0623

sajag@boldrealestateconsultants.com

Co-Lister:
Showing Instruct: Call Agent
 [Schedule Showing](#) Showing will only be allowed upon accepted offer to accommodate inspections. No yard sign.

440-263-0553
Internet Listing: Yes

List Type: Exclusive Right
Limited Service: No

Buy Broker Comp: 3% Occupied: Tenant
Ownership: Resident

Show Addr Pub/Client: Yes / Yes
Online Bidding: No

Possession: Time of Transfer
Short Sale: No

Other Comp: None Comp Explain:
Available Finance: Cash, Conventional, FHA/VA

Broker Remarks: Owner is licensed Ohio Agent. Submit offers to Sajag@BoldRealEstateConsultants.com. Do not approach tenants. Interior showings only upon accepted written offer. No yard sign.

Comparable Information [9165/Realty Trust Services, LLC](http://www.realtytrustservices.com)

Orig List Price: \$45,000

Financed: Cash

Sell Agent: [2011003065/Christopher C. Kaylor](http://www.realtytrustservices.com)

List Price: \$45,000

Sale Date: 06/02/17

Co-Seller:

Sold Price: \$31,000

Closed By: Sale

Seller Giveback:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 06/06/2017