



Christopher Kaylor
Realtor CMRS - Realty Trust Services, LLC



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Cross Property Agent Full



Rental ML: 3912846 **INCOMING**
1326 Cove Ave, Lakewood, OH 44107
Area: 101 - Lakewood
Subtype: Single Family
Parcel ID: [312-32-065](#)

LP: \$1,200
SP:
List Date: 06/13/17
List Date Rec:
Pending Date:
Contingent Dt:
Off Mkt Date:
Closing Date:
Exp. Date: 10/10/17
DOM/CDOM: /

[Supplements \(1\)](#)

Directions: Detroit Ave. to Cove west of 117th

Property Information

# Bedrooms:	3	Approx Sqft/Source: /	House Faces:	East	School Dist:	Lakewood CSD
# Baths:	2 (2 0)	Tot Liv Area/Source: /	Year Built:	1911	Disability Feat:	
# Rooms:	7	Lot Size (Acres): 0.113	Construction:	Actual YBT	Public Trans:	Yes
# Stories:		Lot Size Source: Realist	Building Type:			
Full Bath level/#:	lower: 1	Tillable Acres:	Business Type:			
Unit Floor #:		main: 0 upper: 1	1/2 Bath level/#:	lower: 0 main: 1 upper: 0		
Basement:	Yes/Full, Unfinished		Pasture Acres:			
Heating Fuel:	Gas					
Water/Sewer:	Public Sewer, Public Water					
Cooling Type:	None					
Garage:	Garage # Cars:	0	# Off Str Parking:			
Exterior Features:	City View					
View Description:						
Appliances/Equip:						
Lease Terms:	One Year, Two 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 fee.					

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	22 x 11	First			Carpet
Kitchen	16 x 12	First			Vinyl
Dining Room	15 x 12	First			Carpet
Master Bedroom	14 x 11	Second			Carpet
Bedroom	11 x 11	Second			Carpet
Bedroom	14 x 11	Second			Carpet
Addit. Living Suite	14 x 9	Third			Carpet
Bathroom	8 x 6	Lower			Other
Bathroom	9 x 7	Second			Vinyl

Remarks: Set up viewing to see this large Lakewood rental home with added living space on the 3rd floor. Full basement with washer and dryer hook up along with 2nd full bathroom. Great back yard with off Street parking with 1 car garage. Short distance from Clifton Blvd. along with shopping, I-90 Highway access, and more. Pet's welcome

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
 Co-Lister:
 Showing Instruct: Call Agent 3308401073 Internet Listing: Yes
 Showing Info: Text or email agent for access 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 for renter's agent
 Broker Remarks: Application attached contact for showing text or email. Carpet to be installed early next week.

Comparable Information

Sell Agent:	Orig Monthly Rent:	Closed By:
Co-Seller:	Monthly Rent: \$1,200	Seller Givebacks:
	Sold Price:	

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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