



**Christopher Kaylor**  
 Realtor CMRS - Realty Trust Services, LLC



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**Cross Property Agent Full**



Rental ML: 3912846 **Sold**  
1326 Cove Ave, Lakewood, OH 44107  
 Area: 101 - Lakewood  
 Subtype: Single Family  
 Parcel ID: 312-32-065

Subdiv:  
 Twp: Lakewood  
 County: Cuyahoga

LP: \$1,200  
 SP: \$1,200  
 List Date: 06/13/17  
 List Date Rec: 06/13/17  
 Pending Date: 07/28/17  
 Contingent Dt:  
 Off Mkt Date: 07/28/17  
 Closing Date: 07/28/17  
 Exp. Date: 10/10/17  
 DOM/CDOM: 48/48

[Supplements \(1\)](#)

Directions: Detroit Ave. to Cove west of 117th

Recent Change: **08/07/2017 : S : P->S**

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):	Construction:	Actual YBT	Public Trans:	Yes
# Stories:		Lot Size Source:	Building Type:			
Full Bath Level/#:	lower: 1	Tillable Acres:	Business Type:			
Unit Floor #:		main: 0	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	
Additl. 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

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 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

[2796/Howard Hanna](#) Orig Monthly Rent: \$1,200 Closed By: Lease  
 Sell Agent: [2013003598/Cindi M. Riemenschneider](#) Monthly Rent: \$1,200  
 Co-Seller: Sold Price: \$1,200 Seller Givebacks:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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