



Christopher C Kaylor
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Cross Property Agent Full



Rental ML: **3920831** **Sold**
7518 Southfield Ave, Brooklyn, OH 44144
 Area: **102 - Brooklyn**
 Subtype: **Single Family**
 Parcel ID: **431-22-078**

Subdiv: **Ridgelawn**
 Twp: **Brooklyn**
 County: **Cuyahoga**

LP: **\$1,100**
 SP: **\$1,100**
 List Date: **07/09/17**
 List Date Rec: **07/09/17**
 Pending Date: **08/07/17**
 Contingent Dt:
 Off Mkt Date: **08/07/17**
 Closing Date: **08/15/17**
 Exp. Date: **10/10/17**
 DOM/CDOM: **29/29**

Supplements (1)

Directions: **North of Memphis Road west off Ridge Road, just east off of N. Amber**

Recent Change: 08/16/2017 : S : P->S

Property Information

| | | | | | |
|--------------------|-----------------------------------|---|--------------------|------------------|---------------------|
| # Bedrooms: | 3 | Approx Sqft/Source:/ | House Faces: | School Dist: | Brooklyn CSD |
| # Baths: | 2 (2 0) | Tot Liv Area/Source:/ | Year Built: | Disability Feat: | |
| # Rooms: | 5 | Lot Size (Acres): | 1942 | Public Trans: | Yes |
| # Stories: | 1.5 | Lot Size Source: | Construction: | | |
| Full Bath level/#: | lower:1 | Tillable Acres: | Building Type: | | |
| Unit Floor #: | | main:1 | Detached | | |
| Basement: | Yes/Full | upper:0 | Business Type: | | |
| Heating Fuel: | Electric, Gas | Pasture Acres: | 1/2 Bath level/#: | lower: | main: |
| Water/Sewer: | Public Sewer, Public Water | | | | upper: |
| Cooling Type: | None | | | | |
| Garage: | | Garage # Cars: 1 | # Off Str Parking: | | |
| Exterior Features: | Porch | | | | |
| View Description: | | | | | |
| Appliances/Equip: | | | | | |
| Lease Terms: | One Year, Two Year | | | | |
| Section 8: | No | | | | |
| Owner Pays: | None | | | | |
| Tenant Pays: | Pays All | | | | |
| Amenities: | | | | | |
| Security Deposit: | | Pet Restrictions: No | Laundry Hookup: | | |
| Restriction Desc: | | Pets subject to approval or nonrefundable pet fee. | | | |

Remarks: **Great Cape cod rental with front porch. Eat-in kitchen. Basement has recreation room with glass block windows and full bath. Hardwood floors on first floor. Larger master bedroom on second just carpeted. Close to shopping, freeways and the city recreation center is literally 100' away from your front door. Close to all city services. Application required pet fee with approval.**

Office Information

List Agent: [9165/Realty Trust Services, LLC](http://www.facebook.com/2011003065/Christopher C. Kaylor) (440) 427-0123 F:(866) 632-9006 <http://https://www.facebook.com/>
 Co-Lister: [2011003065/Christopher C. Kaylor](http://www.facebook.com/2011003065/Christopher C. Kaylor) (330) 840-1073 F:(440) 710-0971 chriskaylor@gmail.com
 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: Date to Occupy: **Negotiable** Show Add Pub: **Yes**
 Comp Explain: **1/2 Month rent.**
 Broker Remarks: **North off memphis and west of ridge road**

Comparable Information

2803/Howard Hanna Orig Monthly Rent: **\$1,100** Closed By: **Lease**
 Sell Agent: [2005015431/Karen K. Leheney](http://www.facebook.com/2005015431/Karen K. Leheney) Monthly Rent: **\$1,100** Seller Givebacks:
 Co-Seller: Sold Price: **\$1,100**

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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