



Christopher C Kaylor
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Cross Property Agent Full



Rental ML: 3933845 **Sold**
[8114 W Pleasant Valley Rd, Parma, OH 44130](#)
 Area: 401 - Parma Subdiv: Ely
 Subtype: Single Family Twp: Parma
 Parcel ID: [455-15-005](#) County: Cuyahoga

LP: \$1,350
 SP: \$1,500
 List Date: 08/21/17
 List Date Rec: 08/21/17
 Pending Date: 09/05/17
 Contingent Dt:
 Off Mkt Date: 09/05/17
 Closing Date: 09/08/17
 Exp. Date: 12/31/17
 DOM/CDOM: 15/15

[Supplements \(1\)](#)

Directions: East of Ridge Rd

Recent Change: **09/13/2017 : S : P->S**

Property Information	Approx Sqft/Source: 1764/Appraiser	House Faces:	South	School Dist:	Parma CSD
# Bedrooms: 5	Tot Liv Area/Source: 1764/Auditors	Year Built:	1934	Disability Feat:	No
# Baths: 2 (2 0)	Website	Construction:	Actual YBT	Public Trans:	Yes
# Rooms: 8	Lot Size (Acres): 0.830	Building Type:	Detached		
# Stories: 1.5	Lot Size Source: Realist	Business Type:			
Full Bath level/#: lower:0	Tillable Acres:	1/2 Bath level/#: lower:0	main:0	upper:0	
Unit Floor #: lower:0	main:2				
Basement: Yes/Partial, Unfinished	Pasture Acres:				
Heating Fuel: Electric, Gas					
Water/Sewer: Public Sewer, Public Water					
Cooling Type: None					
Garage: No	Garage # Cars: 0	# Off Str Parking:			
Exterior Features:					
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:			
Restriction Desc: Pets subject to approval or nonrefundable pet fee.					
Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	18 x 14	First			Carpet
Family Room	14 x 13	First			Wood
Eat-in Kitchen	14 x 10	First			Wood
Master Bedroom	15 x 14	First			Carpet
Bedroom	12 x 10	First			Carpet
Bedroom	12 x 10	First			Carpet
Bedroom	12 x 10	Second			Carpet
Bedroom	10 x 12	Second			
Master Bath	12 x 8	First			Ceramic

Remarks: Large Parma Heights, Single family home offering 4 bedroom bungalow, (2 beds down, 2 up) additionally has added master suite full bath and family room. Both baths are located on the 1st floor, large eat in kitchen with dining area along with family room. This has a large parking area with outbuilding for storage, large lot. Home offers large rear deck great for entertaining and enjoying the great outdoors. The large recreation room with high ceilings is just off the back of the house. Basement offers added storage. Pets welcome with a deposit.

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 showing		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:	text or email for showing instruction. Deposit and \$30 Per adult application fee required. Pets welcome with pet fee.				

Comparable Information	9095/Keller Williams Tri-County Pro	Orig Monthly Rent:	\$1,350	Closed By:	Lease
Sell Agent:	2013003782/Monica M. Harvey	Monthly Rent:	\$1,350	Seller Givebacks:	
Co-Seller:		Sold Price:	\$1,500		

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 09/13/2017