



Christopher Kaylor
Realtor CMRS - Realty Trust Services, LLC



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Cross Property Agent Full



Rental ML: 3928273 **Active**
[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: \$1,200
SP:
List Date: 08/02/17
List Date Rec: 08/02/17
Pending Date:
Contingent Dt:
Off Mkt Date:
Closing Date:
Exp. Date: 10/10/17
DOM/CDOM: 0/0

[Supplements \(2\)](#)

Directions: East of Ridge Rd

Recent Change: 08/02/2017 : NEW

<u>Property Information</u>		Approx Sqft/Source: 1764/Auditors Website	House Faces: South	School Dist: Parma CSD
# Bedrooms:	5	Tot Liv Area/Source: 1764/Auditors Website	Year Built: 1934	Disability Feat: No
# Baths:	2 (2 0)	Lot Size (Acres): 0.830	Construction: Actual YBT	Public Trans: Yes
# Rooms:	8	Lot Size Source: Realist	Building Type: Detached	
# Stories:	1.5	Tillable Acres: main: 2 upper: 0	Business Type: 1/2 Bath level/#: lower: 0 main: 0 upper: 0	
Full Bath level/#:	lower: 0	Pasture Acres:		
Unit Floor #:		Basement: Yes/Partial, Unfinished		
Heating Fuel:	Electric, Gas	Water/Sewer: Public Sewer, Public Water		
Cooling Type:	None	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.

<u>Office Information</u>	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:	Show Add Pub:	Yes
Comp Explain:	1/2 month rent.	Date to Occupy:	Negotiable	
Broker Remarks:	Tex or email agent for access Rental application attached \$30 fee per adult. Pet Deposit,			

<u>Comparable Information</u>	∟	Orig Monthly Rent: \$1,200	Closed By:
Sell Agent:		Monthly Rent: \$1,200	
Co-Seller:		Sold Price:	Seller Givebacks:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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