



**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**

<b>Property Information</b>	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: 0.830	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: main:2 upper:0	1/2 Bath level/#: lower:0 main:0 upper:0	
Unit Floor #:	Pasture Acres:		
Basement: Yes/Partial, Unfinished			
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.

<b>Office Information</b>	<a href="#">9165/Realty Trust Services, LLC</a>	(440) 427-0123	F: (866) 632-9006	<a href="http://https://www.facebook.com/">http://https://www.facebook.com/</a>
List Agent:	<a href="#">2011003065/Christopher C. Kaylor</a>	(330) 840-1073	F: (440) 710-0971	<a href="mailto:chriskaylor@gmail.com">chriskaylor@gmail.com</a>
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.			

<b>Comparable Information</b>	<a href="#">9095/Keller Williams Tri-County Pro</a>	Orig Monthly Rent: \$1,350	Closed By: Lease
Sell Agent:	<a href="#">2013003782/Monica M. Harvey</a>	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

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