

Cross Property Agent Full



Rental ML: **4011550 Sold**
13158 Forestdale Dr, Garfield Heights, OH 44125
 Area: **1704 - Garfield Heights**
 Subtype: **Single Family**
 Parcel ID: **546-10-047**

LP: **\$1,000**
 SP: **\$1,000**
 Subdiv: **Cranwood Park** List Date: **06/22/18**
 Twp: **Garfield Heights** List Date Rec: **06/22/18**
 County: **Cuyahoga** Pending Date: **07/24/18**
 Contingent Dt: **07/24/18**
 Off Mkt Date: **07/24/18**
 Closing Date: **08/01/18**
 Exp. Date: **12/31/18**
 DOM/CDOM: **32/32**

Supplements (1)

Directions: **Broadway to E 131st and right on forestdale. House is on the right side.**

Recent Change: 08/09/2018 : S : P->S

Property Information

# Bedrooms: 4	Approx Sqft/Source: /	House Faces:	School Dist: Garfield Heights CS
# Baths: 2 (1 1)	Tot Liv Area/Source: /	Year Built: 1956	Disability Feat:
# Rooms: 8	Lot Size (Acres): 0.250	Construction: Actual YBT	Public Trans:
# Stories: 1.5	Lot Size Source: Auditors Website	Building Type: Detached	
Full Bath level/#: lower: 0	Tillable Acres: main: 1 upper: 0	Business Type:	
Unit Floor #: lower: 0	Pasture Acres:	1/2 Bath level/#: lower: 1 main: 0 upper: 0	
Basement: Yes/ Full, Unfinished	Garage # Cars: 1	# Off Str Parking:	
Heating Fuel: Electric, Gas			
Water/Sewer: Public Water, Public Sewer			
Cooling Type: None			
Garage: Yes			
Exterior Features:			
View Description:			
Appliances/Equip:			
Lease Terms: Lease Option, 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		
Great Room	First	Laminate	
Living Room	First	Laminate	
Eat-in Kitchen	First	Laminate	
Bedroom	First	Laminate	
Bedroom	Second	Carpet	
Bedroom	Second	Carpet	
Bathroom	First	Vinyl	
Library/Study	First	Laminate	

Remarks: **Updated Garfield Heights home features that include 1st floor bedroom and bath, 2 added bedrooms on the 2nd floor. This home offers large family room, study that could be used as added bedroom and large recreation room that opens to large back yard, and leads to 1 car detached garage. Full Basement with washer and dryer hook ups, added 1/2 bath with balance of full basement. Basement has been fully painted walls and waterproofed in the last 3 years. Security Deposit required and application fee.**

Office Information

9165/Realty Trust Services, LLC (440) 427-0123 F:(866) 632-9006 <http://https://www.facebook.com/C2011003065/Christopher C. Kaylor> (330) 840-1073 F:(440) 710-0971 chrisckaylor@gmail.com
 List Agent: **2011003065/Christopher C. Kaylor**
 Co-Lister:
 Showing Instruct: **Call Agent** **3308401073** Internet Listing: **Yes**
 Showing Info: **Text or email agent for access.** Date to Occupy: **Negotiable** Show Add Client: **Yes**
 Rent Broker Comp: **1/2** Owner Agent: Show Add Pub: **Yes**
 Comp Explain: **1/2 Month Rent**
 Broker Remarks: **Text or email agent for access . Application fee \$30. per adult required. Subject to pet fee. Contact agent with any questions.**

Comparable Information

9165/Realty Trust Services, LLC Orig Monthly Rent: **\$1,000** Closed By: **Lease**
 Sell Agent: **2011003065/Christopher C. Kaylor** Monthly Rent: **\$1,000**
 Co-Seller: Sold Price: **\$1,000** Seller Givebacks:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 08/09/2018