

## Cross Property Agent Full



**Residential**    MLS: **4403157**    **Sold**  
**1050 Holmden Ave, Cleveland, OH 44109**

Twp: **Cleveland**  
 School Dist: **Cleveland Municipal - 1809**  
 Subdiv: **F Nicolas Allotment**    Subtype: **Single Family**  
 Parcel ID: **008-14-049**    County: **Cuyahoga**  
 Map:

List Price: **\$20,000**  
 Sold Price: **\$27,500**  
 List Date: **08/22/22**  
 List Date Rec: **08/23/22**  
 Pending Date: **08/25/22**  
 Off Mkt Date: **08/25/22**  
 Closing Date: **03/30/23**  
 Contingent Dt:  
 Exp. Date: **05/01/23**  
 DOM/CDOM: **3/3**  
 \$/SqFt: **\$23.52**

Directions: **South on holmden house is on the left.**

**Recent Change: 03/30/2023 : S : P->S**  
 Association Bylaws:

# Bedrooms: **4**    Baths: **1** Full: **1** Half: **0** Laundry: **1**  
 #BR Main Floor: **1**    Upper: **1**    **0**    **0**  
 # Rooms: **6**    Main: **0**    **0**    **0**  
 # Fireplaces: **0**    Lower: **0**    **0**    **1**  
 # Stories: **2**  
 Style: **Colonial**  
 Basement: **Yes / Partial**

Annual Taxes: **2703**  
 Homestead: **No**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room		First			
Eat-in Kitchen		First			
Bedroom		First			
Bedroom		Second			
Bedroom		Second			
Bedroom		Second			
Bathroom		Second			

SqFt Approximate **FINISHED** / Source:  
 Above Gr: **1169** / Auditors Website  
 Below Gr: -  
 TOTAL: **1169**

Lot Size (acres): **0.0799**    Auditors Website  
 Lot Front/Depth:    Irr:

Heating Type/Fuel: **Forced Air / Gas**  
 Cooling Type: **None**  
 Garage # Cars: **2 Attached**  
 Driveway: **Paved**  
 Dwelling Type: **Detached**  
 Fence: **Partial**  
 Water/Sewer: **Public Water, Public Sewer**  
 Nat Resource Rights:  
 Exterior Features:  
 Lot Description:  
 View Description:  
 Appliances/Equip:  
 Community Amenities:

House Faces:  
 Exterior: **Wood**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1900**  
 Year Built Detail: **Actual YBT**

Disability Feat:  
 Elevator:  
 Warranty: **No**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **No**  
 Auction Date:

Remarks: **3 bed 1 bath home near steelyard commons. All Bedrooms on 2nd floor must go thru 2nd bedroom to reach 3rd bedroom. Large eat in kitchen leading from living room. 2 car detached garage off street parking. Home offers partial basement. This Home is In need of Full Rehab. Motivated seller open to all reasonable offers subject to lender approval.**

**Office Information**    [9165/Realty Trust Services, LLC](http://9165/Realty Trust Services, LLC)    (440) 427-0123    F:(866) 632-9006    <http://https://www.facebook.com/CKPro>  
 List Agent: [2011003065/Christopher C. Kaylor](http://2011003065/Christopher C. Kaylor)    (330) 840-1073    F:(440) 226-8287    [chriskaylor@gmail.com](mailto:chriskaylor@gmail.com)  
 Co-Lister:  
 Showing Instruct: **Call Agent**    **330 8401073**    List Type: **Exclusive Right**  
 Showing Info: **Text or email agent for access.**    Internet Listing: **Yes** No AVM    Limited Service: **No**  
 Occupied:  
 Show Addr to Client: **Yes**    Possession: **Negotiable**  
 Ownership:  
 Online Bidding: **No**    Short Sale: **No**  
 Buy Broker Comp: **3**    Court Ordered/PSO: **No**  
 Lockbox Serial #: No  
 Owner Name:  
 Other Comp: **Graduated**    Comp Explain: **3%**  
 Available Finance: **Cash**  
 Broker Remarks: **Text or call agent with questions**  
 Offer Link:

**Comparable Information**    [C10108/JBS Realty](http://C10108/JBS Realty)    Orig List Price: **\$20,000**    Financed: **Cash**  
 Sell Agent: [C2006001076/Jeff Swiecicki](http://C2006001076/Jeff Swiecicki)    List Price: **\$20,000**    Sale Date: **03/30/23**  
 Co-Seller:  
 Selling Comments:    Sold Price: **\$27,500**    Closed By: **Sale**  
 Seller Pd Closing Costs: **\$0**

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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