

Cross Property Agent Full w/ Photos



Residential ML: 3710816 **Sold**
9066 Ranch Dr. Chesterland, OH 44026-3140
 Area: 1501 Chesterland Twp: Chester Township
 Subtype: Single Family Subdiv:
 Parcel ID: **11-269700** County: Geauga
 Open House:
 Supplements:

List Price: \$60,000
 Sold Price: \$37,750
 List Date: 05/16/15
 List Date Rec: 05/19/15
 Pending Date: 08/31/15
 Off Mkt Date: 08/31/15
 Closing Date: 10/16/15
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: 107/107
 \$/SqFt: \$39.16

Directions: Sperry to Ranch or Mayfield Rd to Opalocka to Ranch

Annual Taxes: 1458.90	Homestead: Yes	Assessments: No	School Dist: West Geauga LSD
# Bedrooms: 2	Approx Sqft/Source: 964/Realist	House Faces: South	Disability Feat: No
# Baths: 1 (1 0)	Tot Liv Area/Source: 964/Realist	Exterior: Wood	Warranty: No
# Rooms: 5	Lot Size (Acres): 1.26 Irregular: No	Roof: Asphalt/Fiberglass	Fixer Upper: Yes
# Fireplaces: 1	Lot Size Source: Realist	Year Built: 1956	Public Trans: Yes
# Stories: 1	Lot Front/Depth: 125x454	Construction: Actual YBT	Avail for Auction: No
Full Bath level/#: lower: 0	main: 1		Auction Date:
1/2 Bath level/#: lower: 0	main: 0		
Style: Ranch		Dwelling Type: Detached	
Basement: No/Crawl		Fence:	
Heating Type/Fuel: Fireplace-Wood, Forced Air / Gas		Nat Res Rights:	
Cooling Type: None		Water/Sewer: Septic, Well	
Garage # Cars: 1	Driveway: Unpaved	Garage Feat: Attached, Electric	

Appliances/Equip: Range, Refrigerator
 Amenities: Golf Available, Medical Service, Shopping/Mall
 Room Name Dim Lvl Wnd Trmt Fireplace Flooring
 Living Room 22 x 11 First Yes Yes Carpet
 Eat-in Kitchen 19 x 9 First Yes No Vinyl
 Bedroom 11 x 9 First Yes No Linoleum
 Bedroom 11 x 9 First Yes No Carpet
 Bathroom 7 x 7 First No No Vinyl
 Utility Room 7 x 6 First Yes No Vinyl

Remarks: Ranch on 1.26 Acres! Great investment. 2 bedrooms and 1 bath. Living room features a floor-to-ceiling stone fireplace. Eat-in kitchen with appliances. Utility/storage room. One car attached garage. Home is in need of updating and outbuilding is in need of extensive repair or removal. Estate sale. Sold As Is. Value is in the land. Room to expand. Many possibilities!

Office Information [9394/BHHS Professional Realty](http://www.thezingalesteam.com)

List Agent: [2013000048/Joseph A. Zingales](mailto:josephzingales@aol.com)

(440) 296-5006 F: (440) 710-0062 <http://www.thezingalesteam.com>

(440) 346-2031 F: (440) 710-0062 josephzingales@aol.com

Showing Instruct: Showing Service

440-686-0100

Showing Info: Call CSS for showings. Appointment required.

Internet Listing: Yes

Buy Broker Comp: 3%

Show Add Pub: Yes

Other Comp: None

Show Add Client: Yes

Available Finance: Cash, Conventional, FHA/VA

3% of purchase price to Buyer's Brokerage

Broker Remarks: Taxes reflect a \$498.30/year Homestead Reduction. Estate sale. Sold as-is.

Comparable Information [9086/Platinum Real Estate](http://www.platinumrealestate.com)

Sell Agent: [2005000117/Daniel A. Perelman](mailto:daniel.perelman@platinumrealestate.com)

Orig List Price: \$60,000

List Price: \$60,000

Sold Price: \$37,750

Financed: Cash

Closed By: Sale

Seller Giveback:

Selling Comments:







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Prepared By: Roman B. Tarnawsky

Information is Believed To Be Accurate But Not Guaranteed

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