

Listing Summary			
Listing #3097397 \$77,500 (LP)	3191 Woodland Trl #A, Cortland, OH 44410 *	Active (01/18/10)	DOM/CDOM: 30/30
Price/SqFt: 52.94	Beds: 2	Baths: 2 (2 0) (FH)	Sq Ft: 1464 Lot Sz: 2.147ac*
	Area: TRU42	Yr: 1994	

Remarks

Two bedroom condo with attached one car garage. Two full baths. Annual taxes \$1374.00. Well maintained condo, maintenance fee \$114.40 per month. Motivated seller. Back patio with surrounding white vinyl fence. Dishwasher, stove, refrigerator, washer & dryer. Security system not currently active.

Picture



Showing Instruction	Call Agent, Call Office		
Agent	John A Phillips (ID: C301982) Primary:330-847-0850 Secondary:330-550-6927 Other:330-550-6927		
Office	John Phillips Real Estate (ID:C18234) Phone: 330-847-0850		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Active (01/18/10)		
Area	Bazetta		
Subdivision/Complex	TRU15C3		
School District	Lakeview LSD		
Commission	Buyers Agent 2.5%		
Sub Agency	0%		
Other Compensation	None		
List Type	Exclusive Right		
County	Trumbull	APN	31901181
Stories	1 1/2 Story	Baths (FH)	2 (2 0)
Beds	2	Basement	No
Garage-# of Car	1	Sq Ft Source	Owner
Multiple PIN #	No	Lot Acres (approx)	2.147
Approx Finished SqFt	1464	Price / SqFt	52.94
Lot Sq Ft (approx)	93523*	Lot Size Source	(Public Record Auto)
Year Built	1994	Entry Date	01/18/10
Internet Listing	Yes	Expiration Date	04/18/10
Listing Date	01/18/10		
Original Price	81,900		
Occupant Type	Vacant		

Broker Remarks Two bedroom condo, second bedroom is loft. Two full baths, attached one car garage. Motivated seller. Call office or agent for showing

Directions to Property Take Elm Rd to Burnett Rd. Turn left To Ivy Hill North turn left on to Woodland Trails.

Privileged Information

Picture Provided By Internet Listing Yes

Approved Yes

Longitude / Latitude -80.757017 / 41.288875

Show Address to Public Yes

Show Address to Client Yes

Agent Hit Counter 34

Public/Client Hit Counter 1

Annual Taxes \$1374.24

Bathroom Level: Full Main, Upper

Total Rooms 5

Total Fireplaces 0

Lot Frontage 0

Property Details

Style Cape Cod

Basement Detail Slab

Exterior Vinyl

Roof Asphalt/Fiberglass

Garage Features Attached, Door Opener, Electric

Driveway Paved

Exterior Features Patio

Water/Sewer Public Sewer, Public Water

Heating Type Forced Air

Heating Fuel Gas

Cooling Type Central Air

Appliances/Equipment Dishwasher, Dryer, Microwave, Oven, Refrigerator, Security System, Washer

Fixer Upper No

Warranty No

Disability Features No

Unit Floor # 0

Elevator N/A

Monthly Maint. Fee 114

HOA Yes

HOA Name Woodland Trails Phase 1 Condominium Asc.

HOA Fee \$114.00

HOA Fee Frequency Monthly

HOA Fee Includes Exterior Building, Association Insuranc, Landscaping, Property Management, Reserve Fund, Snow Removal, Trash Removal

Restrictions Leasing Allowed, Pets Allowed

Available Financing

Possession Time of Transfer

Room Information

Miscellaneous Rooms 1st Floor Bath, 1st Floor Bedroom, 1st Floor Laundry Rm, 1st Floor Utility Rm, Loft

Living Room Size 18x21 Level: First

Flooring (LR) Carpet

Window Treat (LR) Yes

Fireplace (LR) No

Kitchen Size 9x10 Level: First

Flooring (KT) Linoleum

Window Treat (KT) No

Fireplace (KT) No

Dining Size 10x12 Level: First

Flooring (DR) Carpet

Window Treat (DR) No

Fireplace (DR) No

Master Bedroom Size 14x21 Level: First

Flooring (MB) Carpet

Window Treat (MB)	Yes
Fireplace (MB)	No
Bedroom 2 Size	11x16 Level: First
Flooring (BR2)	Carpet
Window Treat (BR2)	Yes
Fireplace (BR2)	No

* Denotes information autofilled from tax records.

All information herein has not been verified and is not guaranteed
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