

Listing Summary

**Listing #3086883**    **3247 Pheasant Run Rd #C, Cortland, OH 44410 \***    **Active** (11/25/09)    **DOM/CDOM: 36/36**  
**\$75,500 (LP)**    **Beds: 2**    **Baths: 2 (2 0) (FH)**    **Sq Ft: 1200**    **Lot Sz: 0.000ac\***  
**Price/SqFt: 62.92**    **Area: TRU41**    **Yr: 1996**

Remarks

Condo with loft priced to sell. One car attached garage. Large first floor bedroom with sliding glass doors to fenced patio. Two Full Baths. Open loft bedroom. Appliances include refrigerator, stove, built-in microwave, dishwasher, washer and dryer.

Picture



Pictures (4)



Showing Instruction  
Showing Information

Call Agent, Call Office  
Call Office or agent for showing.  
Condo is vacant.

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** (11/25/09)

Area

Cortland

Subdivision/Complex

Lakeview LSD

School District

**Buyers Agent**

Commission

2.5

Other Compensation

None

List Type

Exclusive Right

County

Trumbull

APN

[31901796](#)

Stories

1 1/2 Story

Beds

2

Baths (FH)

2 (2 0)

Garage-# of Car

1

Basement

No

Multiple PIN #

No

Approx Finished SqFt

1200

Sq Ft Source Agent

**Price / SqFt** 62.92

Lot Sq Ft (approx)

0\*

Lot Acres (approx) 0.000

**Lot Size Source** (Public Record Auto)

Year Built

1996

Internet Listing

Yes

Listing Date

11/25/09

Entry Date

11/26/09

Original Price

75,500

Expiration Date

[02/25/10](#)

Occupant Type

Vacant

Broker Remarks

Condo with loft and one car attached garage. Condo is vacant for easy showings and immediate

possession. Call office or agent for showings.

#### Directions to Property

Take Elm Rd. To Burnett Rd. Take Burnett and turn left to Ivy Hill Circle South. Take that to Deer Trail turn left onto Deer Trail then make a quick right onto Pheasant Run.

#### Privileged Information

Picture Provided By Internet Listing	Yes
Approved	Yes
Longitude / Latitude	-80.756914 / 41.285588
Show Address to Public	Yes
Show Address to Client	Yes
Agent Hit Counter	27
Public/Client Hit Counter	3

Annual Taxes	\$1413.50
Bathroom Level: Full	Lower, Upper
Total Rooms	5
Total Fireplaces	0
Lot Frontage	0

#### Property Details

Style	Ranch
Dwelling Type	Attached
Basement Detail	Slab
Exterior	Vinyl
Roof	Asphalt/Fiberglass
Fences	Wood
Garage Features	Access from Unit, Attached, Door Opener, Electric
Driveway	Paved
House Faces	Northwest
Pub. Transportation	No
Water/Sewer	Public Sewer, Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Washer
Fixer Upper	No
Warranty	No
Disability Features	No
Unit Location	Center
Unit Floor #	0
Elevator	N/A
Monthly Maint. Fee	100
HOA	Yes
HOA Name	Woodland Trails Phase 3 Condominium Asc.
HOA Fee	\$100.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Exterior Building, Association Insuranc, Landscaping, Property Management, Reserve Fund, Snow Removal, Trash Removal
Restrictions	No Signs, Pets Allowed

#### Available Financing

Possession	Time of Transfer
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#### Room Information

Miscellaneous Rooms	1st Floor Bath, 1st Floor Laundry Rm, 1st Floor Master Bdr, Laundry/Utility Room, Loft
Living Room Size	19x13 Level: First
Flooring (LR)	Carpet
Window Treat (LR)	Yes
Fireplace (LR)	No
Kitchen Size	10x10 Level:
Flooring (KT)	Linoleum
Dining Size	11x11 Level: First
Flooring (DR)	Carpet
Master Bedroom Size	21x14 Level: First

<b>Flooring (MB)</b>	Carpet
<b>Window Treat (MB)</b>	Yes
<b>Fireplace (MB)</b>	No
<b>Bedroom 2 Size</b>	16x16 Level: Second
<b>Flooring (BR2)</b>	Carpet
<b>Window Treat (BR2)</b>	Yes
<b>Fireplace (BR2)</b>	No
<b>Other Room 1</b>	Utility Room
<b>Other Room 1 Size</b>	10x6 Level: First
<b>Flooring (OR1)</b>	Linoleum

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\* Denotes information autofilled from tax records.

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