


Listing Summary	
Listing #3092245 \$104,900 (LP)	4480 N Park Ave, Cortland, OH 44410 Active (12/26/09) DOM/CDOM: 5/5
Price/SqFt: 93.66	Beds: 2 Baths: 1 (1 0) (FH) Sq Ft: 1120 Lot Sz: 15.400ac
	Area: TRU42 Yr: 1950

Remarks
Two bedroom house on 15.4 acres with pond, two car detached garage, and an additional storage garage. Combined mud-laundry-utility room with cement floor has woodburner and forced air furnace fueled by propane. Also, has water softening system Inside has been remodeled, front porch does need to be completed, roof was replaced in 2007, new AC in 2008.
Pictures (6)


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)	Single Family
Status	Active (12/26/09)		
Area	Bazetta		
Subdivision/Complex			
School District	Champion LSD		
Commission	Buyers Agent 2.5%		
Sub Agency	0%		
Other Compensation	None		
List Type	Exclusive Right		
County	Trumbull	APN	32002000
Stories			
Beds	2	Baths (FH)	1 (1 0)
Garage-# of Car	2	Basement	No
Multiple PIN #	No		
Approx Finished SqFt	1120	Sq Ft Source	Public Record Auto
Lot Sq Ft (approx)	670824	Price / SqFt	93.66
Year Built	1950	Lot Acres (approx)	15.400
Internet Listing	Yes	Lot Size Source	(Public Record Auto)
Listing Date	12/26/09	Entry Date	12/26/09
Original Price	104,900	Expiration Date	03/21/10
Occupant Type	Owner		
Broker Remarks	Call Office or agent for showing. Lock Box. Motivated seller relocating. Inside has been remodeled, front porch needs to be completed. Pond in back on 15.4 acres.		

Directions to Property

Take State Route 305 to North Park Ext. Take North Park Ext. North and go until you arrive at 4480. It is on the east side of the road.

Privileged Information

Picture Provided By	
Internet Listing Approved	Yes
Longitude / Latitude	-80.810963 / 41.339534
Show Address to Public	Yes
Show Address to Client	Yes
Agent Hit Counter	19
Public/Client Hit Counter	6

Annual Taxes	\$2642.00
Ownership	Resident
Bathroom Level: Full	Main
Total Rooms	6
Total Fireplaces	0
Irregular Lot	No
Lot Frontage X Depth	201 X 3340
Lot Frontage	201

Property Details

Style	Ranch
Basement Detail	Crawl
Exterior	Vinyl
Roof	Asphalt/Fiberglass
Garage Features	Detached, Door Opener, Electric
Driveway	Unpaved
Lot Description	Pond
Exterior Features	Storage Shed/Out Bld
Water/Sewer	Septic, Well
Heating Type	Forced Air, Other
Heating Fuel	Propane, Wood
Cooling Type	Central Air
Appliances/Equipment	Dishwasher, Oven, Range, Refrigerator
Fixer Upper	No
Warranty	No
Disability Features	No
Unit Floor #	0
Elevator	N/A
Monthly Maint. Fee	0
HOA	No
HOA Fee	\$0.00

Available Financing

Possession	Negotiable
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Room Information

Miscellaneous Rooms	1st Floor Bath, 1st Floor Bedroom, 1st Floor Laundry Rm, Eat-in Kitchen
Living Room Size	16x12 Level: First
Flooring (LR)	Carpet
Window Treat (LR)	Yes
Fireplace (LR)	No
Kitchen Size	15x11 Level: First
Flooring (KT)	Linoleum
Window Treat (KT)	Yes
Fireplace (KT)	No
Master Bedroom Size	13x10 Level: First
Flooring (MB)	Carpet
Window Treat (MB)	Yes
Fireplace (MB)	No
Bedroom 2 Size	11x9 Level: First
Flooring (BR2)	Carpet
Window Treat (BR2)	Yes

Fireplace (BR2)	No
Other Room 1	Other
Other Room 1 Size	16x10 Level:
Flooring (OR1)	Other
Window Treat (OR1)	Yes
Fireplace (OR1)	No

All information herein has not been verified and is not guaranteed
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