

3122 Lynch St SW , Massillon, OH 44646



Residential MLS: **4117931 Sold**
3122 Lynch St SW, Massillon, OH 44646

List Price: **\$94,900**
 Sold Price: **\$97,747**
 List Date: **07/23/19**
 List Date Rec: **07/23/19**

Area: **STA08-Perry**
 Twp: **Perry Twp**
 School Dist: **Perry LSD**
 Subdiv: **Crescent Gardens** Subtype: **Single Family**
 Parcel ID: **04306484** County: **Stark**
 Map:

Pending Date: **07/28/19**
 Off Mkt Date: **07/28/19**
 Closing Date: **09/26/19**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **26/26**

Directions: **Lincoln Way east to Rowford (next to Handles Ice Cream in Perry) left on Lynch. Home is on the left.**

\$/SqFt: **\$116.09**

Recent Change: **09/26/2019 : S : P->S**

# Bedrooms: 2	Bath Levels	Full	Half	Annual Taxes: 1296	Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
# Baths: 2 (1 1)	Upper: 0 0			Homestead: No	Living Room		First			Wood
# Rooms:	Main: 1 0			Assessments: No	Kitchen		First			Ceramic
# Fireplaces: 0	Lower: 0 1				Dining Room		First			Wood
# Stories:					Master Bedroom		First			Carpet
Style: Cape Cod, Ranch					Bedroom		First			Carpet
Basement: Yes / Partially Finished					Bathroom		First			Ceramic
SqFt Approximate FINISHED / Source:										
Above Gr: 842/Auditors Website										
Below Gr: 420/Owner										
TOTAL: 1262										

Lot Size (acres): **0.1791 Realist**
 Lot Front/Depth: **Irr:**

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **1 Attached**
 Driveway: **Paved**
 Dwelling Type:
 Fence: **Privacy**
 Water/Sewer: **Public Water, Public Sewer**
 Nat Resource Rights:
 Exterior Features: **Deck, Inground Pool, Storage Shed/Out Bld**
 Lot Description:
 View Description: **Park**
 Appliances/Equip: **Oven, Range, Refrigerator, Security System, Smoke Detector**
 Community Amenities: **Park, Playground**
 Remarks: **You're going to wish summer never had to end once you're at home at 3122 Lynch with a beautiful back dec, in-ground pool and a playground at Lynch Park right behind this home. This is a dream come true inside. You will find beautiful wood floors in the living room, dining room and hallway which help the home feel so fresh and warm. The enormous picture window in the living room provides abundant natural light. The kitchen is perfectly situated with a door that walks right onto the deck, perfect for cook-outs and pool parties. There is neutral carpet in both bedrooms & fresh paint in the bathroom. In the basement you'll find a partially finished side with a bar and on the storage friendly side, there is laundry and a half bath. Updates include a new hwt in 2017, a new roof and new carpet in 2018.**

Office Information [C16724/DeHOFF REALTORS](http://abrady.dehoff.com) (330) 499-8153 F:(330) 499-7127 <http://abrady.dehoff.com>
 List Agent: [C2017001435/Alyssa M. Brady](mailto:abrady@dehoff.com) (330) 880-3882 F:(330) 499-7127 abrady@dehoff.com
 Co-Lister:
 Showing Instruct: **Other Lockbox, Use Showing Time Link**
 Showing Info:
 Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding: **No**
 List Type: **Exclusive Right**
 Limited Service: **No**
 Possession: **Negotiable**
 Short Sale: **No**
 Lockbox Serial #: **No**
 Owner Name: **Corin M Sand**

Buy Broker Comp: **2.5%** Occupied: **Owner**
 Other Comp: **None** Ownership: **Resident**
 Available Finance: **Cash, Conventional, FHA, VA** Comp Explain:
 Broker Remarks:

Comparable Information [C3841/Cutler Real Estate](#) Orig List Price: **\$94,900** Financed: **Conventional**
 Sell Agent: [C361863/Julie A. Kaszyca](#) List Price: **\$94,900** Sale Date: **09/26/19**
 Co-Seller:
 Selling Comments: Sold Price: **\$97,747** Closed By: **Sale**
 Seller Giveback:

3139 Crescentview Dr SW , Massillon, OH 44646



Residential MLS: **4038557 Sold**

3139 Crescentview Dr SW, Massillon, OH 44646

Area: **STA08-Perry**
 Twp: **Perry Twp**
 School Dist: **Perry LSD**
 Subdiv: **Crescent Gardens**
 Parcel ID: **04306098**

Subtype: **Single Family**
 County: **Stark**
 Map:

Directions: **77 South to Tuscarawas St N (Rt 172) Left on Rowmont Ave SW. Right on Crescentview.**

List Price: **\$79,900**
 Sold Price: **\$70,000**
 List Date: **09/18/18**
 List Date Rec: **09/19/18**
 Pending Date: **02/20/19**
 Off Mkt Date: **02/20/19**
 Closing Date: **04/01/19**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **167/167**

\$/SqFt: **\$84.13**

Bedrooms: **2** Bath Levels Full Half
 # Baths: **1 (1 0)** Upper: **0**
 # Rooms: **5** Main: **1**
 # Fireplaces: **0** Lower: **0**
 # Stories: **1**
 Style: **Bungalow**
 Basement: **Yes / Full**

Annual Taxes: **701**
 Homestead: **Yes**
 Assessments: **Yes**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room		First			Carpet
Kitchen		First			Vinyl
Master Bedroom		First			Carpet
Bedroom		First			Carpet
Bathroom		First			Vinyl
Sun Room		First			Carpet

SqFt Approximate FINISHED / Source:
 Above Gr: **832/Auditors Website**
 Below Gr: -
 TOTAL: **832**

Lot Size (acres): **0.1361 Auditors Website**
 Lot Front/Depth: **57 x 104** Irr: **Yes**

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **1 Access from Unit, Attached, Door Opener, Drain, Electric**
 Driveway: **Paved**
 Dwelling Type: **Detached**
 Fence:
 Water/Sewer: **Public Water, Public Sewer**
 Nat Resource Rights:
 Exterior Features: **Enclosed Patio/Porch**
 Lot Description: **Wooded/Treed**
 View Description:
 Appliances/Equip: **Range, Refrigerator**
 Community Amenities:
 Remarks: **Beautiful Bungalow that is move in ready. All appliances stay! Enjoy morning coffee in enclosed sun room overlooking wooded backyard in a very quiet neighborhood.**

House Faces: **North**
 Exterior: **Brick**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1941**
 Year Built Detail: **Actual YBT**

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

Office Information [C62620/Ohio Realty Group](http://www.ohiorealtygroup.com/) **(330) 296-9000 F:(330) 297-8723** <http://www.ohiorealtygroup.com/>
 List Agent: [C2014000078/Paul J. Petrella Jr](mailto:ppetrella@neo.rr.com) **(330) 761-8512 F:(330) 677-3288** ppetrella@neo.rr.com
 Co-Lister:
 Showing Instruct: **Showing Service, Use Showing Time Link** **877-495-2655**
 Showing Info: **24 hour notice required. Use Link** Internet Listing: **Yes**
 Occupied: **Tenant** Show Addr to Client: **Yes**
 Buy Broker Comp: **3.5%** Ownership: **Resident** Online Bidding: **No**
 Other Comp: **None** Comp Explain: **3.5%**
 Available Finance: **Cash, Conventional, FHA, VA**
 Broker Remarks: **Seller is offering a Home Warranty from 2-10 Home Buyers Warranty.**

List Type: **Exclusive Right**
 Limited Service: **No**
 Possession: **Time of Transfer**
 Short Sale: **No**
 Lockbox Serial #: No
 Owner Name:

Comparable Information [C75759/Keller Williams Legacy Group](#) Orig List Price: **\$89,900**
 Sell Agent: [C2013002362/Amie J. Demrovsky](#) List Price: **\$79,900**
 Co-Seller:
 Selling Comments: Sold Price: **\$70,000**

Financed: **Conventional**
 Sale Date: **04/01/19**
 Closed By: **Sale**
 Seller Giveback:

Prepared By: April L. Lane

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/03/2019

128 Lennox Ave NW , Massillon, OH 44646



Residential MLS: **3976424 Sold**

128 Lennox Ave NW, Massillon, OH 44646

Area: **STA08-Perry**
 Twp: **Perry Twp**
 School Dist: **Perry LSD**
 Subdiv: **Collins & Gauntletts Tuxedo** PSubtype: **Single Family**
 Parcel ID: **04317810** County: **Stark**
 Map:

Directions: **Genoa to Lincoln way E to Lennox NW**

List Price: **\$86,000**
 Sold Price: **\$89,000**
 List Date: **03/01/18**
 List Date Rec: **03/01/18**
 Pending Date: **05/31/18**
 Off Mkt Date: **05/31/18**
 Closing Date: **06/01/18**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **97/97**
 \$/SqFt: **\$65.35**

Bedrooms: **2** Bath Levels Full Half
 # Baths: **2 (2 0)** Upper: **1** Annual Taxes: **1247**
 # Rooms: Main: **1** Homestead: **No**
 # Fireplaces: **0** Lower: **0** Assessments: **No**
 # Stories: **2**
 Style: **Colonial**
 Basement: **Yes / Full**

SqFt Approximate FINISHED / Source:
 Above Gr: **1362/Realist**
 Below Gr: -
 TOTAL: **1362**

Lot Size (acres): **0.2663 Realist**
 Lot Front/Depth: Irr:

Heating Type/Fuel: Forced Air / Gas	House Faces:	Disability Feat:
Cooling Type: None	Exterior: Wood	Elevator:
Garage # Cars: 2 Detached, Door Opener	Roof: Asphalt/Fiberglass	Warranty: No
Driveway: Paved	Year Built: 1938	Fixer Upper:
Dwelling Type: Detached	Year Built Detail: Actual YBT	Public Trans:
Fence: Partial		Avail for Auction: No
Water/Sewer: Public Water, Public Sewer		Auction Date:
Nat Resource Rights: All W/O the rights		

Exterior Features:
 Lot Description:
 View Description:
 Appliances/Equip:
 Community Amenities:
 Remarks: **Charming colonial 2 bed 2 bath, 18 x 18 Deck for entertaining and 2 1/2 garage with many updates in the past 5 years. Roof, Kitchen, 2 Full Baths one with a heated Jacuzzi tub, Carpet, Windows, Paint, H/W Tank, Glass block windows, Concrete driveway. Move in Ready and a must see Schedule your appointment today**

Office Information: C18235/High Point Real Estate Group	(330) 666-3700 F:(330) 666-3770	http://www.soldbybillgerman.com/
List Agent: c2012002385/William D. German	(330) 715-5204 F:(330) 666-3770	soldbybillgerman@gmail.com
Co-Lister:		
Showing Instruct: Use Showing Time Link	Internet Listing: Yes	List Type: Exclusive Right
Showing Info: 24 Hr notice - Owner may be there He works nights. No Showing before 11 am and no Showing after 7pm	Show Addr to Client: Yes	Limited Service: No
Buy Broker Comp: 3% Occupied: Owner	Online Bidding: No	Possession: Negotiable
Other Comp: None Ownership: Resident		Short Sale: No
Available Finance: Cash, Conventional, FHA, VA	Comp Explain: 3% Purchase price	Lockbox Serial #: No
Broker Remarks:		Owner Name:

Comparable Information: C64649/Hayes Realty	Orig List Price: \$89,000	Financed: FHA
Sell Agent: 2017000559/Aaron Peterson	List Price: \$86,000	Sale Date: 06/01/18
Co-Seller:	Sold Price: \$89,000	Closed By: Sale
Selling Comments:		Seller Giveback: