

4885 Lynncrest St SW , Canton, OH 44706

Listing



Residential MLS: **4123843** **Sold**
4885 Lynncrest St SW, Canton, OH 44706

Area: **STA08-Perry**
 Twp: **Perry Twp**
 School Dist: **Perry LSD**
 Subdiv: **Central Square** Subtype: **Single Family**
 Parcel ID: **04311413** County: **Stark**
 Map:

Directions: **Take Perry Drive South of Tusc to Left on Lynncrest**

List Price: **\$134,900**
 Sold Price: **\$140,000**
 List Date: **08/12/19**
 List Date Rec: **08/12/19**
 Pending Date: **08/18/19**
 Off Mkt Date: **08/18/19**
 Closing Date: **09/20/19**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **3/3**

\$/SqFt: **\$108.02**

Recent Change: **09/24/2019 : S : P->S**

Bedrooms: **3** Bath Levels Full Half
 # Baths: **2 (1 1)** Upper: **1 0**
 # Rooms: **6** Main: **0 0**
 # Fireplaces: **0** Lower: **0 1**
 # Stories: **1**
 Style: **Bi-Level**
 Basement: **Yes**

Annual Taxes: **1183.48**
 Homestead: **Yes**
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	15 x 11	First			Vinyl
Family Room	23 x 11	Lower			Carpet, Ceramic
Kitchen	17 x 10	First			Laminate
Bedroom	10 x 11	First			Vinyl
Bedroom	12 x 8	First			Vinyl
Bedroom	8 x 9	First			Vinyl
Sun Room	14 x 8	First			Carpet
Utility Room	13 x 12	Lower			Vinyl

SqFt Approximate FINISHED / Source:
 Above Gr: **1296/Auditors Website**
 Below Gr: -
 TOTAL: **1296**

Lot Size (acres): **0.2713 Auditors Website**
 Lot Front/Depth: Irr:

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **3 Attached, Detached, Door Opener**
 Driveway: **Paved, Unpaved**
 Dwelling Type:
 Fence: **Privacy**
 Water/Sewer: **Public Water, Public Sewer**
 Nat Resource Rights:
 Exterior Features: **Aboveground Pool, Enclosed Patio/Porch, Patio**
 Lot Description:
 View Description:
 Appliances/Equip:
 Community Amenities:
 Remarks:

House Faces:
 Exterior: **Vinyl**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1972**
 Year Built Detail: **Actual YBT**

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

This fantastic home has been completely updated from top to bottom and meticulously maintained! A rare find in Perry Township, this home features a 1 car attached garage and a 2 car detached garage with a separate driveway! Relax on the 14x8 enclosed back deck and enjoy the AMAZING outdoor space which features a beautiful paver stone patio, above ground swimming pool with custom deck, and a spacious fully fenced back yard! Inside there are 3 bedrooms, 1.5 baths, and 1,296 square feet of finished living space. The kitchen comes complete with corian countertops, Kraftmaid cabinets, and interlocking LifeProof vinyl flooring. Adjoining the kitchen is a dining area and spacious living room. The family room is located in the lower level could be divided into 2 separate spaces if desired. Also located in the lower level is a neat and clean utility/laundry room and a half bath with built in cabinets! Updates include: French drain (2012), Front entry & storm doors (2013), Furnace/AC (2013), Water softener (2013), Rock Solid garage floors (2019), Sump pump (2019), Sidewalk (2019), Upper level flooring (2019), enclosed back deck, foyer fully updated, bathrooms fully updated, much landscaping completed, AND MUCH MORE! Too many updates to list them all! Do not miss out on this beautiful home!

Office Information [C18246/Howard Hanna](http://www.StarkHomeFinder.com) (330) 493-6555 F:(330) 493-8012 <http://www.StarkHomeFinder.com>
 List Agent: [C366963/Timothy G. Fearon](mailto:timothyfearon@howardhanna.com) (330) 492-1808 F:(330) 492-1833 timothyfearon@howardhanna.com
 Co-Lister: [c2004005708/Emily A. Murphy](mailto:emilymurphy@howardhanna.com) (330) 280-1365 emilymurphy@howardhanna.com
 Showing Instruct: **Use CSS Link**
[Schedule Showing](#) **Please use CSS link**
 Internet Listing: **Yes**
 Buy Broker Comp: **3/2** Occupied: **Owner** Show Addr to Client: **Yes**
 Other Comp: **Graduated** Ownership:
 Available Finance:
 Broker Remarks: **Please use CSS to set up showings. Room sizes are approximate. Please allow 48 hours for offer response. E-mail offers to emilymurphy@howardhanna.com.**
 Online Bidding: **No**
 Comp Explain: **3% of 1st 100K, 2% of balance**

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

Comparable Information [C10204/RE/MAX Trends Realty](#) Orig List Price: **\$134,900** Financed: **Conventional**
 Sell Agent: [C2014005171/Casey Roch](#) List Price: **\$134,900** Sale Date: **09/20/19**
 Co-Seller: [C2015002784/Chad Dennis](#) Sold Price: **\$140,000** Closed By: **Sale**
 Selling Comments:
 Seller Giveback:

2490 Saratoga Ave SW , Canton, OH 44706

 Listing



Residential MLS: **4111536** **Sold**

2490 Saratoga Ave SW, Canton, OH 44706

Area: **STA08-Perry** List Price: **\$114,900**
 Twp: **Perry Twp** Sold Price: **\$117,200**
 School Dist: **Perry LSD** List Date: **07/05/19**
 Subdiv: **Oak Hill Allotment** List Date Rec: **07/05/19**
 Parcel ID: **04302569** Subtype: **Single Family** Pending Date: **08/08/19**
 County: **Stark** Off Mkt Date: **08/08/19**
 Map: Closing Date: **09/17/19**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **34/34**

Directions: **Navarre Rd SW to Saratoga** \$/SqFt: **\$58.60**

Bedrooms: **3** Bath Levels Full Half
 # Baths: **2 (1 1)** Upper: **0**
 # Rooms: **7** Main: **1**
 # Fireplaces: **1** Lower: **0 1**
 # Stories: **1**
 Style: **Bungalow**
 Basement: **Yes / Full**

SqFt Approximate **FINISHED / Source:**
 Above Gr: **2000/Owner**
 Below Gr: **-**
 TOTAL: **2000**

Lot Size (acres): **0.3444**
 Lot Front/Depth: Irr:

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **2 Attached**
 Driveway: **Paved**
 Dwelling Type:
 Fence:
 Water/Sewer: **Well, Public Sewer**
 Nat Resource Rights:
 Exterior Features:
 Lot Description:
 View Description:
 Appliances/Equip: **Refrigerator, Water Softener**
 Community Amenities:
 Remarks: **Absolutely adorable home. Much larger than it looks. This home has a beautiful family/great room addition with working fireplace for extra space. Upstairs finished for a great master bedroom. Home has been plumbed for a 2nd bath and laundry room on 1st floor in utility room. Just needs the final touches. Second bathroom is in the basement with a toilet and a shower (not enclosed by walls). Very private backyard and great location. Nice sliding glass doors lead to a patio off of the great room. City Water is available for hook up at the street. Currently well water and has water softener. Hard wood floors under carpet. Call today for showings.**


Annual Taxes: **1264.64**
 Homestead: **Yes**
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room		First		No	Carpet
Family Room		First		Yes	Carpet
Kitchen		First		No	Laminate
Master Bedroom		Second			Wood
Bedroom		First			Wood
Bedroom		First			Wood
Bathroom		First			Laminate
Utility Room		First			Laminate

House Faces:
 Exterior: **Vinyl**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1955**
 Year Built Detail: **Actual YBT**

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

Office Information C18246/Howard Hanna 
 List Agent: C236948/Dean Mickley 
 Co-Lister: C2010002316/Kara Kirkbride 

Showing Instruct: **Showing Service**
 [Schedule Showing](#) **Call CSS to setup showing. 866-389-4277**
 Occupied: **Vacant**
 Ownership: **Resident**
 Buy Broker Comp: **3**
 Other Comp: **None** Comp Explain:
 Available Finance: **Cash, Conventional, FHA, VA**
 Broker Remarks: **Call or text or email karakirkbride@howardhanna.com at 330-323-1994 with all questions and or offers**

(330) 493-6555 F:(330) 493-8012
 (330) 875-9039 F:(330) 875-4340
 (330) 323-1994
 866-389-4277
 Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding: **No**

<http://www.deanmickley.com>
deanmickley@howardhanna.com
karakirkbride@howardhanna.com
 List Type: **Exclusive Right**
 Limited Service: **No**
 Possession: **Time of Transfer**
 Short Sale: **No**
 Lockbox Serial #: **No**
 Owner Name: **Judy G Campitelli**

Comparable Information [C8048/Hatfield Real Estate Inc.](mailto:C8048/Hatfield Real Estate Inc)
 Sell Agent: 2019003300/Jonathan M. Dallas
 Co-Seller:
 Selling Comments:

Orig List Price: **\$119,900**
 List Price: **\$114,900**
 Sold Price: **\$117,200**

Financed: **FHA**
 Sale Date: **09/17/19**
 Closed By: **Sale**
 Seller Giveback: **5,750**

4810 Trafalgar St SW , Canton, OH 44706

 Listing



Residential MLS: **4068398 Sold**
4810 Trafalgar St SW, Canton, OH 44706
 Area: **STA08-Perry**
 Twp: **Perry Twp**
 School Dist: **Perry LSD**
 Subdiv: **Central Square** Subtype: **Single Family**
 Parcel ID: **04311878** County: **Stark**
 Map:

List Price: **\$129,900**
 Sold Price: **\$125,000**
 List Date: **02/07/19**
 List Date Rec: **02/07/19**

Pending Date: **04/05/19**
 Off Mkt Date: **04/05/19**
 Closing Date: **04/08/19**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **59/59**

Directions: **South on Perry Dr. to Piccadilly, turn left and right on Trafalgar SW**

\$/SqFt: **\$86.81**

Bedrooms: **3** Bath Levels: **Half**
 # Baths: **2 (1 1)** Full: **0** Upper: **0** Annual Taxes: **2023.50**
 # Rooms: **9** Main: **1** Lower: **1** Homestead: **No**
 # Fireplaces: **0** Assessments: **Yes**
 # Stories: **1**
 Style: **Bi-Level**
 Basement: **Yes / Full**

SqFt Approximate **FINISHED / Source:**
 Above Gr: **1440/Auditors Website**
 Below Gr: **-**
 TOTAL: **1440**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	15 x 14	First		No	Carpet
Kitchen	12 x 9	First			Wood
Dining Room	10 x 9	First			Wood
Master Bedroom	14 x 10	First			Carpet
Bedroom	13 x 11	First			Carpet
Bedroom	9 x 9	First			Carpet
Bathroom		First			Ceramic
Bathroom		Lower			Ceramic
Laundry Room	11 x 6	Lower			Ceramic
Other	10 x 12	Lower			Carpet
Recreation Room	11 x 9	Lower			Carpet

Lot Size (acres): **0.1722 Auditors Website**
 Lot Front/Depth: **50 x 150 Irr: No**

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **2 Attached, Door Opener, Electric**
 Driveway: **Paved**
 Dwelling Type:
 Fence: **Chain Link**
 Water/Sewer: **Public Water, Public Sewer**
 Nat Resource
 Rights:
 Exterior Features: **Deck**
 Lot Description:
 View Description:
 Appliances/Equip: **Dishwasher, Microwave, Range, Refrigerator**
 Community Amenities:
 Remarks: **This 3 bedroom home in Perry Local School district has so much to offer with updated kitchen, L-shaped island area w/ cabinets above & below, cabinet lighting. All kitchen appliances stay. The lower level has a half bath, rec room and an additional room which can be used as a fourth bedroom or office. Main bathroom has been recently remodeled. The laundry room area was created w/ extra storage space! Freshly painted throughout. Fenced back yard. New deck within the last three years. Two car garage. Sellers are offering an America's Preferred Home Warranty.**

House Faces:
 Exterior: **Brick, Vinyl**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1975**
 Year Built Detail: **Actual YBT**

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

Office Information: **C90904/RE/MAX Edge Realty** (330) 236-5100 F:(330) 236-5102 <http://roberta.akroncantonhomesonline.com/>
 List Agent: **C2007001302/Bobbi Corrin** (330) 232-5455 F:(866) 592-1143 robertacorrin@yahoo.com

Co-Lister:
 Showing Instruct: **Showing Service, Use Showing Time Link** **800-746-9464** List Type: **Exclusive Right**
 Showing Info: **Call showing service or use Showingtime link.** Internet Listing: **Yes** Limited Service: **No**
 Buy Broker Comp: **3%** Occupied: **Owner** Show Addr to Client: **Yes** Possession: **Negotiable**
 Other Comp: **None** Ownership: **Resident** Online Bidding: **No** Short Sale: **No**
 Available Finance:
 Broker Remarks: **Sale is Contingent upon seller obtaining home of their choice. Agent related to seller. Commission reduced if listing agent is dual agent. Muskingham Watershed Assessment \$6.00 per year. Average utilities are: Gas \$58, Electric \$115, Water \$30, Sewer \$27. Use this link to submit easy offer in Dotloop: https://www.dotloop.com/my/loop/p/djfJeEgQe0?v=6e7kp**

Comparable Information: **C90904/RE/MAX Edge Realty** Orig List Price: **\$129,900** Financed: **VA**
 Sell Agent: **c201000047/Debbie L. Ferrante** List Price: **\$129,900** Sale Date: **04/08/19**
 Co-Seller:
 Selling Comments: Sold Price: **\$125,000** Closed By: **Sale**
 Seller Giveback: