

3123 Brady Lake Rd, Ravenna, OH 44266

 Listing



Residential MLS: **4040494** **Sold**

3123 Brady Lake Rd, Ravenna, OH 44266

Area: **POR17-Ravenna City**
 Twp: **Ravenna Twp**
 School Dist: **Ravenna CSD**
 Subdiv: **Ravenna**
 Parcel ID: **29-345-00-00-003-000**

Subtype: **Single Family**
 County: **Portage**
 Map:

Directions: **State Route 59 to Brady Lake Road, southwest corner of Brady Lake Road and Red Brush Road**

List Price: **\$129,500**
 Sold Price: **\$123,000**
 List Date: **09/25/18**
 List Date Rec: **09/26/18**
 Pending Date: **11/28/18**
 Off Mkt Date: **11/28/18**
 Closing Date: **12/03/18**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **64/64**
 \$/SqFt: **\$79.87**

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

Annual Taxes: **1610.47**
 Homestead: **No**
 Assessments: **Yes**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	17 x 13	First			Wood
Living Room	7 x 7	First			
Kitchen	12 x 12	First			Wood
Dining Room	12 x 11	First			Wood
Master Bedroom	22 x 16	First			Carpet
Bedroom	15 x 8	First			Carpet
Bedroom	10 x 13	First			Carpet

SqFt Approximate **FINISHED / Source:**
 Above Gr: **1540/Auditors Website**
 Below Gr: **858/Auditors Website**
 TOTAL: **2398**





Lot Size (acres): **0.6600 Auditors Website**
 Lot Front/Depth: **350x irr Irr: Yes**

Heating Type/Fuel: **Baseboard, Forced Air / Electric, Gas**
 Cooling Type: **Central Air, Window Unit(s)**
 Garage # Cars: **2 Detached, Door Opener, Electric**
 Driveway: **Paved**
 Dwelling Type: **Detached**
 Fence:
 Water/Sewer: **Well, Septic**
 Nat Resource Rights: **None**
 Exterior Features: **Deck, Storage Shed/Out Bld**
 Lot Description:
 View Description:
 Appliances/Equip: **Freezer, Microwave, Range, Refrigerator, Sump Pump**
 Community Amenities:

House Faces:
 Exterior: **Vinyl**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1930**
 Year Built Detail: **Actual YBT**

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

Remarks: **This 1930's Ranch style home features 3 bedrooms, 2 full baths, kitchen and formal dining area, a partial basement, large 22 x 16 Master Bedroom with sliding doors to wood deck and a recently waterproofed basement. Updates include new vinyl siding, new roof, bathroom vanity, paved driveway, and 2 car detached garage with opener, electric, and wide open 2nd floor for storage or a great place for your mancave. Whole house backup Generator and a small outdoor shed. .066 of an acre on a corner lot.**

Office Information: **C11615/Jack Kohl Realty** 
 List Agent: **c319156/Jack F. Kohl II** 
 Co-Lister: **2018003485/Nathan Talley** 
 Showing Instruct: **Showing Service**
 **Schedule Showing**

(330) 296-9997 F:(330) 296-9998
(330) 819-9996 F:(330) 296-9998
(330) 593-8366

<http://www.jkohlr.com>
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nathan.talley@aol.com

Buy Broker Comp: **3/2** Occupied: **Owner**
 Other Comp: **Graduated** Ownership: **Principal/NR**
 Available Finance:
 Broker Remarks: **Charming Ranch home with 3 bedrooms, 2 full baths, a partial basement and amazing 2 car detached garage with door opener, electric, and 2nd floor loft/storage space. This one wont last!**

440-686-0100
 Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding: **No**
 Comp Explain: **3% first 100 K, 2% on remainder**

List Type: **Exclusive Right**
 Limited Service: **No**
 Possession: **30 Days or Less**
 Short Sale: **No**
 Lockbox Serial #: No
 Owner Name:

Comparable Information: **C25253/Coldwell Banker Schmidt Realty**
 Sell Agent: **C362003/Deborah A. Kruis**
 Co-Seller:
 Selling Comments:

Orig List Price: **\$129,500**
 List Price: **\$129,500**
 Sold Price: **\$123,000**

Financed: **Conventional**
 Sale Date: **12/03/18**
 Closed By: **Sale**
 Seller Giveback: **3,000**

