

115 Linden St, Ravenna, OH 44266

 Listing



Residential MLS: **4070712** **Sold**
115 Linden St, Ravenna, OH 44266
 Area: **POR17-Ravenna City**
 Twp: **Ravenna City**
 School Dist: **Ravenna CSD**
 Subdiv: **High** Subtype: **Single Family**
 Parcel ID: **31-320-04-00-207-000** County: **Portage** Map:
 List Price: **\$108,900**
 Sold Price: **\$115,000**
 List Date: **02/20/19**
 List Date Rec: **02/20/19**
 Pending Date: **03/08/19**
 Off Mkt Date: **03/08/19**
 Closing Date: **04/18/19**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **51/51**
 Directions: **From East Main St. turn North on Linden. House on left.**
 \$/SqFt: **\$99.14**

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

Annual Taxes: **1434**
 Homestead: **No**
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	11 x 20	First			Laminate
Eat-in Kitchen	11 x 19	First			Vinyl
Master Bedroom	11 x 15	First			Carpet
Bedroom	10 x 12	First			Carpet
Bedroom	10 x 12	First			Carpet
Bathroom	6 x 8	First			Vinyl
Bathroom	5 x 5	Basement			Other

SqFt Approximate FINISHED / Source:
 Above Gr: **1160/Realist**
 Below Gr: **944/Realist**
 TOTAL: **2104**



Lot Size (acres): **0.2055**
 Lot Front/Depth: Irr:

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **1 Attached**
 Driveway: **Paved**
 Dwelling Type: **Detached**
 Fence:
 Water/Sewer: **Public Water**
 Nat Resource Rights:
 Exterior Features:
 Lot Description:
 View Description:
 Appliances/Equip: **Dishwasher, Oven, Range, Refrigerator, Sump Pump**
 Community Amenities:

House Faces: **East**
 Exterior: **Vinyl**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1954**
 Year Built Detail: **Unknown**

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

Remarks: **Charming renovated ranch with a NEW roof and siding in 2019 gives you single floor living and plenty of storage in the large basement. The open concept eat in kitchen has Kraftmaid cabinets plus all NEW appliances and flooring. New carpet and paint in all 3 bedrooms. Central air to stay cool, recently certified furnace and updated plumbing fixtures and lighting along with the new roof and siding will let you live worry free. Awesome neighborhood near many stores and restaurants. The basement has a half bath and the garage has automatic door opener and backyard is a nice size for enjoying the outdoors. Welcome home! This property is agent owned.**

Office Information: **C12032/Wittensoldner Realty** 
 List Agent: **C2017005905/Laurie S. Pratt** 
 Co-Lister:
 Showing Instruct: **Use Showing Time Link**
 Showing Info: **Vacant, easy to show.**
 Occupied: **Vacant**
 Buy Broker Comp: **3/2** Ownership: **Agent**
 Other Comp: **Graduated** Comp Explain: **3% first \$100k, 2% on remaining.**
 Available Finance: **Cash, Conventional, FHA, VA**
 Broker Remarks: **Property is agent owned.**

(330) 325-0048 F:(330) 325-0084
 (330) 221-0427 F:(330) 325-0084 laurie@witt-realty.com

Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding: **No**
 List Type: **Exclusive Right**
 Limited Service: **No**
 Possession: **Time of Transfer**
 Short Sale: **No**
 Lockbox Serial #: **No**
 Owner Name: **Laurie Pratt**

Comparable Information: **9320/Platinum Real Estate**
 Sell Agent: **2012002793/Scott M. Tinlin**
 Co-Seller:
 Selling Comments:

Orig List Price: **\$108,900**
 List Price: **\$108,900**
 Sold Price: **\$115,000**
 Financed: **FHA**
 Sale Date: **04/18/19**
 Closed By: **Sale**
 Seller Giveback: **5,000**

Prepared By: April L. Lane

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/04/2019

728 Lafayette St, Ravenna, OH 44266



Residential MLS: **3973984 Sold** List Price: **\$134,900**
728 Lafayette St, Ravenna, OH 44266 Sold Price: **\$135,000**
 Area: **POR17-Ravenna City** List Date: **02/16/18**
 Twp: List Date Rec: **02/16/18**
 School Dist: **Ravenna CSD**
 Subdiv: **Fairlawn** Subtype: **Single Family** Pending Date: **04/06/18**
 Parcel ID: **31-320-04-00-120-000 31-320-04-00-121-000** County: **Portage** Off Mkt Date: **04/06/18**
 Map: Closing Date: **04/09/18**
 Exp. Date: Contingent Dt:
 DOM/CDOM: **53/53**
 Directions: **Main Street, then North on Freedom Street (SR 88), Right on Lafayette.**
 \$/SqFt:

# Bedrooms: 3	<u>Bath Levels</u>	<u>Full Half</u>	Annual Taxes: 1725.18	Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
# Baths: 1 (1 0)	Upper: 1		Homestead: No	Eat-in Kitchen	13 x 15	First			Ceramic
# Rooms:	Main: 0		Assessments: No	Dining Room	11 x 12	First			Wood
# Fireplaces: 0	Lower: 0			Master Bedroom	14 x 10	Second			Carpet
# Stories: 2				Bedroom	12 x 12	Second			Carpet
Style: Conventional				Bedroom	12 x 11	Second			Carpet
Basement: Yes / Full				Bathroom		Second			Ceramic

SqFt Approximate FINISHED / Source:
 Above Gr: -
 Below Gr: -
 TOTAL: -

Lot Size (acres): **0.2100 Auditors Website**
 Lot Front/Depth: **50 x 183 Irr: No**

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **2 Detached**
 Driveway: **Paved**
 Dwelling Type:
 Fence: **Chain Link, Wood**
 Water/Sewer: **Public Water, Public Sewer**
 Nat Resource Rights:
 Exterior Features: **Aboveground Pool**
 Lot Description:
 View Description:
 Appliances/Equip: **Dishwasher, Garbage Disposal, Range**
 Community Amenities:
 Remarks: **Move-In Ready!! Completely updated, well maintained home. Updates include professionally landscaped, vinyl siding, electric, furnace, roof, bathroom, kitchen and carpet in bedrooms. There is also a large 2 1/2 car garage and fenced in back yard. This is a MUST SEE!!!**

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

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

Office Information: [C11615/Jack Kohl Realty](http://C11615/JackKohlRealty) (330) 296-9997 F:(330) 296-9998 www.jkohlre.com
 List Agent: [C2006000330/Kenneth A. Parshall](http://C2006000330/KennethA.Parshall) (330) 221-3016 F:(330) 296-9998 kparsh51@aol.com
 Co-Lister:
 Showing Instruct: **Showing Service** 440-686-0100 List Type: **Exclusive Right**
 Showing Info: **Call showing service for access and scheduling.** Internet Listing: **Yes** Limited Service: **No**
 Occupied: **Owner** Show Addr to Client: **Yes** Possession: **Time of Transfer**
 Buy Broker Comp: **3/2%** Ownership: **Resident** Online Bidding: **No** Short Sale: **No**
 Other Comp: **None** Comp Explain: **3% on first 100K, 2% on balance** Lockbox Serial #: No
 Available Finance:
 Broker Remarks: **Jacuzzi and closet shelving in the large closet do not stay with the home. Also, shades will stay, but seller will remove window treatments (curtains and valances).** Owner Name:

Comparable Information: [C92928/RE/MAX Edge Realty](http://C92928/RE/MAXEdgeRealty) Orig List Price: **\$139,000** Financed: **FHA**
 Sell Agent: [c2015001283/Daniel Tyson](http://c2015001283/DanielTyson) List Price: **\$134,900** Sale Date: **04/09/18**
 Co-Seller: Sold Price: **\$135,000** Closed By: **Sale**
 Selling Comments: Seller Giveback: **3,500**

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