

4947 Marlane Dr , Southington, OH 44470

 Listing



Residential MLS: **4018657** **Sold**
4947 Marlane Dr, Southington, OH 44470-9526
 Area: **TRU61-Southington**
 Twp: **Braceville Twp..**
 School Dist: **LaBrae LSD**
 Subdiv: **Township/Braceville Sec 02** Subtype: **Single Family**
 Parcel ID: **54029322** County: **Trumbull**
 Map:

List Price: **\$124,900**
 Sold Price: **\$124,900**
 List Date: **07/16/18**
 List Date Rec: **07/16/18**
 Pending Date: **11/04/18**
 Off Mkt Date: **11/04/18**
 Closing Date: **12/07/18**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **133/172**
 \$/SqFt: **\$111.52**

Directions: **St Rt 534 to R onto Marlane Dr.**

Bedrooms: **3** Bath Levels Full Half
 # Baths: **2 (1 1)** Upper: **0 0**
 # Rooms: **5** Main: **1 1**
 # Fireplaces: **0** Lower: **0 0**
 # Stories: **1**
 Style: **Ranch**
 Basement: **Yes / Full**

Annual Taxes: **1288.32**
 Homestead: **No**
 Assessments: **No**

SqFt Approximate FINISHED / Source:
 Above Gr: **1120/Auditors Website**
 Below Gr: -
 TOTAL: **1120**

Lot Size (acres): **0.5700 Auditors Website**
 Lot Front/Depth: **99x209** Irr: **No**



Heating Type/Fuel: **Baseboard / Oil**
 Cooling Type: **Central Air**
 Garage # Cars: **2 Attached**
 Driveway: **Paved**
 Dwelling Type: **Detached**
 Fence:
 Water/Sewer: **Well, Septic**

House Faces:
 Exterior: **Brick**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1963**
 Year Built Detail: **Actual YBT**

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

Nat Resource Rights:
 Exterior Features: **Patio**
 Lot Description: **Dead End Street**
 View Description:
 Appliances/Equip: **Microwave, Oven, Range, Refrigerator**
 Community Amenities:
 Remarks:

Be the first in the door for this all brick ranch home; featuring a huge yard and scenic views. Bright and open, country styling awaits inside with spacious rooms and tons of natural colored woodwork. The inviting living room is carpet filled, featuring a large triple window that lights the home. The nearby hall leads past a deep set full bathroom, complete with dual vanity and colorful tile work. Three first floor bedrooms branch off to include ample closet space, multiple windows and mixtures of hardwood and carpeted flooring. The master bedroom offers carpeted flooring as well along with a private half bath area. The resounding kitchen mimics the heavy use of natural wood finish with its multitude of cabinetry perched above and below laminate countertops and more of the colorful pink ceramic tile. A dining area is found at the far wall. Likewise, a nearby entry leads to a relaxing sunroom where you can take in the backyard views. A full basement has been treated to wall and floor coatings and contains the laundry services.

Office Information [C4445/Real Living Brokers Rlty Group](#) 
 List Agent: [C2004020741/Daniel J. Alvarez](#) 
 Co-Lister:
 Showing Instruct: **Other Lockbox, Use Showing Time Link**
 Showing Info:

(330) 856-7777 F:(330) 856-7787
(330) 503-0615 F:(330) 856-7787

dan.alvarez@brokerssold.com

Buy Broker Comp: **2.5%** Occupied: **Owner**
 Other Comp: **None** Ownership: **Resident**
 Available Finance: **Cash, Conventional, FHA, USDA, VA**
 Broker Remarks: **ALL offers must be on WABOR/YCAR board contracts.**

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:

Comparable Information [C4445/Real Living Brokers Rlty Group](#)
 Sell Agent: [C2017002653/Lisa A. Mariani](#)
 Co-Seller:
 Selling Comments:

Orig List Price: **\$129,900**
 List Price: **\$124,900**
 Sold Price: **\$124,900**

Financed: **USDA**
 Sale Date: **12/07/18**
 Closed By: **Sale**
 Seller Giveback:

5559 Shanks Phalanx Rd , Newton Falls, OH 44444

Listing



Residential MLS: **4024263 Sold**
5559 Shanks Phalanx Rd, Newton Falls, OH 44444
 Area: **TRU52-Braceville Twp**
 Twp: **Braceville Twp**
 School Dist: **LaBrae LSD**
 Subdiv: **Braceville Township Surv Sec 10** Subtype: **Single Family**
 Parcel ID: **54-033181** County: **Trumbull**
 Map:

List Price: **\$85,000**
 Sold Price: **\$90,000**
 List Date: **08/01/18**
 List Date Rec: **08/01/18**
 Pending Date: **08/04/18**
 Off Mkt Date: **08/04/18**
 Closing Date: **09/10/18**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **3/3**

Directions: **State Route 534 to Shanks Phalanx toward Shanks Downs or Old State Route 82 to Shanks Downs to Right on Shanks Phalanx**

\$/SqFt: **\$69.02**

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

Annual Taxes: **1379.32**
 Homestead: **No**
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	20 x 21	First			Carpet
Eat-in Kitchen	17 x 8	First			Laminate
Dining Room	17 x 12	First			Wood
Master Bedroom	10 x 12	First			Wood
Bedroom	12 x 8	First			Wood
Bedroom	10 x 9	First			Wood
Bonus Room	11 x 11	Lower			Carpet

SqFt Approximate FINISHED / Source:
 Above Gr: **1304/Auditors Website**
 Below Gr: **0/Auditors Website**
 TOTAL: **1304**

Lot Size (acres): **0.8200 Auditors Website**
 Lot Front/Depth: **100x359** Irr: **No**

Heating Type/Fuel: **Forced Air / Propane**
 Cooling Type: **None**
 Garage # Cars: **2 Attached, Door Opener, Electric**
 Driveway: **Unpaved**
 Dwelling Type: **Detached**
 Fence:
 Water/Sewer: **Well, Septic**
 Nat Resource Rights:
 Exterior Features: **Patio, Porch, Storage Shed/Out Bld**
 Lot Description:
 View Description:
 Appliances/Equip: **Oven, Sump Pump**
 Community Amenities:

House Faces:
 Exterior: **Vinyl**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1970**
 Year Built Detail: **Actual YBT**

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

Remarks: **It's all about the location. Move in ready country ranch home on .82 acres in LaBrae School District. This home has 3-4 bedrooms, an eat in kitchen, dining room and an over sized living room with a wood burner. The living room is an addition that was built in 2000 along with the 2 car attached garage. The living room has cedar trim/pella windows/ and R29 insulation. The wood burner is supplemental heat to the propane forced air furnace, this reduces heating costs immensely. The home has newer vinyl windows throughout, and an updated bathroom. There is a shed and patio in the private back yard. No neighbors on one side. Seller will contribute toward septic with an acceptable offer. Electric stove and deep freezer will stay.**

Office Information: [C1081/Action Realty Co](#)
 List Agent: [C2003000659/Nikki S. Sullivan](#)
 Co-Lister:
 Showing Instruct: **Use Showing Time Link**
 Showing Info:
 Buy Broker Comp: **3** Occupied:
 Other Comp: **None** Ownership: **Resident**
 Available Finance: **Cash, Conventional, FHA, USDA**
 Broker Remarks:

(330) 898-3333 F:(330) 872-0786 <http://ActionRealty44444.com>
 (330) 509-3917 F:(866) 677-3449 1realtornikki@gmail.com

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:

Comparable Information: [C8647/Howard Hanna](#)
 Sell Agent: [C2017005554/Jessica L. Arbie](#)
 Co-Seller:
 Selling Comments:

Orig List Price: **\$85,000**
 List Price: **\$85,000**
 Sold Price: **\$90,000**

Financed: **Conventional**
 Sale Date: **09/10/18**
 Closed By: **Sale**
 Seller Giveback:

5748 State Route 82 , Newton Falls, OH 44444

 Listing



Residential MLS: **3990227** **Sold**

5748 State Route 82, Newton Falls, OH 44444

Area: **TRU81-Newton Falls Twp**
 Twp: **Braceville Twp**
 School Dist: **LaBrae LSD**
 Subdiv:
 Parcel ID: **54-152854**

Subtype: **Single Family**
 County: **Trumbull**
 Map:

Directions: **On State Route 82**

List Price: **\$104,900**
 Sold Price: **\$98,560**
 List Date: **04/14/18**
 List Date Rec: **04/17/18**
 Pending Date: **04/25/18**
 Off Mkt Date: **04/25/18**
 Closing Date: **06/13/18**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **59/59**
 \$/SqFt: **\$93.33**

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


SqFt Approximate FINISHED / Source:
 Above Gr: **1056/Auditors Website**
 Below Gr: **1094/Auditors Website**
 TOTAL: **2150**


Lot Size (acres): **1.0000**
 Lot Front/Depth: Irr:

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **Central Air**
 Garage # Cars: **1 Attached**
 Driveway: **Paved**
 Dwelling Type:
 Fence: **Other**
 Water/Sewer: **Well, Septic**
 Nat Resource Rights:
 Exterior Features: **Storage Shed/Out Bld**
 Lot Description:
 View Description:
 Appliances/Equip: **Dishwasher, Dryer, Range, Sump Pump, Washer, Water Softener**
 Community Amenities:
 Remarks: **Well maintained split level home on one acre in the country. This charming home has three nice sized bedrooms and a recently updated bathroom. Sliding glass doors lead to an all season porch where you can enjoy the view of the backyard. Galley kitchen and an open concept dining room and living room complete the upper level. Lots of updates including high efficiency Amana Gas furnace and AC in 2013, Hot water tank in 2013, and metal roof in 2012. Backyard is partially fenced and the fencing material to enclose the rest of the yard will be left with the property Septic is new and up to date. Also has a newer (2015) water treatment system. This home is tidy and well maintained, schedule a showing today! Labrae Schools. Interior photos coming soon!**

House Faces:
 Exterior: **Brick, Vinyl**
 Roof: **Metal**
 Year Built: **1979**
 Year Built Detail: **Actual YBT**

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

Office Information **C8647/Howard Hanna**  **(330) 856-7600 F:(330) 856-2460**

List Agent: **C2006007185/Lori L. Diorio**  **(330) 261-8541 F:(330) 856-2460** **loridiorio@howardhanna.com**

Co-Lister:
 Showing Instruct: **Call Agent**
 Showing Info: **Call or text agent**

Buy Broker Comp: **3.5**
 Other Comp: **None**
 Available Finance: **Cash, FHA, USDA, VA**
 Broker Remarks:

Occupied: **Vacant**
 Ownership: **Resident**

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:

Comparable Information **C91918/Keller Williams Chervenik Rlty**
 Sell Agent: **c2016000609/Karen Custodio**
 Co-Seller:
 Selling Comments:

Orig List Price: **\$104,900**
 List Price: **\$104,900**
 Sold Price: **\$98,560**

Financed: **Conventional**
 Sale Date: **06/13/18**
 Closed By: **Sale**
 Seller Giveback:

Prepared By: April L. Lane

Information is Believed To Be Accurate But Not Guaranteed

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