

# 65120 Breezy Point Ln , Bellaire, OH 43906

Listing



**Residential**    MLS: **3998515**    **Sold**  
**65120 Breezy Point Ln, Bellaire, OH 43906**  
 Area: **BEL07-Pultney Township**  
 Twp: **Bellaire Local S.d.**  
 School Dist: **Bellaire CSD**  
 Subdiv:  
 Parcel ID: **26-00110-000**  
 Subtype: **Single Family**  
 County: **Belmont**  
 Map:  
 List Price: **\$178,400**  
 Sold Price: **\$165,000**  
 List Date: **05/11/18**  
 List Date Rec: **05/16/18**  
 Pending Date: **08/27/18**  
 Off Mkt Date: **08/27/18**  
 Closing Date: **09/14/18**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **109/109**  
 Directions: **R on high ridge / county hwy 214 r to breezy pointe**  
 \$/SqFt: **\$104.56**

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

Annual Taxes: **1176**  
 Homestead: **Yes**  
 Assessments: **No**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	19 x 11	First			Carpet
Family Room	24 x 21	Lower			Carpet
Eat-in Kitchen	13 x 11	First			Laminate
Dining Room	12 x 8	First			Laminate
Master Bedroom	15 x 11	First			Wood
Bedroom	11 x 11	First			Wood
Bedroom	10 x 9	Lower			Linoleum
Bathroom	8 x 4	Lower			Ceramic
Master Bath	9 x 8	First			Ceramic
Laundry Room	10 x 6	Lower			Ceramic
Other	14 x 12	Lower			Other

SqFt Approximate FINISHED / Source:  
 Above Gr: **1578/Realist**  
 Below Gr: **1052/Realist**  
 TOTAL: **2630**

Lot Size (acres): **0.5440**  
 Lot Front/Depth: **Irr:**

Heating Type/Fuel: **Forced Air / Gas**  
 Cooling Type: **Central Air**  
 Garage # Cars: **2 Detached**  
 Driveway: **Paved**  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Public Water, Septic**  
 Nat Resource  
 Rights:

House Faces:  
 Exterior: **Vinyl**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1965**  
 Year Built Detail: **Actual YBT**  
 Disability Feat:  
 Elevator:  
 Warranty: **Yes**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **No**  
 Auction Date:

Exterior Features:  
 Lot Description:  
 View Description:  
 Appliances/Equip: **Dishwasher, Garbage Disposal, Microwave, Range, Refrigerator, Smoke Detector, Sump Pump**  
 Community Amenities:

Remarks: **1 Year Home Warranty Included with Purchase! 3 beds 2 full baths A must-see home off of County Road 214! This 3 bedroom, 2 bath home has lots of updates including kitchen, bathroom, laundry room, siding, windows, and a spacious deck with amazing views. This great family home has a finished basement with one bedroom, bathroom, and laundry room being on this level. The Sellers love the amazing views from the spacious new deck. Cable ready outside great for entertaining. It is a wonderful outdoor space to have family and friends gather for many different occasions. It is also cable-ready for outdoor sports watching and great for entertaining! It is a fabulous neighborhood filled with great neighbors per the sellers!**

Office Information    **9268/Liberty Realty Sells For 1% and More**    **(440) 749-5478 F:(440) 372-1030**    <http://www.sellyourhousefor1percent.com>  
 List Agent: [2006001908/Bianca R. Bicaci](mailto:biancabicaci@gmail.com)    **(440) 749-5478 F:(440) 372-1030**    [biancabicaci@gmail.com](mailto:biancabicaci@gmail.com)  
 Co-Lister: [2003011896/Michael J. Tabor](mailto:mtaborsellsfor1percent@yahoo.com)    **(440) 773-9134**    [mtaborsellsfor1percent@yahoo.com](mailto:mtaborsellsfor1percent@yahoo.com)  
 Showing Instruct: **Showing Service**  
 Showing Info: **Call CSS**  
 Buy Broker Comp: **2%**    Occupied:  
 Other Comp: **None**    Ownership:  
 Available Finance: **Cash, Conventional, FHA, USDA, VA**    Comp Explain: **2% thank you!**  
 Broker Remarks:  
 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    **C10044/Carol Goff & Assoc.**    Orig List Price: **\$184,777**  
 Sell Agent: [C2015000164/Bonnie S. Wetmore](mailto:C2015000164/Bonnie S. Wetmore)    List Price: **\$178,400**  
 Co-Seller:  
 Sold Price: **\$165,000**  
 Selling Comments:  
 Financed: **Conventional**  
 Sale Date: **09/14/18**  
 Closed By: **Sale**  
 Seller Giveback:

# 56702 Jordan Run Rd , Bellaire, OH 43906

 Listing



**Residential**    MLS: **4028802 Sold**  
**56702 Jordan Run Rd, Bellaire, OH 43906**  
 Area: **BELO7-Pultney Township**  
 Twp: **Pultney**  
 School Dist: **Bellaire CSD**  
 Subdiv:  
 Parcel ID: **26-00734.00**  
 Subtype: **Single Family**  
 County: **Belmont**  
 Map:  
 List Price: **\$150,000**  
 Sold Price: **\$144,000**  
 List Date: **08/15/18**  
 List Date Rec: **08/15/18**  
 Pending Date: **08/29/18**  
 Off Mkt Date: **08/29/18**  
 Closing Date: **11/16/18**  
 Contingent Dt:  
 Exp. Date:  
 DOM/CDOM: **93/93**  
 Directions: **I-470 exit 214 toward Radio Station. Left on Jordan Run Rd. Home is about 1 mile on right.**  
 \$/SqFt: **\$106.04**

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

SqFt Approximate **FINISHED / Source:**  
 Above Gr: **1358/Auditors Website**  
 Below Gr: **300/Realist**  
 TOTAL: **1658**



Lot Size (acres): **0.8100 Auditors Website**  
 Lot Front/Depth:    Irr: **Yes**

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	13 x 23	First	Yes	Yes	Carpet
Kitchen	12 x 14	First	Yes	No	Linoleum
Dining Room	12 x 14	First	Yes	No	Linoleum
Master Bedroom	13 x 15	First	Yes	No	Carpet
Bedroom	10 x 12	First	Yes	No	Carpet
Bedroom	9 x 10	First	Yes	No	Carpet
Bathroom	7 x 9	First	Yes	No	Ceramic
Recreation Room	13 x 23	Basement	Yes	Yes	Carpet

Heating Type/Fuel: **Baseboard, Fireplace-Other, Forced Air / Oil**  
 Cooling Type: **Central Air**  
 Garage # Cars: **1 Access from Unit, Attached**  
 Driveway: **Paved**  
 Dwelling Type:  
 Fence:  
 Water/Sewer: **Public Water, Septic**  
 Nat Resource Rights: **Leased, Mineral**  
 Exterior Features: **Deck, Porch, Storage Shed/Out Bld**  
 Lot Description:  
 View Description:  
 Appliances/Equip: **Dishwasher, Microwave, Range, Refrigerator**  
 Community Amenities:

House Faces:  
 Exterior: **Vinyl**  
 Roof: **Asphalt/Fiberglass**  
 Year Built: **1957**  
 Year Built Detail: **Actual YBT**  
 Disability Feat:  
 Elevator:  
 Warranty: **No**  
 Fixer Upper:  
 Public Trans:  
 Avail for Auction: **No**  
 Auction Date:

Remarks: **Country living in a convenient location! This ranch-style home sits on a beautiful piece of flat property (.8 acres) in a convenient location not far from I-470! Enjoy the spacious updated kitchen with newer appliances, which opens to a large add-on dining room. Step out of the dining room onto the beautiful wrap around deck! Generac whole house electric generator and large shed included in the sale of this home! Water heater is only two years old, and roof, windows, and siding were replaced in last 15 years. Basement has plumbing for a second full bathroom.**

Office Information    [c10098/Sulek & Dutton Real Estate](#)   
 List Agent: [c2018000632/Margaret Molnar](#)   
 Co-Lister:  
 Showing Instruct: **Use Showing Time Link**  
 Showing Info:  
 Buy Broker Comp: **2.4**    Occupied:  
 Other Comp: **None**    Ownership:  
 Available Finance:    Comp Explain:  
 Broker Remarks:

**(740) 699-0909 F:(740) 699-0808**  
**(304) 312-6657 F:(740) 699-0808**    [molnar.margie@gmail.com](mailto:molnar.margie@gmail.com)  
**304-312-6657**  
 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 #: Yes  
 Owner Name:

Comparable Information    [C10094/Harvey Goodman Realtors](#)  
 Sell Agent: [C2017003699/Todd T. Schau](#)  
 Co-Seller:  
 Selling Comments:

Orig List Price: **\$150,000**  
 List Price: **\$150,000**  
 Sold Price: **\$144,000**  
 Financed: **Conventional**  
 Sale Date: **11/16/18**  
 Closed By: **Sale**  
 Seller Giveback:

Prepared By: Jeffrey S. Lane

Information is Believed To Be Accurate But Not Guaranteed

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