



**Residential**      **ML#:** 3122634      **Status:** Active      **LP:** \$164,900  
[1891 Mapleview Dr Seven Hills, OH 44131-3862](#)      **Unit/Lot#:**      **SP:**  
**Subdivision/Complex:**      **List Date:** 04/08/10  
**Property Subtype:** Single Family      **County:** Cuyahoga      **List Date Rec:** 04/08/10  
**Parcel ID #:** [55134005](#)      **MultiplePIN #'s:** No      **Pending Date:**  
**Area:** 406      **MLS Cross Ref #:**      **Off Mkt Date:**  
**Photos:** [4](#)      **VT:**      **OH:**      **Closing Date:**  
**Directions:** East off of Broadview, S. of Chestnut, N. of Hillside      **Exp. Date:** 04/08/11  
**DOM/CDOM:** 18/18

**Single Family**

**Unit Floor #:**      **Unit Location:**      **Maintenance Fee:**

**Maint. Incl:**  
**Restrictions:** None

**Property Information**

**Approx Fin SqFt:** 1369      **Annual Taxes:** \$2,320      **School Dist:** Parma CSD  
**# Bedrooms:** 3      **SqFt Source:** Public Record Auto      **House Faces:**      **Disability Features:** No  
**# Baths:** 2 (1 1)      **Lot Size:** 0.508 acres      **Exterior:** Brick      **Warranty:** No  
**# Rooms:** 6      **Lot Size Source:** Public Record Auto      **Roof:** Asphalt/Fiberglass      **Fixer Upper:** No  
**# Fireplaces:**      **Lot Frontage/Depth:** 75      **Year Built:** 1956      **Public Trans**  
**# Stories:**      **Irregular:** No      **Construction:**      **Avail for Auction:** No  
**Style:** Ranch      **Dwelling Type:**      **Auction Date:**  
**HOA:** No      **Fence:**  
**Basement:** Yes      Full, Unfinished, Walk-Out      **Heating Fuel:** Gas  
**Heating Type:** Forced Air      **Water/Sewer:** Public Sewer, Public Water  
**Cooling Type:** Central Air      **Garage Features:** Access from Unit, Attached, Door Opener, Drain  
**Garage # of Cars:** 2      **Driveway:** Paved  
**Exterior Features:** Deck, Storage Shed/Out Bld  
**Lot Description:** Dead End Street  
**View Description:** Wooded  
**Appliances/Equip:** Dishwasher, Electric Air Cleaner, Garbage Disposal, Oven, Refrigerator, Smoke Detector  
**Amenities:** Park, Playground

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring	Full Bath Level: Main	Half Bath Level:
Great Room							
Living	13x16	First	Yes	No	Carpet		
Family							
Kitchen	16x13	First	Yes		Linoleum		
Dining	10x12	First	Yes	No	Carpet		
Mstr Bed	9x13	First	Yes		Wood		
Bed #2	9x12	First	Yes	No	Wood		
Bed #3	9x8	First	Yes	No	Wood		
Bed #4							

**Miscellaneous Rooms:** 1st Floor Laundry Rm

**Remarks:** JUST LISTED ! Great 3 bedroom ranch on scenic Mapleview Drive in Seven Hills, a Tree City USA town. Newer windows, recently painted kitchen & living room. Great wooded view in backyard. Wood burning stove in full basement. Located at the end of the street just before entrance to Calvin Park.

**Office Information**      9765 / Mission Realty, Inc.      440-777-5224

**List Agent:** 439680 Sonny Covic      [sone89@aol.com](mailto:sone89@aol.com)

**Co-Lister:**  
**Showing Instruction:** Call Agent      **List Type:** Exclusive Right  
**Showing Info:** Call listing agent 440-979-5398 or 440-343-1740      **Internet Listing:** Yes      **Possession:** Time of Transfer  
**Sub Agt Comp:**      **Occupied:** Tenant      **Show Address to Public:** Yes      **Lease Option:** No  
**Buy Agt Comp:** 3/2      **Ownership:**      **Show Address to Clients:** Yes      **Land Contract:** No  
**Other Comp:** Graduated      **Comp Explain:** 3% on 1st 100K, 2% on balance      **Mortgage by Seller:** No  
**Broker Remarks:** More interior pics coming. Lock box coming on 4/10, although showable on 4/9      **Assumable Mortgage:** No  
**Short Sale:** No

**Comparable Infomation**      **Sell Office:**      **Orig List Price:** \$164,900      **Financed:**  
**Sell Agent:**      **List Price:** \$164,900      **Closed By:**  
**Co-Seller:**      **Sale Price:**      **Seller Giveback:**  
**Prepared By:** Sonny Covic      Information is Believed To Be Accurate But Not Guaranteed      **Date Printed:** 04/26/2010