



Residential MLS #: 2388976 Status: **Active-NORMLS** LP: \$ 64,900
1736 Woods Rd Akron OH 44306-4152 SP: \$
 Subdivision/Complex: County: **Summit**
 Parcel ID# (PIN): **6722013/5108615** Area: **1854** Map: **S38C3**
 MLS Cross Ref #: Multiple PIN #'s:
 Sub Prop Type: **One Family** List Date: **6/25/2007** List Date Rec: **6/26/2007**
 Photos: [Media: 1](#) Expire Date: **12/31/2007**
 Directions: **I-77 South/I-224 East/SR 241 South**

Condominium

Monthly Maint Fee: Annual Recreation Fee: Unit Floor #:
 Maintenance Includes: Limitations:

General Information

Finished SqFt: 720	Unfinished SqFt:	Total SqFt: 1120	SqFt Source: Public Records
Lot Dimensions: 60x360	Irregular: N	Acres: 0.41	Frontage: 60
Construction: Existing	Basement Y/N: Yes	Homeowners Assoc:	Zoning: Residential
Year Built: 1946	Tax Amount 1/2 Yr: 621	Assoc Fee:	Unit/Lot #:
School District: 7713/Springfield Local		High School:	Assoc Frequency:
# Rooms: 5	# Bedrooms: 2	# Fireplaces: 0	# Stories: 1
# Full Baths: 1	# Half Baths: 0	Total Baths: 1.0	Covered Parking: 2
Handicap Mod: No	Warranty: No	Occupied:	Other Parking:
Heating: Forced Air		Heat Source: Gas	Available for Auction: No
Exterior: Aluminum		Cooling: None	
Style: Ranch		Roof: Asphalt/Fiberglass	Fixer Upper: N
Basement: Unfinished		Fence:	
Lot Desc: Dead End Street			
View Desc: Wooded		Public Trans: 1 - 4 Blocks	

Rooms Information

Room Name	Dimensions	Level	Description
Living	19x10	1	Wall to Wall Carpet, Window Treatment
Dining	12x10	1	Ceiling Fan(s), Vinyl Flooring
Kitchen	10x8	1	Vinyl Flooring
Master Bdrm	12x10	1	Ceiling Fan(s), Wall to Wall Carpet
Bdrm 2	11x10	1	Ceiling Fan(s), Wall to Wall Carpet
Other Rooms	1st Floor Bath, 1st Floor Bedroom, Formal Dining Room		
Bath Level: Main	Bed Level: Main	Laundry Level: Lower	Unit Location:

Features & Utilities

Monthly Gas: Monthly Electric: Monthly Water/Sewer:
 Water/Sewer: **Public Sewer, Public Water** Garage/Parking: **Detached**
 Appliances/Equipment: **Carbon Monoxide Detector, Electric Dryer Connection, Smoke Detector, Washer Connection**
 Exterior Features:
 Amenities: **Library, Medical Facilities, Park, Playground, Shopping/Mall**

Office and Showing Information

[Online Forms](#)

LO #/Name: 2070 / Camelot Real Estate Gallery	LO Phone: (440) 526-0284	Office Web Site:
LA #/Name: 403033 / Wanda Lee Roush*	LA Phone: (440) 951-1841	LA Email: wroush87@aol.com
LA 2 #/Name: /	LA 2 Phone:	LA 2 Email:
Showing Instructions: Call office.	Lock Box Desc: Combination	Ownership:
Possession: TT	Other Comp: None	List Type: Exclusive Right
Sub Agt Comp: 0	Buy Agt Comp: 3.5	Internet Listing: Yes

Compensation Explain:
Approx. 5 min. to I-224/I-77! Great 1st time homebuyer opportunity. Solid, well-built home, beautiful park-like yard with plenty of room to expand, lovely quiet street, Akron or Springfield school choice... better hurry...SUBJECT TO SHORT SALE!

Broker Remarks

Comparable Information

Property History

Sales Office:	Orig List Price: \$ 64,900	Off Mkt Date:	MT: 126
Sales Agent: /	List Price: \$ 64,900	Contract Date:	Seller Giveback:
Sales Agent 2: /	Closed By:	Sales Price: \$	Closing Date:
Finance Code:	Financing: Cash, Conventional, FHA, Government Backed		

Prepared by: [Wanda Lee Roush*](#) / (440) 951-1841

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: Sun, Oct 28, 2007