

Your listing looks the same, if not better, than the other listings in the MLS...

Listing Summary

Listing #3044379 **3319 Fairmount Blvd, Cleveland Heights, OH 44118 *** **Active** (06/24/09) **DOM/CDOM: 15/15**
\$335,000 (LP) **Beds: 4** **Baths: 4 (3 1) (FH)** **Sq Ft: 3100** **Lot Sz: 9648sqft***
Price/SqFt: 108.06 **Area: 1304** **Yr: 1925***

Remarks

Imagine living just 5 minutes from Ohio's greatest cultural treasures and educational and medical institutions. This completely updated 1925 4 bed / 3.5 bath home on the historic Fairmount Blvd. provides all the modern conveniences while maintaining its original character. The eat-in kitchen has stainless appl. and granite counters. The master bedroom has its own private bath with marble floors, tiled shower, and his and hers pedestal sinks. The greatest surprise awaits you as you walk up the stairs to the second floor, a 21x25 family/bonus room addition over the attached garage featuring a vaulted and beamed ceiling providing a relaxed area for your family to gather. Finished bsmt., 3rd floor office/guest suite, walk-in cedar closet, formal dining and living rooms, wood burning fireplace

Picture



Additional Pictures



[Pictures \(24\)](#)

[Showing Activity](#) [Lockbox Settings](#) [See Map](#)

Showing Instruction
 Showing Information

Call Seller
 Contact seller for showings, questions, offers.

Agent
 Office
 Property Type
 Status

Up to 25 photos, the maximum allowed, at no additional cost

[Albert G Hepp](#) (ID: C75754) Primary:888-603-4062
[BuySelf, Inc.](#) (ID:C75754) Phone: 888-603-4062, FAX: 888-457-9307
 Residential **Property Subtype(s)**
Active (06/24/09)

Single Family

All calls are directed to you, your phone number appears so agents call you directly

Area	Cleveland Heights		
Subdivision/Complex	Cleveland Hts-Univer		
School District			
Commission	Buyers Agent 3.5%*		
Other Compensation	Graduated		
Comp. Explanation	3.5% on first \$100k; 2.5% on balance. \$2k bonus available		
List Type	Exclusive Right		
County	Cuyahoga	APN	68721017
Stories	2 1/2 Story		
Beds	4	Baths (FH)	4 (3 1)
Garage-# of Car	2	Basement	Yes
Multiple PIN #	No		
Approx Finished SqFt	3100	Sq Ft Source Owner	Price / SqFt 108.06
Lot Sq Ft (approx)	9648*	Lot Acres (approx) 0.221	Lot Size Source (Public Record Auto)
Year Built	1925*		
Internet Listing	Yes		
Listing Date	06/24/09	Entry Date	06/25/09
Original Price	335,000	Expiration Date	06/22/10
Occupant Type	Owner		
Broker Remarks	Contact@ 216-555-7186 for questions, showings & offers. Contact BuySelf Realty if any problems/unreturned calls. Sellers represent themselves. Written listing agreement in place btwn seller & listing broker.		
Directions to Property	3 blocks east of Lee across from Ruffing Montessori School		

Privileged Information

Picture Provided By	
Internet Listing	Yes
Approved	Yes
Longitude / Latitude	-81.560621 / 41.486636
Show Address to Public	Yes
Show Address to Client	Yes
Agent Hit Counter	48
Public/Client Hit Counter	9
Annual Taxes	\$8653.44
Ownership	Resident
Bathroom Level: Full	Main, Upper
Bathroom Level: Half	Lower
Total Rooms	9
Total Fireplaces	1

Irregular Lot	No
Lot Frontage X Depth	72x134
Lot Frontage	0

Property Details

Style	Other
Basement Detail	Partial
Exterior	Brick, Cedar
Roof	Asphalt/Fiberglass, Slate
Fences	Privacy, Wood
Garage Features	Attached, Door Opener, Heated
Driveway	Paved
Exterior Features	Sprinkler/Irrigation, Other
Amenities	Health Club, Medical Service, Park, Playground, Pool, Shopping/Mall, Tennis Courts
Water/Sewer	Public Sewer, Public Water
Heating Type	Radiators
Heating Fuel	Gas
Cooling Type	Wall Unit(s), Window Unit(s)
Appliances/Equipment	Dishwasher, Dryer, Microwave, Range, Refrigerator, Smoke Detector, Sump Pump, Washer
Fixer Upper	No
Warranty	No
Disability Features	No
Unit Floor #	0
Elevator	N/A
Monthly Maint. Fee	0
HOA	No
HOA Fee	\$0.00

Available Financing

Possession	Negotiable
-------------------	------------

Room Information

Living Room Size	23x13 Level: First
Flooring (LR)	Wood
Fireplace (LR)	Yes
Family Room Size	21x25 Level: Second
Flooring (FR)	Wood
Window Treat (FR)	Yes
Kitchen Size	17x11 Level: First
Flooring (KT)	Ceramic
Dining Size	13x14 Level: First
Flooring (DR)	Wood

Master Bedroom Size	19x17 Level: Second
Flooring (MB)	Wood
Window Treat (MB)	Yes
Bedroom 2 Size	12x15 Level: Second
Flooring (BR2)	Wood
Window Treat (BR2)	Yes
Bedroom 3 Size	13x11 Level: Second
Flooring (BR3)	Wood
Window Treat (BR3)	Yes
Bedroom 4 Size	13x11 Level: Second
Flooring (BR4)	Wood
Window Treat (BR4)	Yes
Other Room 1	Other
Other Room 1 Size	8x10 Level:
Flooring (OR1)	Wood

* Denotes information autofilled from tax records.

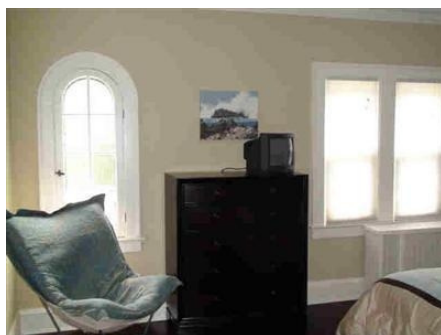
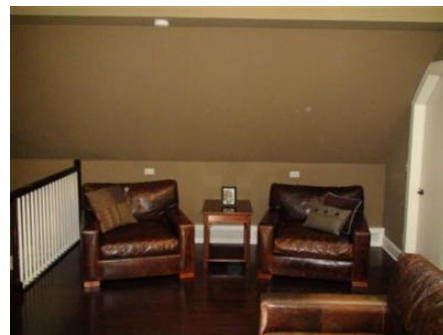
All information herein has not been verified and is not guaranteed
Generated: 7/09/09 11:55am



MLS# 3044379

Address: 3319 Fairmount Blvd Cleveland Heights, OH 44118-4213

Price: \$335,000







Residential ML#: 3044379 Status: Active LP: \$335,000
 3319 Fairmount Blvd Cleveland Heights, OH 4411 Unit/Lot#: SP: \$
 Subdivision/Complex: List Date: 06/24/09
 Property Subtype: Single Family County: Cuyahoga List Date Rec: 06/25/09
 Parcel ID #: 68721017 MultiplePIN #'s: No Pending Date:
 Area: 1304 MLS Cross Ref #: Off Mkt Date:
 Photos: 24 VT: No OH: Closing Date:
 Directions: 3 blocks east of Lee across from Ruffing Montessori School Exp. Date: 06/22/10
 DOM/CDOM: 15/15

Single Family Unit Floor #: 0 Unit Location:
 Maint. Incl: *Up to 25 photos, the maximum allowed, at no additional cost*
 Restrictions:

Property Information Approx Fin SqFt: 3100 Annual Taxes: \$8,653 School Dist: Cleveland Hts-Univer
 # Bedrooms: 4 SqFt Source: Owner House Faces: Disability Features: No
 # Baths: 4 (3 1) Lot Size: 0.221 acres Exterior: Brick,Cedar Warranty: No
 # Rooms: 9 Lot Size Source: Public Record Auto Roof: Asphalt/Fiberglass,Slate Fixer Upper: No
 # Fireplaces: 1 Lot Frontage/Depth: 72x134 Year Built: 1925 Public Trans
 # Stories: 2 1/2 Story Irregular: No Construction: Avail for Auction: No
 Style: Other Dwelling Type: Auction Date:
 HOA: No Fence: Privacy,Wood
 Basement: Yes Partial Heating Fuel: Gas
 Heating Type: Radiators Heating Fuel: Gas
 Cooling Type: Wall Unit(s),Window Unit(s) Water/Sewer: Public Sewer,Public Water
 Garage # of Cars: 2 Driveway: Paved Garage Features: Attached,Door Opener,Heated
 Exterior Features: Sprinkler/Irrigation,Other

Lot Description:
View Description:

Appliances/Equip: Dishwasher,Dryer,Microwave,Range,Refrigerator,Smoke Detector,Sump Pump,Washer
Amenities: Health Club,Medical Service,Park,Playground,Pool,Shopping/Mall,Tennis Courts

Room Name Dim Lvl Wndo Treat Fireplace Flooring Full Bath Level: Main,Upper Half Bath Level: Lower

Great Room

Living	23x13	First		Yes	Wood	<i>Your listing looks the same, if not better, than the other listings in the MLS...</i>
Family	21x25	Second	Yes	Wood		
Kitchen	17x11	First		Ceramic		
Dining	13x14	First		Wood		
Mstr Bed	19x17	Second	Yes	Wood		
Bed #2	12x15	Second	Yes	Wood		
Bed #3	13x11	Second	Yes	Wood		
Bed #4	13x11	Second	Yes	Wood		
Other	8x10			Wood		

Miscellaneous Rooms:

Remarks: Imagine living just 5 minutes from Ohio's greatest cultural treasures and educational and medical institutions. This completely updated 1925 4 bed / 3.5 bath home on the historic Fairmount Blvd. provides all the modern conveniences while maintaining its original character. The eat-in kitchen has stainless appl. and granite counters. The master bedroom has its own private bath with marble floors, tiled shower, and his and hers pedestal sinks. The greatest surprise awaits you as you walk up the stairs to the second floor, a 21x25 family/bonus room addition over the attached garage featuring a vaulted and beamed ceiling providing a relaxed area for your family to gather. Finished bsmt., 3rd floor office/guest suite, walk-in cedar closet, formal dining and living rooms, wood burning fireplace

Office Information 75754 / BuySelf, Inc. 888-603-4062
List Agent: C75754 Albert G Hepp 888-603-4062 albert@buyself.com
Co-Lister:

Showing Instruction: Call Seller **List Type:** Exclusive Right
Showing Info: Contact seller for showings, questions, offers. **Internet Listing:** Yes **Possession:** Negotiable
Sub Agt Comp: **Occupied:** Owner **Show Address to Public:** Yes **Lease Option:**
Buy Agt Comp: 3.5%* **Ownership:** Resident **Show Address to Clients:** Yes **Land Contract:**
Other Comp: Graduated **Comp Explain:** 3.5% on first \$100k; 2.5% on balance. \$2k bonus available **Mortgage by Seller:**
Broker Remarks: Contact @ 216-555-7186 for questions, showings & offers. Contact BuySelf Realty if any **Assumable Mortgage:**
 problems/Unreturned calls. Sellers represent themselves. Written listing agreement in place bt **Short Sale:**

Comparable Information **Sell Office:** **Orig List Price:** \$335,000 **Financed:**
Sell Agent: **List Price:** \$335,000 **Closed By:**
Co-Seller: **Sale Price:** \$ **Seller Giveback:** \$
 Prepared By: Albert Hepp Information is Believed To Be Accurate But Not Guaranteed Date Printed: 07/09/2009

All calls are directed to you, your phone number appears so agents call you directly