

**Cross Property Agent Full (LARGE)**

**Residential Active 4470618**  
[2818 Hearthstone Rd, Parma, OH 44134](#)

**Subdiv:** Hearthstone 01  
**Twtp:** Parma  
**County:** Cuyahoga  
**Subtype:** Single Family  
**Parcel ID:** [444-22-030](#)  
**Attachments:**  
**Open House:** [1](#)  
**Photo Opt Out:** No 35  
**MLS# Cross Ref:**  
**Directions:** East off of State Road , North side of street

**List Price:** \$175,000  
**Sold Price:**  
**List Date:** 06/29/23  
**List Date Rec:** 06/30/23  
**Auction Date:**  
**Contingent Dt:**  
**Pending Date:**  
**Off Mkt Date:**  
**Closing Date:**  
**Exp. Date:** 09/29/23  
**DOM/CDOM:** 1/1  
**\$/SqFt:** \$164.47

**Recent Change: 06/30/2023 : NEW Association Bylaws**

**Annual Taxes:** 2912  
**# Bedrooms:** 3  
**# Baths:** 2 (2 0)  
**# Rooms:** 5  
**# Fireplaces:** 0  
**# Stories:** 1  
**Full Bath level/#:** lower: 1 main: 1 upper: 0  
**1/2 Bath level/#:** lower: 0 main: 0 upper: 0  
**Laundry level/#:** lower: 1 main: 0 upper: 0  
**Style:** Ranch  
**Basement:** Yes  
**Heating Type/Fuel:** Forced Air / Gas  
**Cooling Type:** Central Air  
**Garage # Cars:** 2  
**Garage Feat:** Detached  
**Exterior Features:** Deck  
**Lot Description:**

**Homestead:** Yes  
**#Bedrooms Main Floor:**3  
**Assessments:** No  
**Above SqFt:** 1064/Realist  
**Below SqFt:** -  
**Total SqFt:** 1064  
**Acres/Source:** 0.1102/  
**Lot Front/Depth:** Irr:  
**Water/Sewer:** Public Water, Public Sewer  
**Dwelling Type:**

**House Faces:** South

**School Dist:** [Parma CSD](#)

**Year Built:** 1957  
**Year Built Detail:** Actual YBT  
**Exterior:** Brick  
**Roof:** Asphalt/Fiberglass

**Natural Resource Rights:**  
**Disability Feat:**  
**Warranty:** Yes  
**Fixer Upper:**  
**Public Trans:**

This house has been lovingly taken care of and maintained by the same family since the day it was built. Beautiful home in the heart of Parma that backs up into a private green reserve. Eat in kitchen on the main floor with an additional eat in kitchen in the lower level. 3 bedrooms and updated main bath are on the main floor with a open living room with large bay windows that leads into the kitchen. Finished lower level has a large carpeted room perfect for an entertainment area or another bedroom. Another room in the lower level contains the utility area, laundry space and another full bath. 2 car detached garage to the back of the house with a fenced in yard. There have been many updates to the home over the past couple of years.

**Office:** [2759/Russell Real Estate Services](#)  
**List Agent:** [440227/Lisa M. Thoreson](#)  
**Showing Instruct:**  
**Showing Info:**

**(440) 526-9400** F:(440) 526-4488 <http://www.russellrealty.com>  
**(440) 834-9800** [moveyoutoo@gmail.com](mailto:moveyoutoo@gmail.com)

**Buy Broker Comp:** 3%/2%  
**Other Comp:** Graduated  
**Comp Explain:** 3% on first 100k then 2% on remainder  
**List Type:** Exclusive Right  
**Limited Service:** No  
**Online Bidding:** No  
**Broker Remarks:**

**Occupied:**  
**Ownership:**  
**Available Finance:**

**Internet Listing:** Yes  
**Show Add Client:** Yes

**Possession:** Time of Transfer  
**Short Sale:** No

[Comparable Information](#) [/](#)  
 Selling Comments:

**Orig List Price:** \$175,000

Prepared By: Lisa M. Thoreson

Date Printed: 06/30/2023