

## Client Detail with Addl Pics Report

**Street Address** 9698 to 9698 emerald hill  
Listings as of 03/16/10 at 3:21pm

<b>Closed 12/29/09</b>	<b>Listing # 3090100</b> <b>County: Stark</b>	<b>9698 Emerald Hill St NW Canal Fulton, OH 44614</b>	<b>Listing Price: \$218,970</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Area</b>	Jackson	<b>Stories</b>	1 Story
<b>Beds</b>	3	<b>Approx Finished SqFt</b>	1945 Public Record Manual
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$112.58
<b>Garage-# of Car</b>	3	<b>Basement</b>	Yes
<b>Year Built</b>	New Construction	<b>Lot Sq Ft (approx)</b>	8900 ((Publ Record Manual))
<b>APN</b>	1628162	<b>Lot Acres (approx)</b>	0.204

**School District** Jackson LSD

**Directions** Portage to N. on High Mill to right on Emerald Ridge to left on Emerald Cove to right on Emerald Hill.

**Public Remarks** Beautiful new ranch home in desirable Emerald Estates, Jackson Township. Enjoy one-floor living in this home from Williams Custom Homes that includes walk-out to the back yard and beautiful sun room that leads out to large deck. Energy-efficient furnace and windows; 3 large bedrooms including master suite with tray ceiling, walk-in closet, 5-foot shower and dual vanity. Open concept lends itself to entertaining with large kitchen and dinette open to great room, all with vaulted ceiling. 12-course full basement with walk-out can add loads of future finished space. Pool & clubhouse community also includes fitness equipment, walking trails, playground and tennis court. Price does not include lot. Other home and lot packages available - complete from the \$160,000's!

<b>Selling Price</b> \$218,970	<b>Selling Date</b> 12/29/09	<b>Pending Date</b> 12/23/09
<b>Original Price</b> 218,970	<b>SP % LP</b> 100.00	

<b>Multiple PIN #</b>	No	<b>Annual Taxes</b>	\$378.00
<b>Bathroom Level: Full</b>	Main	<b>Bathroom Level: Half</b>	Main
<b>Total Rooms</b>	9	<b>Irregular Lot</b>	No
<b>Lot Frontage X Depth</b>	70x120	<b>Lot Frontage</b>	70
<b>Property Details</b>			
<b>Style</b>	Ranch	<b>Dwelling Type</b>	Attached
<b>Basement Detail</b>	Full, Walk-Out	<b>Exterior</b>	Brick, Vinyl
<b>Roof</b>	Asphalt/Fiberglass	<b>Garage Features</b>	Attached, Door Opener, Drain, Electric, Heated
<b>Driveway</b>	Paved	<b>Exterior Features</b>	Deck, Porch
<b>Amenities</b>	Common Facility, Exercise Room, Playground, Pool, Tennis Courts	<b>Water/Sewer</b>	Public Sewer, Public Water
<b>Heating Type</b>	Forced Air	<b>Heating Fuel</b>	Gas
<b>Cooling Type</b>	Central Air	<b>Appliances/Equipment</b>	Dishwasher, Garbage Disposal, Microwave, Smoke Detector
<b>Fixer Upper</b>	No	<b>Warranty</b>	No
<b>Disability Features</b>	No	<b>Elevator</b>	N/A
<b>HOA</b>	Yes	<b>HOA Name</b>	Emerald Estates
<b>HOA Fee</b>	\$150.00	<b>HOA Fee Frequency</b>	Annually
<b>HOA Fee Includes</b>	Other		
<b>Available Financing Possession</b>	Other		
<b>Room Information</b>			
<b>Miscellaneous Rooms</b>	1st Floor Bath, 1st Floor Bedroom, 1st Floor Laundry Rm, 1st Floor Master Bdr, 1st Floor Master Bth, Dining Area/Dinette, Foyer, Great Room, Laundry/Utility Room, Master Bath, Pantry, Sun Room	<b>Great Room Size</b>	16x27 Level:
<b>Kitchen Size</b>	13x12 Level:	<b>Dining Size</b>	11x13 Level:
<b>Master Bedroom Size</b>	12x17 Level:	<b>Bedroom 2 Size</b>	10x14 Level:
<b>Bedroom 3 Size</b>	10x14 Level:	<b>Other Room 1</b>	Foyer
<b>Other Room 1 Size</b>	7x8 Level:	<b>Other Room 2</b>	Laundry Room
<b>Other Room 2 Size</b>	6x8 Level:	<b>Other Room 3</b>	Sun Room
<b>Other Room 3 Size</b>	11x10 Level:		

<b>Presented By:</b>	<b>John A Williams</b>	<b>Cutler Real Estate</b>
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	Secondary: 330-499-9922	North Canton, OH 44720
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March 2010	Web Page: <a href="http://www.JohnWilliamsHomes.com">http://www.JohnWilliamsHomes.com</a>	<a href="http://CutlerHomes.com">http://CutlerHomes.com</a>

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