Cross Property Agent Full

Land ML: **4395002** **Active** LP: **$2,350,000**

1451 Lake Breeze Rd, Sheffield Village, OH 44054

SP:

Area: 502-Sheffield (Lake, Village, Township) Subdiv: List Date: **07/25/22**
Subtype: **Residential** Twp: **Sheffield Vlg Tw** List Date Rec: **07/25/22**
Parcel ID: **03-00-028-000-004 03-00-028-000-005 03-00-028-000-007 03-00-028-000-011** Lot #: Pending Date:
Price/Acre: $16,697 County: **Lorain** Contingent Dt:
Off Mkt Date:
Virtual Tour-Property Panorama Closing Date:
Exp. Date: **01/11/23**
Directions: **Colorado to Lake Breeze & N. to address.** DOM/CDOM: **4/4**

Recent Change: **07/25/2022 : NEW**

General Information

Lot Size (Acres):	**140.740**	Number of Lots:	**4**	Annual Taxes:	**10427**	School Dist:	**Sheffield-Sheffield**
Lot Size Source:	**Realist**	Tillable Acres:	**60.00**	Homestead:	**No**		
Frontage Feet:		Wooded Acres:	**65.00**	Assessments:	**No**	Avail for Auction:	**No**
Lot Front/Depth:	**3245x2562**	Pasture Acres:		CAUV Taxes:		Auction Date:	
Irregular Lot:		Lake Area In Acres:		Fence:			
Divisible:	**Yes**	Easements YN:		Utilities Avail:	**Cable, Electric, Gas, Water**		
Driveway:	**Paved, Unpaved**	Access:	**City Street**	Water/Sewer:	**Public Water, No Sewer, Septic**		

Lot Description: **Wooded/Treed**
View Description: **Wooded**
Topography: **Cleared, Level, Wooded**
Improvements: **Building on Property, Curb Cuts, Electric, Gas**
Barns, Etc: **Bank Barn**
Farm Equipment:
Amenities: **Medical Service**
Environmental Issues:
Natural Resource Rig: **Gas, Mineral, Oil, Timber**
Existing Leases:
Terms Conditions:
Restrictions:
Req Property Reports:
HOA: **No**

Remarks: **Ideal site for a new home development. +/- 140.74 acres in beautiful Sheffield Vlg. Builder/developer dream come true. Majority of the property is zoned R1 but some zoned C1 (Coml recreation). One parcel contains a 9840 s.f. remodeled event center; ideal for a housing development community center. Limitless possibilities as nearby communities run out of prime buildable space for an ever increasing housing demand. Take a look and make your move on this gem now.**

Office Information **2146/Keller Williams Greater Metropolitan** **(216) 839-5500** **F:(216) 839-5500** **www.kw-greatermetropolitan.com**
List Agent: **2004000635/Thomas F. Seaman** **(216) 469-7081** **F:(216) 839-5500** **tseaman@kw.com**
Co-Lister:
Showing Instruct: **Call Agent** **216-469-7081** List Type: **Exclusive Right**
Showing Info: **Call list agent: Thomas Seaman 216.469.7081** Internet Listing: **Yes** Limited Service: **No**
Show Add Clients: **Yes** Possession: **Negotiable**
Buy Broker Comp: **2.5** Ownership: Online Bidding: No Short Sale: **No**
Court Ordered/PSO: **No**
Other Comp: **None** Comp Explain: **2.5% of accepted offer**
Available Finance: **Cash, Conventional**
Broker Remarks: **There is currently a tenant in the event center at 1461 Lake Breeze so no access to that building currently. There is a CAUV tax credit on some of the land that has been farmed, so tax valuation & amounts will be higher if that is not in place.**

Comparable Information /
Sell Agent: Orig List Price: **$2,350,000** Financed:
Co-Seller: List Price: **$2,350,000** Sale Date:
Sale Price: Closed By:
Seller Paid Closing Costs:
Selling Comments: