



HOME FOR SALE BY OWNER

2620 Charney Road
University Heights, OH
\$229,900

Contact:

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Features Include:

- Stone, Brick, & Frame Construction
- 2 main stories, 3 bedroom, 2½ bath (>2,000 sq.ft.)
- Plus finished attic with guest suite (in addition to the 3 bedrooms)
- Plus finished basement (laundry room, tool room, large main room)
- Plus fantastic large bonus room on first floor
- Nice eat-in kitchen
- Open floor plan and many charming details throughout
- 2 car garage, detached, electric door opener
- Fenced-in backyard & patio, excellent sunlight
- Forced air furnace with u/v filter and humidifier
- Central A/C
- Monitored alarm system (portal & motion sensors)
- Updated washer/dryer
- Hardwood floors
- Wood-burning fireplaces with mantles
- Abundant storage, great closets
- Recently painted
- Nicely landscaped
- Excellent neighborhood (safe, beautiful, tree-lined, sidewalks)
- Walking distance from schools (John Carroll, GESU, Canterbury, Hathway Brown, and University School)
- Quick commute to Cleveland Clinic and University Circle/Hospitals



2620 Charney Road, University Heights, OH

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House is For Sale By Owner (FSBO). It's made of stone, brick, & frame construction, and the exterior was recently repainted. The lot is 7,500 sq.ft. and the landscaping is very nice without huge trees to maintain. The house and lot receive good sunlight throughout, and the nicely fenced-in backyard and garden is bigger than most in the area with a great patio which has plenty of privacy (which is great for grilling, outdoor dining, and entertaining!)

Charney is a safe, beautiful, tree-lined, sidewalked, non "cut-through" street, with friendly neighbors and plenty of privacy. It's conveniently located walking distance from several schools, including John Carroll University, GESU School, Canterbury Elementary School, Hathaway Brown School, and University School. It has easy access to Purvis Park Community Center (with pool, tennis courts, running track, and playground), as well as several restaurants and shops. It is also a very short drive to the attractions of University Circle (Severance Hall, Cleveland Playhouse, museums), as well as the Cleveland Clinic and University Hospitals.

The 2 main floors alone add up to over two thousand square feet, and there is also an attic and waterproofed basement, both of which are finished. All 4 floors have great useable space, with a very large basement and an attic with a guest suite.

Other features of the house include: a separate 2 car garage with electric garage door opener; forced air furnace with u/v filters and humidifier; central A/C; monitored alarm system with portal and motion sensors; and relatively new washer & dryer. Also of note, there have been no cats or dogs in the house for at least the past 9 years.

The 1st floor consists of: an entryway, half-bathroom, large closet, nice-sized (particularly for University Heights) bright updated eat-in kitchen, and a VERY large (31'x14') open dining room and living room with hardwood floors and a beautiful fireplace and mantle. In addition, there is a great, large, updated den (18'x15') with beautiful built-in cabinets and sliding glass doors which open to the rear patio. This room is unique for the University Heights area.

The 2nd floor has neutral wall-to-wall carpeting with refurbished hardwood floors underneath. It consists of: two functional built-in cabinets, a full bathroom with a large bath/shower, a front bedroom (14'x12') with a walk-in closet and additional storage space, a rear bedroom (14'x13½') also with a walk-in closet, and a third bedroom (12'x10').

The 3rd floor has hardwood floors throughout, and consists of a very large storage space, a spacious cedar closet, and a very useful guest suite with a full bathroom, and an additional bedroom (15'x11').

The basement is fully water-proofed with sump pump and consists of: a work room with work bench, a separate laundry room with abundant storage space, a furnace room with additional storage space, and a VERY large (31'x14') carpeted main room with wood paneling and a wood-burning fireplace and mantle.

Altogether, this house has been great for us and our growing family! The price is \$229,900.



View from Sidewalk



Front Porch (from driveway)



Backyard & Garage



Living Room (from Dining Room)



Living Room (from front window)



Dining Room



Den (from sliding door)



Den



Den



Kitchen (from Dining Room side)



Kitchen (toward Dining Room)



Kitchen



Front Bedroom



Front Bedroom



Rear Bedroom (as office)



Rear Bedroom (as office)



3rd Bedroom (as nursery)



3rd Bedroom (as nursery)



Guest Suite (attic)



Guest Suite (attic)



Basement (main room)



Basement (main room)

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