



## Bluebell Pky, Medina, OH 44256

MLS#: **5044973** Prop Type: **Land and Lots** List Price: **\$525,000**  
Status: **Active** Sub Type: **Residential** DOM/CDOM: **0/0**  
Recent: **06/10/2024 : New Listing**



List Dt Rec: **06/10/2024** List Date: **06/10/2024**  
Lot #: Contg Dt:  
Unit: Pend Dt:  
County: **Medina** Off Mkt Dt:  
Close Dt:  
Exp Dt: **06/10/2025**

Parcel ID: **TX 001-02D-28-033**  
Twp: **Brunswick**  
Subdiv: **Fox Village**  
School Dist: **Brunswick CSD - 5202**  
\$/Acre: **\$19,596.21**

Directions: **Bluebell Parkway entrance. Just south of Foscett Rd, north of Caro's Party Center**

Land Lease: **No Monthly Lot Rent**

### Legal/Taxes

Taxes: **\$5,169** Tax Year: **2023** Assessment: **No** Homestead: **No**

### Features

Waterfront: Lot Dim: Lot Sz Src: **Realist**  
# Lots: **1** Front Feet: Lot Sz Acre: **26.79** Divisible:  
Association: **No**  
Water: **Public** Sewer: **Public**  
Parking: **None**  
Lot Features: **Irregular Lot**  
Road Front: **City Street, Highway**  
Topography: **Level**  
Improvements: **Electric, Gas**  
Utilities Avail: **Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available**  
Remarks: **Looking for a builder/partner. Parcel is approved, by court order with the right to build 14 estate single family units in this back 26 acres. Any builder may start construction within no more than two months, days after securing approvals of plans and specifications from the building department at county level. Additional land available - see MLS#5044970, 5044971, 5044974**

### Agent/Broker Info

List Agent: **Roger L Nair (2011001849)** List Office: **Keller Williams Elevate (2717)**  
Contact #: **330-350-0016** Office Phone: **440-572-1200**  
LA Email: **rnairair@aol.com** Office Fax: **440-572-1201**  
LA License #: **OH SAL.2011001849** Brokerage Lic:  
Attrib Cnt: **rnairair@aol.com 330-350-0016**  
Waived Agt: **No**

### Showing

Showing Contact: **330-350-0016** Type: **Listing Agent**  
Showing Rqmts: **Call Listing Agent**  
Show Address to Client: **Yes**

### Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

### Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty:  
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**  
Listing Contract Date: **06/10/2024** Expiration Date: **06/10/2025** Purchase Contract Date:  
Possession: **Time of Transfer** Orig List Price: **\$525,000**  
Special Listing Conditions: **Standard**  
Buyer Agency Comp: **3/2 %**  
Other Comp: **Graduated**  
Comp Explain: **3% on first \$100k, 2% on balance**  
Online Bidding: **No**

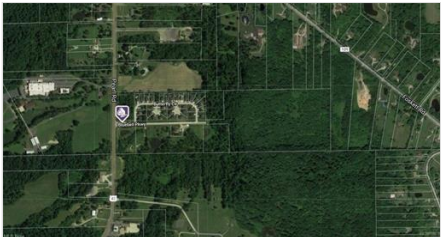
Prepared By: Roger L. Nair Information is Believed To Be Accurate But Not Guaranteed Date Printed: 06/10/2024 02:16 PM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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**Residential** Acres: **26.79** **\$525,000**



Aerial View



Aerial View



View



Entry



Entry

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Entry