



OFFERING MEMORANDUM • SEPTEMBER 2026

1780 E Parkhaven Drive

Seven Hills, OH 44131

\$299,900

OFFERING PRICE

[Watch the video tour](https://youtu.be/6ct8T6kJdyc) • <https://youtu.be/6ct8T6kJdyc>

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CTM Organization LLC

A 1,660 square foot full brick ranch on a 0.32 acre wooded lot in Seven Hills, offered as an estate sale.

\$299,900 LIST PRICE	3 BEDROOMS	2 BATHS, 1 FULL + 1 SHOWER	1,660 SQ FT ABOVE GRADE
1,660 SQ FT BASEMENT	1966 YEAR BUILT	0.32 ac LOT, 85 X 165	\$5,282.68 ANNUAL TAXES, GROSS

► Watch the video tour · <https://youtu.be/6ct8T6kJdyc>

1780 E Parkhaven Drive is a 1966 full brick ranch with a hip roof, an attached two car garage, and 1,660 square feet on one floor over a full unfinished basement of the same size. Hardwood floors run through the living room, dining room, and all three bedrooms. The family room has a brick fireplace wall with glass doors and a raised stone hearth, and a sliding door to the rear patio.

Two rooms have a shower: the hall bath has a tub with shower, and a second bath with a tiled stall shower opens from both the hallway and the owner's bedroom. The basement holds a high efficiency gas furnace with a media filter cabinet and a gas water heater, and offers a blank 1,660 square foot canvas for future finished space. The concrete driveway, apron, rear patio, and walk were replaced in 2007 under permit.

The property is sold as-is by the estate. Interior finishes are largely original and clean, and the buyer chooses the updates rather than paying for someone else's. The lot is 85 by 165 feet, deep and wooded, with Calvin Park at the end of the street.

THE PROPERTY

1780 E Parkhaven Drive

A one floor full brick ranch under a hip roof, set well back on a deep wooded lot on a street of similar 1960s brick homes. The interior carries hardwood floors through the main living spaces and bedrooms, a paneled family room with a brick fireplace wall, and an eat in kitchen open to the family room over a breakfast bar. The full basement is unfinished, with glass block windows, a storage room with built in shelving, and a laundry area with a utility sink.

Style	Ranch, full brick, hip roof	Heating	Natural gas forced air; high efficiency furnace with media filter cabinet
Year built	1966	Cooling	Central air
Above grade	1,660 sq ft	Water heater	Natural gas
Basement	Full, unfinished, 1,660 sq ft	Fireplace	Brick fireplace wall with glass doors and raised stone hearth
Bedrooms	3	Floors	Hardwood in living room, dining room, and bedrooms
Bathrooms	2; one with tub and shower, one with tiled stall shower	Lot	85 x 165 ft, 0.32 acre
Garage	Attached 2 car, 483 sq ft, opener	Concrete	Driveway, apron, patio, and walk replaced in 2007 under permit

Bathrooms. Both baths have a shower. The stall shower bath opens from the hallway and directly from the owner's bedroom, functioning as a semi private owner's bath.

Exterior and grounds



Front elevation



Front elevation from the drive



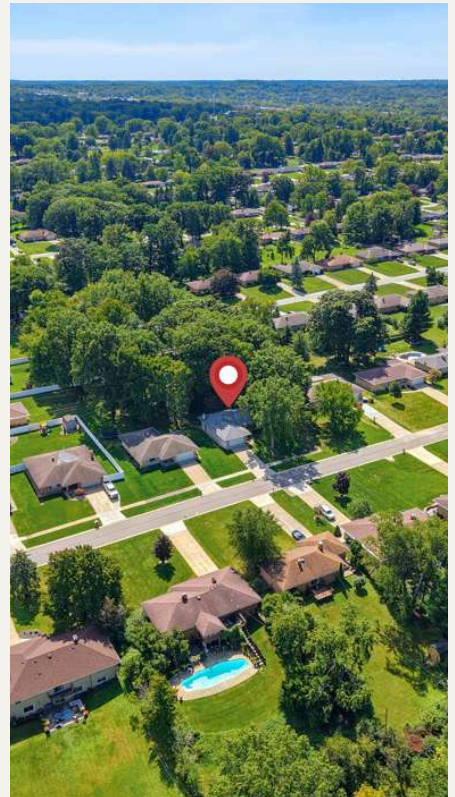
Rear elevation and patio



Rear yard



Aerial view, parcel outlined



Aerial view of the street

Living spaces



Living and dining room



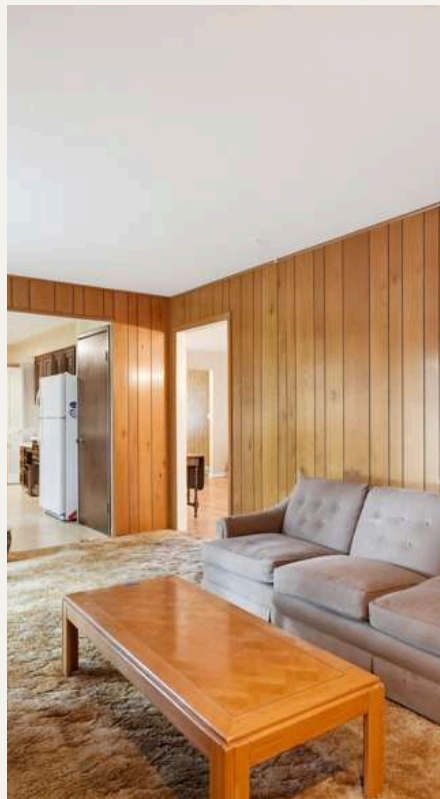
Living room



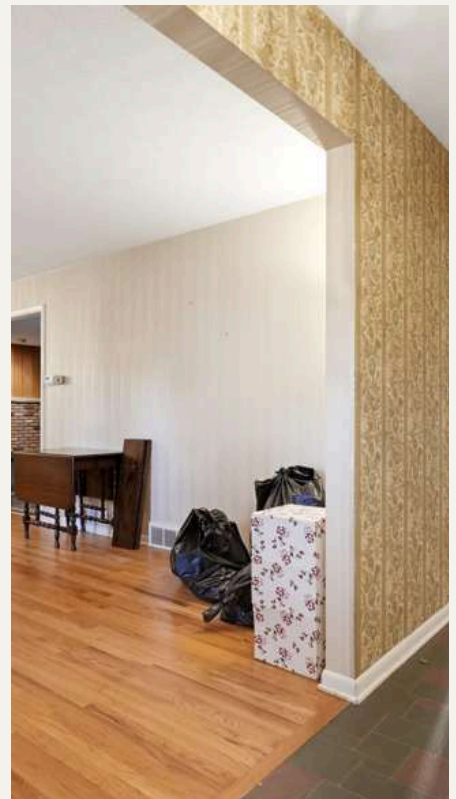
Dining room



Family room fireplace wall



Family room toward the kitchen



Living room toward the family room

Kitchen and baths



Kitchen



Kitchen sink run and window



Kitchen dinette and breakfast bar



Hall bath, tub with shower



Second bath, tiled stall shower



Second bath vanity

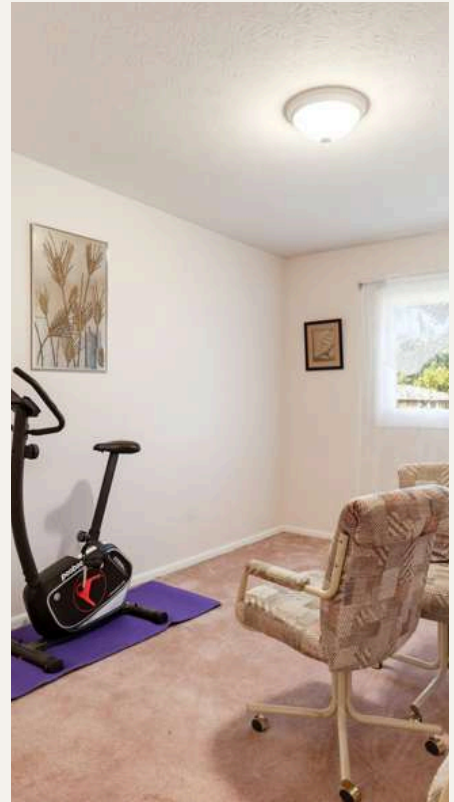
Bedrooms and basement



Owner's bedroom



Owner's bedroom, bath at right



Second bedroom



Third bedroom



Basement main area



Furnace and mechanicals

Estate sale summary

The property is offered by an estate. The sale is as-is; the estate makes no repairs and sells with a clean, straightforward contract. The home transfers vacant with possession at closing.

SALE TERMS

Offered by	The Estate of Kathleen C. Rehus
Sale terms	As-is; the estate makes no repairs
Occupancy	Vacant at transfer
Possession	At closing
Contract	Ohio residential purchase agreement with estate as-is terms
Annual taxes	\$5,282.68 gross

UTILITIES AND SERVICES

Heat	Natural gas forced air
Cooling	Central air
Water	Municipal
Sanitary sewer	Municipal

Property taxes. The current owner's bill carries owner occupancy and homestead reductions that end at transfer. The annual figure shown is the gross amount a new owner should expect before any reductions of their own.

LOCATION

The neighborhood

Seven Hills is a residential suburb on Cleveland's south side, built out largely in the 1950s and 1960s with brick single family homes on generous lots. E Parkhaven Drive is a quiet interior street of similar one floor brick homes, with sidewalks on both sides and mature trees throughout.

The lot backs to a deep band of trees, and Calvin Park sits at the end of the street. The Rockside Road corridor and its I-77 interchange put downtown Cleveland, the airport, and the interstate system within a direct drive. The property is in the Parma City School District.

NEARBY ANCHORS

Calvin Park	at the end of the street
I-77 at Rockside Road	about 3 mi
Downtown Cleveland	about 10 mi
Cleveland Hopkins International Airport	about 11 mi

How to proceed

- 1 Submit offers by email to tim@murphypropertiesohio.com as a signed PDF, stating buyer name, price, financing type, earnest money, and proposed closing date.
 - 2 Attach proof of funds for a cash offer, or a lender pre-approval letter for a financed offer.
 - 3 The property is sold as-is by an estate fiduciary. The estate makes no repairs; inspections are welcomed for the buyer's own information.
 - 4 Offers are presented to the fiduciary as received. Questions by email; responses typically within one business day.
 - 5 On acceptance, earnest money is deposited with the title company and the transaction proceeds on the contract timeline.
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Showings. Showings are scheduled through ShowingTime via the listing broker.



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