



OFFERING MEMORANDUM • SEPTEMBER 2026

15717 Munn Rd

Cleveland, OH 44111

\$219,900

OFFERING PRICE

[Watch the video tour](https://youtu.be/S559LILdR7w) • <https://youtu.be/S559LILdR7w>

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CTM Organization LLC

INVESTMENT SUMMARY

A one family Cape Cod, held by the same family since 1975, offered as an estate sale.

\$219,900

LIST PRICE

3

BEDROOMS

2

BATHS

1,427 sf

ABOVE GRADE

978 sf

BASEMENT

46 x 115

LOT

\$5,003.90

TAXES / YR

1941

YEAR BUILT

► Watch the video tour · <https://youtu.be/S559LlLdR7w>

15717 Munn Rd is a 1941 Cape Cod in Cleveland's West Park neighborhood: three bedrooms, a full bath on the first floor, a second bath in the basement, and 1,427 square feet above grade over a 978 square foot basement with a finished knotty pine rec room. Two fireplaces, a detached two car garage, and a fenced 46 x 115 lot complete the package. The same family has owned the home since 1975, and it has not traded on the open market in that time. This offering is its first.

The house wears its era openly and well. The living room carries a fireplace, built-in shelves, an arched display niche, and a wide arched opening to the dining room with its built-in hutch. Glass doorknobs run through the house, the full bath keeps its original pink tile, hardwood shows in the upper hall, and the rec room downstairs is paneled in knotty pine around a second fireplace and a tile floor. An enclosed rear porch under a wood plank ceiling looks over the fenced yard.

This is an estate sale, sold as-is, with contents conveying: the buyer takes what stays. The furnace is a serviceable Ruud gas forced air unit, the water heater is at the end of its service life, the electrical panel is a Federal Pacific Stab-Lok, and the roof is aged with wear on the front slope. These items are disclosed, not negotiable repairs, and the price reflects them. The offering suits conventional and cash buyers ready to put their own stamp on a sound, honest house.

THE PROPERTY

15717 Munn Rd

A story and a half Cape Cod on a fenced city lot, with 988 square feet on the first floor and 439 square feet up. The first floor holds the living room with fireplace, the dining room, the kitchen, two bedrooms, and the full bath with its original pink tile. The upper floor is a third bedroom off a wallpapered hall with hardwood flooring; a window unit cools the upper level. The basement adds a knotty pine rec room with the second fireplace and a tile floor, a second bath with shower and toilet, a separate laundry room, a workshop, and a fruit cellar. Out back, an enclosed porch with a wood plank ceiling, a patio, and a detached two car garage.

Parcel	025-19-010	Heat	Ruud gas forced air furnace
Legal description	12 IRVINGTON#2 0099 ALL	Cooling	Window unit, upper level
Style	Cape Cod, 1.5 stories	Water heater	GE 40 gallon gas, circa 2001
Year built	1941	Electrical panel	Federal Pacific Stab-Lok
Above grade	1,427 sq ft (988 first floor, 439 upper)	Water / sewer	Public
Basement	978 sq ft, partially finished	Garage	Detached 2 car, 360 sq ft
Bedrooms	3 (2 first floor, 1 upper)	Lot	46 x 115, 5,290 sq ft, fenced
Baths	Full bath, first floor; basement bath with shower and toilet	Taxes, as billed	\$5,003.90 / yr with owner occupancy credit
Fireplaces	2 (living room, rec room)	Taxes, without credit	\$5,103.98 / yr

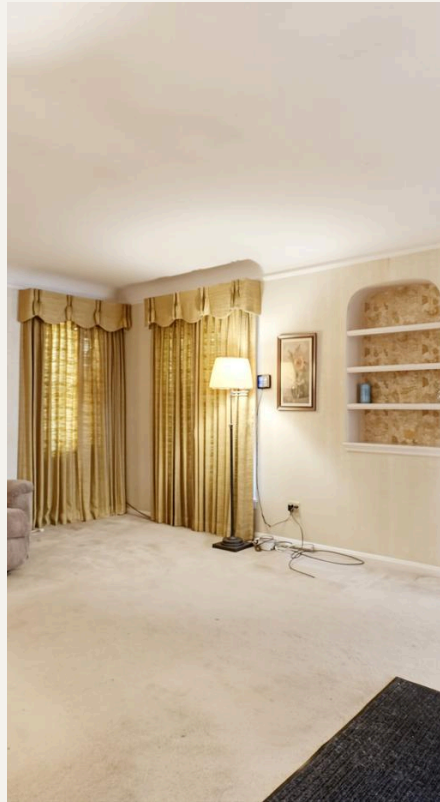
Sold as-is, contents convey. This is an estate sale. The seller will not make repairs, and the furnishings and contents present at showing remain with the house and convey at closing. The as-is and contents terms will be written into the purchase agreement.

Condition disclosures. The electrical panel is a Federal Pacific Stab-Lok and is not being replaced. The water heater is at the end of its service life. The roof is aged, with wear on the front slope. The garage slab is cracked. Each of these is disclosed and reflected in the price.

The first floor



Living room: fireplace, built-in shelves, arched opening to the dining room



Living room, arched display niche



Dining room with built-in hutch



Kitchen, sink run



Kitchen, range wall with arched niche



Full bath, original pink tile

Bedrooms and upper floor



First floor bedroom



Second first floor bedroom



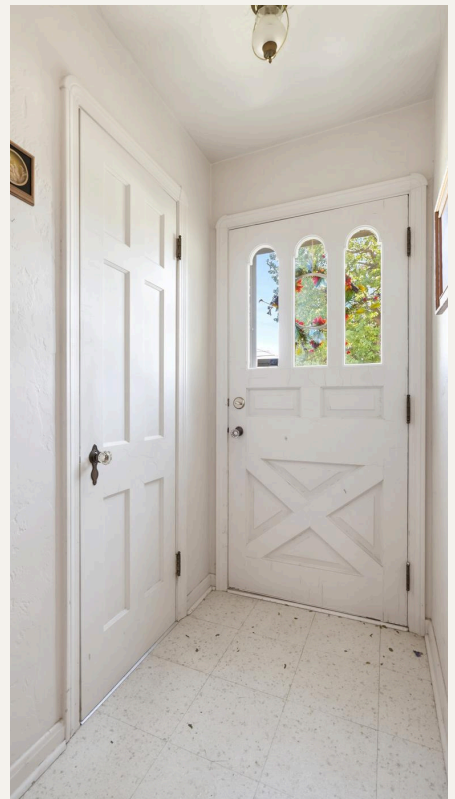
Upper bedroom



Upper bedroom, window unit



Upper hall: hardwood floor, glass doorknobs



Side entry

Lower level, garage, and grounds



Rec room: knotty pine, fireplace, tile floor



Rec room, built-in shelving



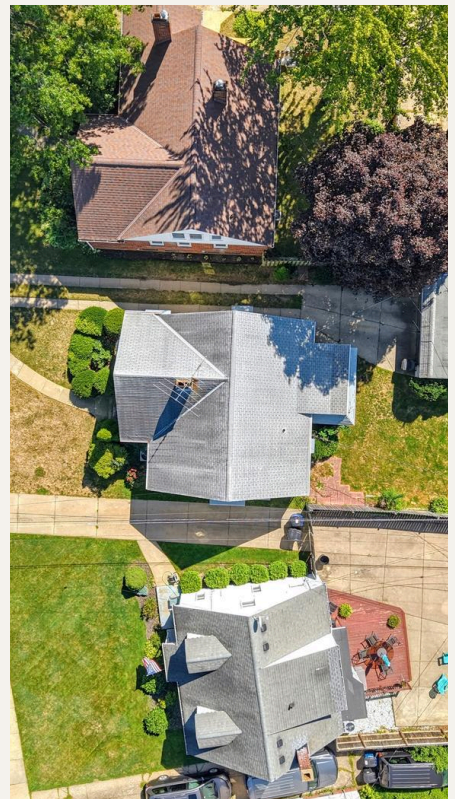
Fenced back yard



Detached two car garage and enclosed porch



Aerial view; downtown Cleveland on the horizon



The lot from above

LOCATION

The neighborhood

Munn Rd sits in West Park on Cleveland's far west side, in the 44111 zip code, on a block of Cape Cods and colonials from the same era as the house. The street is residential end to end, with sidewalks, tree lawns, and city water and sewer.

The location trades on convenience. Kamm's Corners, the commercial heart of West Park, carries restaurants, bars, and a farmers market a short drive south. The RTA Red Line at the West Park station connects to downtown and to Cleveland Hopkins International Airport, and the I-480 and I-71 interchanges put the rest of the region within easy reach. The Rocky River Reservation of the Cleveland Metroparks, with its all purpose trail, golf, and river valley scenery, anchors the west edge of the neighborhood.

NEARBY ANCHORS

Impett Park	about 0.5 mi
West Park RTA Red Line station	about 1 mi
Kamm's Corners	about 2 mi
Rocky River Reservation, Cleveland Metroparks	about 2.5 mi
Cleveland Hopkins International Airport	about 4 mi
Downtown Cleveland	about 9 mi

How to proceed

- 1 Tour the property. Showings are show and go through ShowingTime, and the video tour linked on the cover is available anytime.
 - 2 Submit offers by email to tim@murphypropertiesohio.com. Include the buyer's name, offer price, financing type (conventional or cash), earnest money amount, proof of funds or a loan preapproval letter, and the requested closing date.
 - 3 Write the offer as-is, with contents. The seller will not make repairs, and the contents convey with the property. Both terms will be written into the purchase agreement.
 - 4 No offer deadline is set. Offers are presented to the seller as they are received.
 - 5 Conveyance is by fiduciary deed at closing, with title and escrow handled per the purchase agreement.
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Showings. Show and go. Schedule through ShowingTime; requests are approved instantly. The home is shown with contents in place.



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EQUAL HOUSING OPPORTUNITY