

3800 Grace Dr, Kent, OH 44240

MLS#: **5197552**
 Status: **Active**

Prop Type: **Residential Income**
 Sub Type: **Duplex**

List Price: **\$279,900**
 DOM/CDOM: **81/81**



List Dt Rec: **04/02/2026**
 Unit:
 County: **Portage**

List Date: **04/02/2026**
 Contg Dt:
 Pend Dt:
 Off Mkt Dt:
 Close Dt:
 Exp Dt: **10/02/2026**

Supplements (2)

Parcel ID: **TX 04-040-00-00-006-005**
 Twp: **Brimfield Twp**
 Subdiv:
 School Dist: **Field LSD - 6703**
 Bedrooms: **8**
 Total Baths: **4 (2/2)**
 Yr Built: **1981/Public Records**
 Liv Area: **2,392**
 Map:
 Photo Opt Out: **No**

Stories:
 Levels: **Two**
 \$/SqFt: **\$117.02**

Directions: **Tallmadge Rd to Grace Dr. Property will be on the left.**

Property Information

# Rooms:	# Beds: 8	# Baths: 4 (2 2)	Gross Income:
# Stories:	Levels: Two	# Laundry: 2	Operating Exp:
Above Gr: 2,392/Auditors Website		Lot Acres: 0.92	# Buildings: 1
Below Gr: -		Lot Sz Src: Auditors Website	
TOTAL: 2,392			

# Units	Type	# Rms	Beds	Baths	Rent	SqFt	Occp	Lse	Exp Dt	Description
2	4 Bedroom Or More		4	2		1,196	No			
	4 Bedroom Or More		4	2	\$1,400	1,196	Yes			

Features

Prop Condition: **Actual YBT**
 Heating: **Forced Air, Gas** Cooling: **None**
 Appliances: **Dryer, Range, Refrigerator, Washer, Water Softener**
 Laundry: **In Unit**
 Basement: **No, None**
 Owner Pays: **Sewer, Trash**
 Tenant Pays: **Cable TV, Electricity, Gas, Heating**
 Lot Features: **Dead End Street, Wooded/Treed**
 Parking: **Unpaved**
 Construction: **Brick, Vinyl Siding** Garage: **No/0.0**
 Roof: **Asphalt/Fiberglass** Carport: **No**
 Water: **Well** Foundation:
 Sewer: **Public** Waterfront: **No**
 Remarks:

Turn-key side-by-side duplex offering an incredible opportunity for both owner-occupants and investors with one unit currently being vacant. Each unit features 4 bedrooms and 1.5 baths, along with a spacious living room, an eat-in kitchen, convenient first-floor laundry and exterior patios overlooking a peaceful, wooded lot. Situated on nearly an acre at the end of a dead-end street, this property provides privacy and space while still being close to everyday amenities. Tenants are currently month-to-month, with rents at \$1,400 and \$1,350, offering immediate income potential with flexibility for future plans. Recent updates include new siding and gutters, making this a truly move-in ready, low-maintenance investment!

Legal/Taxes

Taxes: **\$3,082** Tax Year: **2025** Assessment: **Yes** Homestead: **No**

Agent/Broker Info

List Agent: Ryan Shaffer (2019000757)	List Office: EXP Realty, LLC. (20326)
Contact #: 330-329-6904	Office Phone: 866-212-4991
LA Email: ryan@330realestate.com	Office Fax:
LA License #: OH BRKM.2019000757	Brokerage Lic: 2017000807
Co List Agt: Nicole R Jesser (C2017001758)	Co List Off: EXP Realty, LLC. (20326)
Co License #: OH SAL.2017001758	Brokerage Lic: 2017000807
Contact #: 330-715-7338	Co LA Email: nicolejesser12@gmail.com
Attrib Cnt: ryan@330realestate.com , 330-329-6904	
Waived Agt: No	

Showing

Electronic Lock Box: **No** Serial #:
 Showing Contact: Type: **Showing Service**
 Showing Rqmts: **Use Showing Time Link**
 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:	Warranty: No
Listing Agreement: Exclusive Right To Sell		Listing Service: Full Service	
Listing Contract Date: 04/02/2026	Expiration Date: 10/02/2026	Purchase Contract Date:	
Possession: Negotiable (Possession)		Orig List Price: \$299,000	

Special Listing Conditions: **Principal/NR**

Online Bidding: **No**

Broker Remarks: **Please contact Nicole Jesser with any questions or offers. The right side is vacant and the left side is month to month. The left side rent is \$1,400 per month. Rents are currently below market. This property is in a flood zone. The sellers have never had any issues but the buyer will need flood insurance. Showing the right side only until an offer is accepted.**

Prepared By: Ryan Shaffer

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 06/22/2026 01:48 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.

MLS: 5197552

[3800 Grace Dr., Kent, OH 44240](#)

Duplex Bd:8 Ba:4 (2/2) SqFt: 2392/NA/2392 Gar:0 Bsmt: No Yr: 1981 Acres: 0.92 **\$279,900**



Front of Structure



Front of Structure



Living Room



Other



Kitchen



Kitchen



Kitchen



Laundry



Bathroom



Bedroom



Other



Bedroom



Other



Bathroom



Living Room



Living Room



Kitchen



Kitchen



Game Room



Bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Back of Structure



Back of Structure



Yard

Information is Believed To Be Accurate But Not Guaranteed