

HOME SEEKER

April 2023



A landmark in the historical Ashtabula Harbor. Hil-Mak's has been serving fresh seafood & steaks for over 50+ years. Turn-Key Investment opportunity awaits. Restaurant was completely renovated in 2020. Attached Fish Market is included in this sale along with full-service concession trailer for extra income. Local wholesale accounts, 2-bedroom apartment above the restaurant also offers extra income. Perfect location across

from Bridge St. newly built condos, new hotel coming soon, retail shops, more restaurants, Lake Erie & Walnut Beach make this the opportunity of a lifetime.



HIL-MAK'S SEAFOOD RESTAURANT IS IN THE TOP 10 COMPETITION FOR "BEST RESTAURANT IN THE US."

Total Restaurant & Fish Market Renovation In 2020 • Weekly Wholesale Accounts

Brand New Walk-In Coolers • New Display Cooler/Case • In The Fish Market

Food Consession Trailer: Bought New 2022 • Two Separate D3 Liquor Licenses Including Carry-Out License For Both Fish Market & Restaurant

Outside Patio Dining For Summer Dining • Dining Room Serving Up To 84 • Beautiful Decor Throughout • Two Bedroom, Two Bath Apartment Completely Renovated & Rented



Jayne Gerren
440-812-0368
assuredrealestateoh.com
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A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES



Now is the time to list your home. We are here to guide you and to evaluate your property for free to help you make the decision that is right for you.

As always there is no obligation, we are here to help you and give suggestions for the value of your home in today's market. What matters to you, matters to us!

Happy Spring!



					
Jennifer Bartone 440.645.6967	Jarrod Dixon 440.645.7467	Jace Hatcher 440.915.1054	Mary Pryately 440.862.4240	Stacy Senskey 440.223.4871	Wenona Herrman 330.240.1133

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ASHTABULA – Welcome to the Castle Block building! This historic building has been completely renovated and updated with retail/commercial storefronts along with 1 bedroom, 2 bedroom and studio apartment units. Each newly constructed apartment has been beautifully designed with high end upgrades including granite counter tops, modern cabinetry and stainless-steel appliances. The high ceilings and large windows offer a very stylish and open concept feel. This building also offers the ease of having an elevator for upstairs units, an outdoor courtyard area, laundry facilities and gated parking for all residents. You'll also be able to enjoy the convenience of the many new businesses that are in the area. Schedule your appointment for a showing today and come see all that the Castle Block building has to offer! Call Wren 440-813-9567



PIERPONT – Big barn, roof done 6-8 years ago House sided 8 years ago Pond-stocked Deck 7'6 X 14. 38 X 48 barn with stable, 19 X 22 heated workshop, 14 X 21 tool room and wood shop, 15 X 25 15 X 12 Milk house, Home has awesome wood work, wood floors and is ready to move in. 8 miles from the nearest boat dock to Pymatuning, 15 miles from Port Conneaut, Located in the head of Steelhead Alley, Less than one hour from the nearest trout streams. \$237,500 Call Ed 440-223-1410/440-576-2811



GENEVA – Residential Group Home/Assisted Living Facility Duplex. First floor includes 3 double bedrooms, 3 full bathrooms, full kitchen, living and dining spaces. Second floor includes four double bedrooms, two full ensuite shared baths, full kitchen, living and dining spaces. Other features: fully ADA compliant, full sprinkler system and security system. First floor has one entrance. Top floor has main entrance accessible via steps and ramp, plus two bedrooms with doors to the outside. Last used as a residential group home in 2022. Great opportunity to own a facility with 14 bed potential minutes away from University Hospital and the numerous conveniences Geneva has to offer. \$279,000 Call Jamie 440-645-7811

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- Jefferson – Commercial corner lot in Village. Located at the corner of S. Chestnut and Erie Street. PRIME LOCATION 400' from Drug Mart and 229' from Chevy dealership. \$270,000 Call Jim 669-2262
- Geneva – .598 acres of buildable land close to the schools, library, freeway access and downtown. \$27,000 Call Tiffany 228-1182
- Madison – 1.510 acres. Two Prime B-2 Commercial Lots for sale bordering Loves Truck Stop and Grand River Gateway Development. Call Jamie 645-7811
- Madison – 15.54 acres of land (two parcels) with 968 feet of frontage on Green Rd. Cleared and level land. Call Jamie 645-7811
- Madison – 15.53 acres on Rt. 20 across from Walmart. Call Jamie 645-7811

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GREAT PRICE - KINGSVILLE TWP

This home is for you! Welcome to this 4 bedroom, 1 bath Cape Cod home with so many updates. Located in a great area this home has so many updates: In 2023 the entire home has been freshly painted, new carpet on the main floor, new exterior door and frame, New furnace (2015) converted from oil to gas with tie into gas line at the road, New windows, new electrical panel, new wiring, new siding and soffits, new front door, new countertops in kitchen all in 2014. All the bedrooms are spacious with an open floor plan with kitchen and living room. Full basement which is great for storage. Buckeye school district. Don't miss out on this 4 bedroom home. Make it you own today. Call Susan today at 440-228-9317.

GREAT LISTING - ACRES TO FIND

Don't miss this one! A beautiful home located in a secluded area but very close to all amenities. U...er this home has public water and public sewer...and has extra space for a small office...the outside as home is alot bigger than those picture...Call Susan today at 440-228-9317.

NEW LISTING - NORTH PERRY

This home is ready for new owners to bring all their designing plans to life. So many possibilities with this huge family Home! Located in North Perry this home is located on 1.28 acres with a beautiful creek running through it. A huge detached garage has a metal roof and has plenty of room for you to store anything. The home has 3 bedrooms, possibly 4 or an office for your needs. The huge kitchen with an open dining area is very unique. Step into the extra large living room to relax. On those warm summer nights, enjoy your enclosed porch providing enjoyment with none of those pesky mosquitoes. Want a first floor bedroom? You got it along with a full bath. Second floor has 2 more large bedrooms with another large bath. Vinyl siding is newer on the outside. Enjoy all the free amenities that North Perry has to offer: Free basic Cable, water, sewer, trash pick-up, private marina, pool and so much more. Call Susan Today at 440-228-9317.

NEW LISTING - GENEVA

WELCOME HOME to this incredible Ranch Home. Well maintained over the years, you will see the love that was put into this home to make it so...the front door you will see an unusual large entryway th...n walking into the large Great Room w/a fireplace locate...the open dining room to kitchen. The beautiful...room, dining room and kitchen was...new carpet in 2022. The master bedr...just updated approx 4 years ago w/a bea...new flooring. The 4th bedroom is located to...a large office to work from home. Other hig...new roof in 2019 along w/gutter guards, Appliances are...will stay with home. Call Susan Today at 440-228-9317.

FEATURED LISTING



4645 RIVERWOOD DR PERRY

Wow! One-of-a-kind home! 2+ acres on a dead-end street. Madison mailing address, Perry LSD. 4 bedrooms w/ potential up to 7! 4 & a 1/2 baths. 2 car attached, 4 car detached plus shed. Expansive deck w/ 32' pool & upper deck off primary suite. Main floor living, 2 primary suites, ensuite bathroom for an upper bedroom. 2 Laundry areas (main floor / lower level). Morning room off of eat in kitchen, formal dining room, office/library, 1/2 bath & great room w/ wood burning fireplace & cherry wood floors complete the main level. Custom window treatments in great room & foyer are remote-controlled to operate simultaneously. Vector security (fire, smoke & theft) hard-wired throughout. Loft upstairs divides primary suite, custom closet w/ integrated lighting & fully renovated primary ensuite bath from the other two bedrooms & ensuite full bath. Upper primary bath is a show stopper; custom cabinetry, automated vanity mirror w/ added electrical in cabinets & counter. Walk-in shower w/ 2 rain heads, 8 body sprayers, stationary plus hand-held fixtures, marble floors & granite counters w/ double sinks. Primary suite has a mini split for its own separate heating / cooling. All mechanicals (furnace, AC, humidifier, hot water tank & mini split are 2020/2021). Lower-level offers; large rec room, multiple spacious bonus rooms plus renovated full bath. Gravel RV pad/turn-around currently in-process. Schedule your private viewing before gone!

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HELLO SPRING!!!



New Listing! 5930 Lake Rd. W. #2601, Saybrook Twp. \$219,900 – Rare Opportunity! 3-bedroom, 2-bath End Unit ranch condo in Vanna Shores! Vaulted living and eat-in kitchen. Master suite w/ full bath and walk-in closet. All bedrooms are good sized. Ceramic tile in kitchen, laundry and baths. 2-car attached garage. Rear patio, front covered porch. 4-miles to Lake Erie access, GOTL, Harbor District, beaches and more. Ashtabula Schools. **Charlotte Baldwin (440) 812-3834.**



Great Potential! \$57,900! 610 West 46th St, Ashtabula. This charming Ashtabula home is located in the Ashtabula Area City School district. It boasts 4 beds, 1 full bath, large foyer, a fireplace in the living room, fenced in backyard with gated, paved driveway and detached 2 car garage on a 0.14 ac lot. With a little TLC and your final touches, bring this home back to life. Selling “as is”. Contact. **Trisha Cusano (440) 228-5106.**



7279 Harmon Rd. North Kingsville \$465,000 -A little slice of privacy on approximately 71-acres. 2-bedroom, 2-bath ranch home with oversized 1-car heated garage, detached 2 car garage and 24 x 30 metal pole building. Nestled back off the paved road. Mostly wooded property with some timber value. Small Creek. 12-month home warranty. City water. Buckeye Schools. **Charlotte Baldwin (440) 812-3834.**



Pending Sale. \$229,000 – 5930 Lake Rd. W #2702, Saybrook Twp. Completely updated 2-bedroom, 2-bath ranch condo in Vanna Shores ready for the new owner. Loads of updating – quartz counters, all hardware, faucets, light fixtures, flooring, paint, central air, expanded concrete patio out back with fully fenced back yard. All within the last 2 years. Great color scheme. Ashtabula Schools. **Charlotte Baldwin (440) 812-3834.**

LAND LISTING



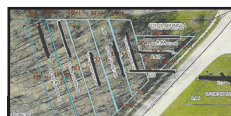
Gilbert Rd.

\$155,000 – 41.24-acres Gilbert Rd. Newton Falls. 2-parcels included. Lightly wooded in the front. Approximately 405' x 3,596' and widens out a bit in the back. Rough drive and electric run to pole. Newly paved road. Southeast Local Schools. **Charlotte Baldwin (440) 812-3834**



Harbor Ave

\$34,900 – E. 18th St, E. 20th St, E. 21st. St, Ashtabula ATTENTION INVESTORS, DEVELOPERS AND BUILDERS! 29 parcels of vacant land available in Ashtabula. Currently no street access or utilities. Lots are not all connected. Many possibilities for these lots. Buyer to do their due diligence for use and location. **Tara Dean 440-812-0508**



Commercial Place

\$11,000 – Harbor Ave. Ashtabula City lot .15-acre, cleared 40 x 150. All utilities available. Ashtabula Schools. **Charlotte Baldwin (440) 812-3834**

\$27,000 – Commercial Place, Ashtabula 7-lots total .50-acre on Commercial Place and E 24th St. Mostly wooded. All utilities are available. Ashtabula Schools. **Charlotte Baldwin (440) 812-3834**

\$79,900 – 5.92-acres Red Oak Rd. Austinburg Twp. Located in Country View allotment, this fully wooded parcel is just the right space to give you peace and quiet with your new home. Water source and septic would be required. Geneva Schools. **Charlotte Baldwin (440) 812-3834**



E 18th Bundle Lots



Red Oak

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TESTIMONIALS

Stephanie is the best, she took the time to help me through every aspect of the listing, selling and closing of my property. She works hard and is very honest. I recommend her to everyone. You will be extremely happy, like I was.

★★★★★★★★★★

Debbie Lake was great! She went over and above to help us in the buying process. She didn't waste our time looking at properties that she knew wouldn't work for us. I would highly recommend her to anyone buying or selling their home.

★★★★★★★★★★

Working with Stephanie was a pleasure. She was very professional, prompt, and courteous. I would rate Stephanie as an excellent realtor. Thank you again Stephanie!

★★★★★★★★★★

Stephanie was excellent to work with. Very pleasant and made the transaction smooth and painless! Thank you for everything!!!

Debbie Lake was great to work with, I appreciated her expertise in this hard housing market, I would highly recommend her for first time home buyers! Thanks Debbie !!

★★★★★★★★★★

Debbie Lake and Mac were very professional and hard working. Debbie was great at keeping me informed as to where we were in the selling process. They helped relieve the stress of selling my house that I had lived in for over 35 years. I would highly recommend them when selling your home. Thank you.

★★★★★★★★★★

We had a short amount of time and a limited supply of homes to look at. Debbie & Mac screened properties and helped us achieve our goal of downsizing and finding the right property for our future. Great communication and advice throughout our experience!

UNDER CONTRACT



3131 S RIDGE RD, ASHTABULA

Solid 3 bedroom, 2 full bath home on 4.2 acre corner lot. Beautiful natural woodwork and hardwood floors throughout part of the home. Living room with brick fireplace with wood burning stove. The dining room features a bay window, beautiful built in hutch with lead glass doors, Kitchen with small island opens to a sun porch overlooking the rolling property. The second floor is finished with 3rd bedroom, sitting area and full bath. Full basement is

walk-out level in the back. Old well is disconnected and city water services the home. New roof in 2015 and electric service has been upgraded to breakers and Romex wiring. \$134,900 Debbie Lake and Mac Chafer 216-314-3335

JUST SOLD



MEADE HOLLOW RD, HARTSGROVE

Nicely wooded property on high ground currently zoned Agriculture. If you appreciate being surrounded by nature with wooded views all around take a look at this property. Situated between St. Rt. 534 and Noble Rd. Seller will transfer all rights and obtain updated stake survey as required by county prior to transfer. \$139,500 Debbie Powell 440-218-0475

385 South Broadway
Geneva, OH 44041

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440.466.9177
Geneva office



Congratulations!



Deborah Powell, Realtor
Coldwell Banker Schmidt Realty
Geneva, OH



Deborah Powell
Kelli Schmidt
Mike Schmidt
Tom Gray
Steve Bell

**COLDWELL BANKER
SCHMIDT REALTY**



Mac
Chafer
Manager
440-466-9177



Debbie
Lake
216-314-3335



Geoff
Freeman
440-812-4134



7398 PRESLEY AVE. MENTOR

Adorable 3 bedroom, 2 bath bungalow on corner lot. The living room has a wood burning fireplace w/heatilator insert to keep you toasty warm on those cool evenings. Hardwood floor in both first floor bedrooms, hall and under the carpet in the living room. Spacious eat-in kitchen with sliders leading to the 3 season room. Large owners' suite on the second floor with a wall of windows overlooking the back yard, alcove area perfect for a reading nook or home office, and large private bath with jetted tub and access to 2nd floor deck. The full basement offers a rec room and laundry/utility area. Recent updates include breaker box (4/22), garage door (7/22), water pipes to street replaced with copper (6/22), bathroom & kitchen faucets (4/22), kitchen & main bath floors (4/22), tub & surround in main bath (7/22). \$199,900 Debbie Lake & Mac Chafer 216-314-3335

LOTS & LAND

V/L PARK RD, PAINESVILLE TWP

Over one quarter acre buildable lot in South Painesville Twp. Ready to build on. Close to freeway access, golf and metropark canoeing, fishing and hiking. \$7,900 Debbie Lake & Mac Chafer 216-314-3335



7314 HART ST, MENTOR

This beautifully renovated home embodies Victorian charm while offering many modern updates. The picturesque front porch welcomes you home as you enter the comfortable living room. The eat-in kitchen was updated with new countertops, cabinets, stainless steel dishwasher & more. Easy access to the sunroom offers the perfect spot to enjoy your morning or evening beverage or some private time. The laundry room doubles as a mudroom with ample room to hang coats & kick off your shoes. The rear bonus room could be used as a play room, craft room or home office, the possibilities are endless. The first floor is completed with a full bath with claw foot tub, and bedroom which is currently being used as a home workout room. The second floor features a connected layout with two bedrooms accessible from an alcove and a third bedroom that can be accessed from either the middle bedroom or right side of the stairs. The second level is rounded out by an updated bathroom and main room which would make a great home office, craft room or study space. The backyard is ideal for entertaining with a well maintained yard, deck with privacy wall and loads of space for gardening, games and more. Additional updates include roof, 2 furnaces, hot water tank, privacy wall on deck. The ceiling detail throughout the home will take your breath away. This home is truly a must see! \$289,900. Debbie Lake & Mac Chafer 216-314-3335



LISA
RIHA
440-221-3470



DEBBIE
POWELL
440-218-0475



MICHAEL
VITALE
440-251-5012



STEPHANIE
SHAFFER
937-728-5722



RON
VARCETTE JR
440-415-4329



ROBIN BOWER
Commercial RE &
Business Brokerage
Associate
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PETROCHELLO
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STREETS
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CAROLE
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440-344-0126



EMILEE EMERSON
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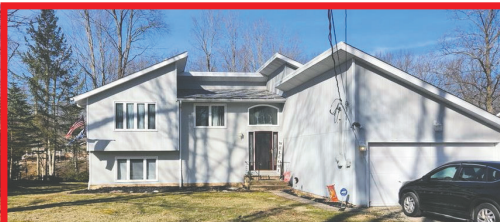
I am a lifetime resident of Ashtabula county where my husband and I have raised our two adult children and continue to raise our two teenage daughters. We also enjoy spending time with our beautiful grandchildren. I have worked at Ashtabula County Medical Center since 1996 where the community has trusted me with their healthcare needs , and now I am so excited to be helping them achieve their dream of home ownership. I know as our family dynamic changes so do our needs as a home owner, so if you find yourself wanting to sell and find that perfect place I would love to assist you in that as well. I feel so grateful to be a part of such a knowledgeable team. My goal from the beginning of your journey to the end is to follow through and make your experience to be as effortless and smooth as possible.

WHO WANTS TO LIVE IN ROAMING SHORES?



52 ROAMING ROCK BLVD.

Gorgeous contemporary home in Roaming Shores. Walk into this beautiful chabby chic home with 3 bedrooms and 2 full baths on the main floor. Vaulted ceilings with this open concept plan. Call Sherry



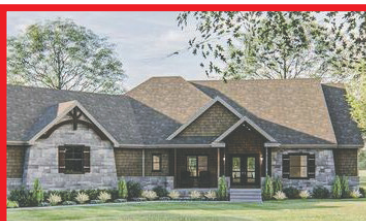
1856 MORNING STAR DRIVE

Modern lakefront with two levels of separate living space. First floor has 3 bedrooms, Open concept living room, dining room and kitchen. Gorgeous stone fireplace and sliding doors to outside covered porch. Call Sherry



2230 FOX RUN CIRCLE

Custom quality new construction home with a nice view of Lake Roaming Rock. Don't pass this on up! 3 bedroom 2 full bath and full basement Call Bob \$349,900.



2228 FOX RUN CIRCLE

This custom quality home offers a new design unique to NE Ohio. Close to Lake Roaming Rock! 3 bedroom 2 full bath and full basement Call Bob.



1325 LAKE VUE DRIVE

This home is being built with your family in mind. 3 bedroom 2 full bath. Call today. \$280,000. Call Bob.



659 WREN CIRCLE

Beautifully designed home located in this private lake community. Lots of amenities for wholesome family enjoyment. \$280,000. Call Bob.



2043 NORTH PARK LANE

Come Live the Lake Lifestyle! Don't miss this 3 bedroom 2 bath cutie on a half acre! Call Carole \$210,000.



LINDA PARK
440-645-8024



STACIE RHOADES
440-206-6041



APRIL HOWARD
440-228-7375



JOE PIKOR
440-339-1532



BOB SCHULTZ
440-567-2325



LOIS BLANK
440-265-0820



JAYNE GERREN
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MICKY JOHNSON
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KRISTI KESTER
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JUSTIN RAMEY
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