

# HOME SEEKER

November 2023

## STAR BEACON



### WELCOME TO 2926 AMITY LANE, NORTH KINGSVILLE - \$1,200,000

Custom built 5-bedroom, 5.5-bath, 2-story home with partially finished basement. Outstanding craftsmanship through this beautiful home. Great room with cathedral beamed ceilings and stone fireplace. 2-story living room with wall of windows and gas fireplace. Chef's kitchen with large center island and breakfast area. Main floor master suite. 2-bedrooms feature ensuite baths. 2-bedrooms have jack and jill bath. Theatre Room w/ 2-level seating, exterior access home office, 2nd home office, 3-car heated garage. Rear patio with built-in grill, firepit, retractable awning, hot tub and large cedar play set. Security system, whole house generator, central air, speaker system throughout main floor and rear patio. Located at the back of Kingsboro Allotment on 2.41-acres. Buckeye Schools. Contact Charlotte Baldwin (440) 812-3834 for more details.



**RE/MAX**  
Results



**Charlotte  
Baldwin**



**Tara  
Dean**



**Trisha  
Ezzone**



**Drew  
Thomas**



*Multi-Million  
Dollar Producer*

BY **APPOINTMENT**



North Kingsville Office  
Charlotte Baldwin & Co.  
6280 South Main St. Unit #1  
Ashtabula, OH 44004

**Charlotte Baldwin | (440) 812-3834**  
baldwinsells@gmail.com

**Tara Dean | (440) 812-0508**  
tara.dean.realtor@gmail.com

**Trisha Ezzone | (440) 228-5106**  
cusanotrisha@gmail.com

**Drew Thomas | (440) 228-2138**  
drew.thomas@remax.net



A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES





440-576-SELL

38 S. Chestnut Street, Jefferson  
[www.assuredrealestateoh.com](http://www.assuredrealestateoh.com)  
[info@assuredrealestateoh.com](mailto:info@assuredrealestateoh.com)



LINDA PARK  
440-645-8024



STACIE RHOADES  
440-206-6041

BRIDGING THE GAP BETWEEN BUYERS AND SELLERS!

# FALL IN LOVE WITH OUR NEW LISTINGS



RAEGAN  
HAGERDON  
440-812-8391



GINA  
PETROCHELLO  
440-812-3467



EMILY  
HAGERDON  
440-855-7149



BONNIE  
STREETS  
440-417-3412



CAROLE  
STORMER-VAUX  
440-813-2788



STACY  
TALCOTT  
440-228-9729



SHERRY WILBER  
440-344-0126



EMILEE EMERSON  
440-855-1718



MARK  
SALVATERRA  
440-228-5526



CHRISTINA PATTON  
440-969-4196



4561  
ADDISON RD,  
GENEVA

**\$115,000**

CALL  
RAEGAN



603 HERITAGE  
SQUARE,  
JEFFERSON

**\$119,900**

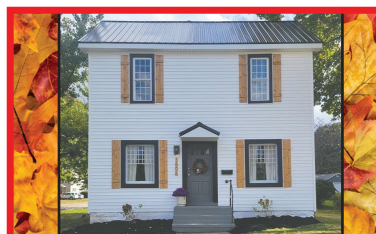
CALL  
RAEGAN



711-715  
W MAIN,  
CONNEAUT

**\$130,000**

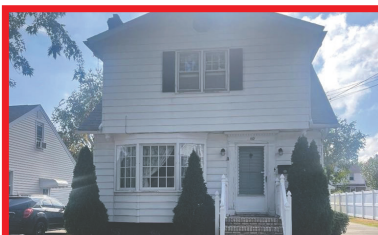
CALL  
JAYNE



1506 W 8TH,  
ASHTABULA

**\$129,900**

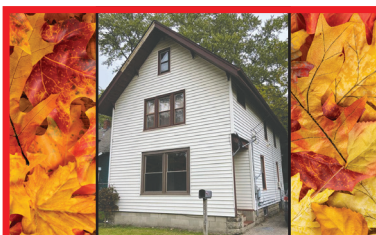
CALL  
APRIL



169  
GRANDVIEW ST,  
CONNEAUT

**\$139,900**

CALL  
SHELLEY



5412  
SAMUEL AVE,  
ASHTABULA

**\$89,900**

CALL  
CHRISTINA



524 WILDWOOD  
DRIVE,  
ASHTABULA

**\$249,900**

CALL  
BONNIE



2571 CLAY  
STREET,  
AUSTINBURG

**\$299,900**

CALL  
CAROLE



951  
CHAPPELL,  
JEFFERSON

**\$175,000**

CALL RAEGAN  
OR APRIL



740 W MAIN,  
CONNEAUT

**\$39,000**

CALL  
LOIS



1204  
WESTMINSTER  
AVE,

**\$198,900**

CALL  
LOIS



1021  
TOTE RD,  
AUSTINBURG

**\$225,000**

CALL  
CAROLE



APRIL HOWARD  
440-228-7375



JOE PIKOR  
440-339-1532



BOB SCHULTZ  
440-567-2325



SHELLEY LIPPS  
440-228-3952



LOIS BLANK  
440-265-0820



JAYNE GERREN  
440-812-0368



MICKY JOHNSON  
440-537-4556



KRISTI KESTER  
216-346-8037



JUSTIN RAMEY  
440-251-0203



# The Miller Realty Co.

Visit  
us on  
Facebook  
at  
Miller Realty



**JEFFERSON  
& GENEVA**

**115 YEARS OF SUCCESS**

**WWW.THEMILLERREALTYCOMPANY.COM**

**440-576-2811**

**440-466-1191**



**Ed Curie:** (Broker): 576-4507   **Jim Reuschling:** (Broker): 669-2262   **Donna Tropp:** 862-2886   **Wren Swiney:** 813-9567   **James Miller IV:** 440-645-7811   **Chris Dewey:** 440-812-0528  
**Sheldon Bryner:** 724-208-4896   **Marjorie Bort:** 576-2811   **Dan Saarela:** 993-0123   **Tiffany Miller:** (Broker): 440-228-1182   **Alicia Johnston:** 563-8930



**PAINESVILLE** – This unique find is a true diamond in the rough. With some TLC and elbow grease this multi apartment unit with a large 3 car garage and fenced in backyard could be a great investment opportunity.

Along with the rental income this property also offers a large store front as well. Schedule your showing with Wren today 813-9567!



**GENEVA** – Location, Location, Location! This remodeled 3 bedroom / 2 bath home is located right in the heart of all the action at Historic Geneva on the Lake and GOTL Municipal Golf Course. Walk to area restaurants and attractions year round (and have the perfect parking spot at your new home!) This home was extensively remodeled in 2017. Some highlights were new central air conditioning and heating system, new roof, new hot water tank, new kitchen with Kraftmaid Cabinetry throughout, and more!

Walking into the living room, you'll notice the vaulted knotty pine ceiling. The main floor has a large dining room and generously sized second living room. There are updated bathrooms and spacious bedrooms too! The outdoor space has a large front deck perfect for gathering and decorating. There is even a private firepit area! The backyard overlooks large village green space. Currently, the home is being utilized as a successful, short term vacation rental with 5 star reviews. This home is being sold fully furnished and is ready to move into. It can also be a great opportunity to own a vacation property. Truly a turn key investment! Call Tiffany to schedule your showing today 228-1182.



**GENEVA** – Welcome to this spacious 2001 double wide that offers 3 bedrooms, 2 full bathrooms, and many updates. There are nice hardwood floors throughout the main living space along with a newly remodeled master bath with a large

walk in shower and all the new fixtures. The large open kitchen has ample cabinet space and a breakfast/ bar setting that opens up into the dining space. The laundry/ utility room offers extra storage space as well. This is a great location close to the 'strip' at GOTL and the shores of Lake Erie. Call to schedule your showing with Wren today 813 9567!

**Are you thinking of buying  
or selling? Let one of our  
experienced agents help  
you through the process!**

**Call 440-576-2811**

**440-466-1191**

## LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS

- 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. \$275,000 Call Jim 669-2262
- Geneva- 20 lots for sale in Millwood Subdivision Phase 2. The lots have been cleared, are level and ready for construction. Seller will consider selling all or part. Call Jamie 645-7811
- Madison – 11.79 acres of land in PRIME LOCATION across from Walmart Supercenter. Call Jamie 645-7811
- Madison – 15.53 acres on Rt. 20 across from Walmart. Call Jamie 645-7811
- Madison- 15.54 acres of land (two parcels) with 968 feet of frontage on Green Rd. Cleared and leveled land Call Jamie 645 7811
- Rock Creek- This 9.66 acre parcel of land on Tische Road has so much to offer!

- Situated on a paved country road this parcel has the convenience of being close to town with the privacy of country living. This would be a great site to build your dream home or just use as a weekend getaway. There is a large pond that could serve as a water source or it could be stocked and used for fishing, wooded acreage with a creek and plenty of space to roam with your recreational vehicles. Call Wren 813-9567
- Ashtabula- Commercial corner lot located on US RT 20 and Schenley Ave. This lot with high traffic counts and great visibility is the key piece of redevelopment of this corner. Call Jamie 645-7811
- Ashtabula- 21.578 acres of land that is both close to town and close to the highway. There is a driveway cut in and a culvert in place. City water and gas are available at the street. Call Wren 813-9567

it's  
a  
jungle  
out  
there!



Just as you wouldn't safari without a guide, the key to a successful real estate transaction is your real estate professional. Their knowledge and expertise is essential in guiding you through the process. they can help you through the big decisions, set up financing, inspections, and point you to the professional legal help, when necessary. Look for the **REALTOR®** logo when selecting an agent It's a sign of commitment and service in real estate.

without a  
**REALTOR®**



# ASHTABULA COUNTY REALTORS® • 4310 PARK AVENUE • ASHTABULA, OHIO 44004

## REALTOR® COMPANY ROSTER

**ALL POINTS REALTY**  
3483 SOUTH MAIN STREET  
ROCK CREEK, OH 44084  
(440) 563-3760

**ASSURED REAL ESTATE**  
38 S. CHESTNUT STREET  
JEFFERSON, OH 44047  
(440) 576-7355

**BERKSHIRE HATHAWAY HOME SERVICES**  
3120 MARKET PLACE DRIVE  
ASHTABULA, OH 44004  
(440) 998-4663

**BERKSHIRE HATHAWAY HOME SERVICES**  
1 LAWYERS ROW  
JEFFERSON, OH 44047  
(440) 576-6985

**BERKSHIRE HATHAWAY HOMES SERVICES**  
1 MARINA DRIVE, SUITE 2  
ROAMING SHORES, OH 44084  
(440) 879-8350

**BOX REAL ESTATE**  
2600 BROWN ROAD  
ASHTABULA, OH 44004  
(440) 997-8520

**CENTURY 21 ASA COX HOMES**  
2709 NORTH RIDGE ROAD  
PAINESVILLE, OH 44077  
(440) 639-0002

**CENTURY 21 HOMESTAR**  
2614 HUBBARD ROAD  
MADISON, OH 44057  
(440) 428-0109

**CENTURY 21 LAKESIDE REALTY**  
51 N. WICKLIFFE CIRCLE  
YOUNGSTOWN, OH 44515  
(440) 793-4200

**COLDWELL BANKER SCHMIDT REALTY**  
285 S. BROADWAY STREET  
GENEVA, OH 44041  
(440) 466-9177

**DIVERSIFIED HOMES REAL ESTATE**  
2744 STATE ROUTE 307, UNIT A  
AUSTINBURG, OH 44010  
(440) 624-0056

**EXP REALTY**  
159 CROCKER PARK BLVD., #400  
WESTLAKE, OH 44145  
(866) 212-4991

**GILLESPIE REALTY**  
2719 WEST PROSPECT ROAD  
ASHTABULA, OH 44004  
(440) 998-0488

**HARBOR REALTY**  
1009 LAKE AVENUE  
ASHTABULA, OH 44004  
(440) 964-7142

**HOMESMART REAL ESTATE MOMENTUM**  
8518 MENTOR AVENUE, SUITE C  
MENTOR, OH 44060  
(440) 578-8058

**HOWARD HANNA BAINBRIDGE KAUFMAN  
REAL ESTATE**  
320 EAST MAIN STREET  
P.O. BOX 445  
ANDOVER, OH 44003  
(440) 293-7799

**HOWARD HANNA SMYTHE CRAMER  
REAL ESTATE**  
2757 HUBBARD ROAD  
MADISON, OH 44057  
(440) 428-1818

**KELLER WILLIAMS GREATER CLEVELAND  
NORTHEAST**  
2715 HUBBARD ROAD  
MADISON, OH 44057  
(440) 983-4988

**MCCORMICK LEGACY ESTATES PROFESSIONAL  
REALTY**  
6980 SPINACH DRIVE  
MENTOR, OH 44060  
(440) 313-4667

**MCDOWELL HOMES REAL ESTATE SERVICES**  
7230 MENTOR AVENUE  
MENTOR, OH 44060  
(440) 205-2000

**MILLER REALTY COMPANY**  
196 SOUTH BROADWAY  
GENEVA, OH 44041  
(440) 466-1191

**MILLER REALTY COMPANY**  
33 NORTH CHESTNUT STREET  
JEFFERSON, OH 44047  
(440) 576-2811

**MILLER REALTY COMPANY**  
341 CENTER STREET  
ASHTABULA, OH 44004  
(440) 997-4488

**NOVA STAR REALTY**  
241 MILL STREET  
CONNEAUT, OH 44030  
(440) 593-4663

**NOVELLA REALTY**  
18 E. JEFFERSON STREET  
JEFFERSON, OH 44047  
(440) 624-4032

**REALTYNET, INC.**  
10 PUBLIC SQUARE  
ANDOVER, OH 44003  
(440) 293-5500

**RE/MAX RESULTS**  
9954 JOHNNYCAKE RIDGE ROAD  
CONCORD, OH 44077  
(440) 354-3334

**RE/MAX RESULTS**  
CHARLOTTE BALDWIN & COMPANY  
6280 SOUTH MAIN ST. UNIT #1  
ASHTABULA OH 44004  
(440) 812-3834

**SPEITH REALTY**  
198 EAST MAIN STREET  
P.O. BOX 190  
ANDOVER, OH 44003  
(440) 293-6212

## REALTOR® AFFILIATE COMPANY ROSTER

**THE ANDOVER BANK**  
150 N. CHESTNUT STREET  
JEFFERSON, OH 44047  
(440) 576-2665

**CONNEAUT SAVING BANK**  
RACHEL BURCH  
305 MAIN STREET  
CONNEAUT, OH 44030  
(440) 599-8121

**CRAWFORD INSURANCE AGENCY, INC.**  
MIKE GODDARD  
55 S. FOREST STREET  
GENEVA, OH 44041  
(440) 466-1144

**DOUBLE EYES PROPERTY INSPECTIONS**  
CHARLES HERPY  
5880 SCHRAMLING ROAD  
PIERPONT, OH 44082  
(440)-858-7915

**ENTERPRISE TITLE**  
SHAWN McMICHAEL, SALES EXECUTIVE  
8 NORTH STATE STREET  
PAINESVILLE, OH 44077  
(440) 309-8425

**FIRST FEDERAL LAKEWOOD**  
MARINA FIORELLO, MORTGAGE LOAN ORIGINATOR  
3016 OAKVIEW ROAD  
WILLOUGHBY HILLS, OH 44092  
(440) 488-7178

**FRANKLIN BLAIR TITLE AGENCY**  
DEBRA BLAIR  
4510 COLLINS BLVD., SUITE 3  
ASHTABULA, OH 44004  
(440) 998-0777

**MICHAEL FRANKLIN, ESQ.**  
4510 COLLINS BLVD.  
ASHTABULA, OH 44004

**GROWTH PARTNERSHIP**  
35 W. JEFFERSON STREET  
JEFFERSON, OH 44047  
(440) 576-9126

**THE HOME TEAM INSPECTION SERVICE**  
HAROLD (PETE) BURNS, OWNER  
6128 NEW LONDON ROAD  
ASHTABULA, OH 44004  
(440) 969-7480  
(440) 344-1723

**KF PHOTOGRAPHY**  
821 SMITH ROAD  
JEFFERSON, OH 44047  
(440) 855-7140

**LIBERTY HOME MORTGAGE**  
KHASH SAGHAFI  
6225 OAK TREE BLVD.  
INDEPENDENCE, OH 44131  
(216) 780-1103

**MOVEMENT MORTGAGE**  
CHRISTIAN FOOTE, BRANCH LEADER  
2814 DETROIT AVENUE, SUITE 204  
CLEVELAND, OH 44113  
(440) 703-6266

**MYLOANGUYSKIP**  
SKIP WEBER, INDEPENDENT BROKER  
26 S. CHESTNUT STREET, SUITE 3  
P.O. BOX 372  
JEFFERSON, OH 44047  
(440) 624-0170  
(440)-319-4415

**OHIO REAL TITLE AGENCY**  
TINA VALENTINE, BRANCH MANAGER  
1213 PROSPECT AVE., SUITE 200  
CLEVELAND, OH 44115  
(440) 354-3300

**PAUL MADAR & ASSOCIATES**  
510 W. 44TH STREET  
ASHTABULA, OH 44004  
(440) 998-3706

**PILLAR TO POST HOME INSPECTORS**  
RYAN TABOR, OWNER/INSPECTOR  
2580 NEWTON FALLS BAILEY ROAD  
WARREN, OH 44481  
(330) 980-7373 OR (330) 980-3737

**RUOFF MORTGAGE**  
PEGGY ALLEY, VP BRANCH MANAGER  
7250 CENTER STREET, UNIT D  
MENTOR, OH 44060  
(440) 862-3668

**RURAL 1ST**  
KRAIG SUTER, CONSUMER LOAN OFFICER  
300 N. MAPLE STREET  
ORWELL, OH 44076  
(440) 563-5342

**STAR BEACON**  
4626 PARK AVENUE  
ASHTABULA, OH 44004  
(440) 998-2323

**SERVPRO**  
LYNZIE SMITH, MARKETING REP.  
3600 YOUNGSTOWN ROAD, S.E.  
WARREN, OH 44484  
(330) 393-9999

**DAVID THOMAS,**  
ASHTABULA COUNTY AUDITOR  
(440) 576-3783

**TITLE PROFESSIONALS GROUP, LTD**  
JIM JANSON, OWNER  
60 NORTH CHESTNUT STREET  
JEFFERSON, OH 44047  
(440) 576-8045

**TOP FLITE FINANCIAL, INC.**  
RYAN CUFFLE  
1361 S. RACCOON ROAD, SUITE 1  
AUSTINTOWN, OH 44515  
(330) 758-7542

**UNION HOME MORTGAGE**  
JOSEPH BURNETT  
7575 FREDLE DRIVE, SUITE 201  
CONCORD, OH 44077  
(440) 287-7282

**VENTURE LAND TITLE**  
TIM LEEHAN, OWNER  
34 S. CHESTNUT STREET  
JEFFERSON, OH 44047  
(440) 576-0002



**We made the SMART move...**



**HOME SMART**  
REAL ESTATE MOMENTUM



**Let Us Be the Key to Your Next Move**

*Theresa Berrier-Pope*  
**THE POPE PARTNERS**




Theresa Berrier-Pope 440-897-2184  
Lori Mackey 440-228-1740  
Jenica Muscio-Lehman 440-855-8679  
Amanda Vereshack-Erickson 440-655-3342



**ASHTABULA HARBOR NEW LISTING**

Cute 3 Bedroom Ranch with full Basement and Detached Garage. Newly Painted throughout and New Flooring. Kitchen has been updated. \$120's... Call Theresa for more details 440-897-2184



**ASHTABULA - DUPLEX**

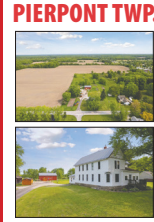
Hard to find duplex, freshly cleaned and painted! This home offers a huge downstairs living space with 3, possible 4 bedrooms and a separate large one bedroom living space above. Live in one and rent the other!! New electric panels and top roof in 2018. Owner pays water/sewer bill and tenants pay hard to the rest. Home was completely rebuilt forty years ago. The appliances stay including washer and dryer in the dry basement. CALL Lori for more details 440-228-1740.



**NEW LISTING ASHTABULA HARBOR**

3 BR. 2 full BATH Colonial with over 1,500 sq ft of living space. Spacious Living RM. with beautiful laminate flooring throughout. First floor office off of the living room makes it perfect for working at home. Gorgeous Dining RM. large enough for entertaining guests or family dinners. First floor full BATH w/ large soaking tub with jets. Kitchen has plenty of cabinets and counter space. Spend a relaxing evening in the enclosed four season room with plenty of windows throughout for natural sunlight. Second floor has an additional full Bath. Home has large shed for additional storage and a fenced in Backyard. NFurnace and hot water tank are newer. This meticulously kept home won't last long...CALL LORI for more details 440-228-1740.

**PIERPONT TWP. PRICE REDUCED**



10 acre property!!! Inviting, enclosed front porch leading into a grand foyer and then OPEN CONCEPT, spacious dining room and kitchen. To your left is the ginormous living room with wood burner. The first floor has all newer vinyl windows. Plus a first floor bedroom or what a stellar office it might be with those original sconces. NEW first floor laundry added and full bathroom with brand new fixtures, shower/tub combo. The wood work has been cared for and look at those historical details you just don't see anymore....craftsmanship! Three bedrooms on the second level, walk in closets in two rooms. And a HUGE hallway walk-in closet. However....space for a second floor laundry and/or en suite bathroom. Outside 3 outbuildings. Deck off the dining room and new concrete sidewalks PLUS the enclosed back porch addition. Livestock permitted and so much room to graze in the fenced pasture This property has it all, tons of storage!!! And YES, Internet is available. All metal roof. BRAND new HWT, well pump/lines and many light fixtures. CALL MANDY for more details 440-655-3362.



**PAINESVILLE**

Small Porch on Side... Enters into a Spacious 3 BR., 2 Full Bath, Newer Ranch with Open Floor Plan. Large Eat in Kitchen with lots of Counter Space and Built in Breakfast Bar...and a large Area for Kitchen Table. Newer Stainless Steel Appliances All Stay! Kitchen opens to Large Great Room with Doors leading to Concrete Patio and a Large, deep Backyard...Great for Entertaining! Master Bedroom is located on one side of the House and has a Master Bath and Walk-In Closet. The Other Two Bedrooms are on the opposite side of House with Other Full Bath. New Flooring throughout! Two Car Attached Garage and Shed in the Back. This Home is much Larger than it looks...must see the inside of this one to appreciate its great Open Floor Plan! Home Warranty Included...Easy Access to Rt. 2 and close to Shopping and Restaurants. CALL Theresa 440-897-2184 or Call Lori @440-228-1740.



**JEFFERSON TWP.**

Location, Location, and Relaxation! This 2 bedroom, 2 bath, well maintained ranch open concept, style mobile home is move in ready! Situated on a beautiful lot with views of the woods in a nice quiet park. Close to highway, the Jefferson Fairgrounds, shopping, and restaurants. Heated shed for storage included. Seller has done some improvements like fresh paint inside and out, newer roof and installed gutters and downspouts on the shed, and has applied two coats of rubber roofing to the home's roof. All appliances stay! \$40's CALL Jenica for more details 440-855-8679.



If You, or someone You know is considering SELLING their HOME...  
NOW IS THE TIME! We can get You TOP DOLLAR for you HOME!  
Call us for a "FREE MARKET APPRAISAL" on Your HOME...

If you are in search of a HOME to Purchase...  
Let our 50+ Years of Combined Real Estate experience...  
go to Work for You...  
and make your Transaction as smooth as possible!

## Your new home awaits.

Considering a move? Count on your local mortgage lender, Andover Bank, to make it happen. Our mortgage experts are here to guide you every step of the way.

### We offer solutions for every lifestyle and budget:

- Purchase, construction, or refinance of any type home
- Fixed and variable rate loan options
- Low down payment options available
- Competitive rates and payments
- Fast, local decision-making, underwriting, and servicing
- Experienced, personalized guidance
- Free home purchase prequalification

Experience the difference when you work with a hometown bank.

### Let Andover Bank bring you home!

Any Branch 844-259-5473 [www.Andover.bank](http://www.Andover.bank)



**Paul Skerlong**  
Vice President, Mortgage  
Leader-Producer  
NMLS# 260154  
330.815.2299 Cell  
330.572.4365 Office  
pskerlong@andover.bank



**Todd Urmson**  
Mortgage Loan Officer  
NMLS# 1209746  
440.336.1713  
turmson@andover.bank



Not a commitment to lend. Terms are subject to change without notice. Subject to credit approval.







**2879 Linda Lane.** Beautiful split level located in North Kingsville features five bedrooms, 2.5 baths, gorgeous kitchen, family room with fireplace and patio. **\$262,900**

**KW** GREATER CLEVELAND  
NORTHEAST  
KELLERWILLIAMS®

**Debby Best**  
Realtor



**440-344-0304**

Email: [DebbyBest@kw.com](mailto:DebbyBest@kw.com) • [www.DebbyBest.kw.com](http://www.DebbyBest.kw.com)



## *franklin blair title agency*

*Michael Franklin, Esq. • Debra Blair*  
*Owners*

*franklin blair* has been providing title examination, title insurance, escrow and closing services in Ashtabula County since 2003. We are licensed and insured with a full-time attorney on staff. We pride ourselves on professional service of the highest quality.

4510 Collins Boulevard, Suite 3 • Ashtabula, Ohio 44004  
(440) 998-0777

Email: [escrow@franklinblairtitle.com](mailto:escrow@franklinblairtitle.com)



## Ashtabula County's Leading Real Estate Title Resource

We are Title Professionals Group. Proud to be here in the same building in Jefferson since 1985. Owned and staffed entirely by local northeast Ohioans who know we have to work hard to earn your trust, which we do by utilizing both the newest technology and timeless work ethic.

### We provide:

- Full range of title & escrow services
- Digital signing options
- Unrivaled local knowledge
- Signing services anytime, anywhere.
- Updates via email and secure portal
- Mineral rights reports
- Secure funds wiring
- Title Quote app for 24/7 information.

Call or email us anytime for any title insurance, escrow service, or land transfer needs.

**TITLE**   
**PROFESSIONALS**  
Group, LTD

60 N Chestnut St, Jefferson, OH 44047  
(800) 558-4315 or (440) 576-8045  
[www.titleprogroup.com](http://www.titleprogroup.com)





**RE/MAX**  
Results



**Charlotte Baldwin**



**Tara Dean**



**Trisha Ezzone**



**Drew Thomas**



**Charlotte Baldwin**  
& COMPANY  
REALTORS

*Multi-Million  
Dollar Producer*

BY **APPOINTMENT**



North Kingsville Office  
Charlotte Baldwin & Co.  
6280 South Main St. Unit #1  
Ashtabula, OH 44004



**New Listing** 2926  
Amity Lane, North Kingsville. \$1,200,000 – Outstanding construction on this 5-bdrm, 5.5-bath 2-story custom built home in Kingsboro Allotment. 5,302 sq. ft plus finished basement. Top of the line products used throughout. Master suite, 2-ensuite bdrms. Open kitchen/great room. 2-story foyer/living rm, theatre rm, 3-car heated garage, rear patio w/ grill, hot tub, fire pit and large playground. 2.14-acres. Buckeye Schools. Charlotte Baldwin (440) 812-3834



**New Listing** \$219,000 - 2900  
Shirley St. North Kingsville. Located in a street-lit allotment, this 3-bedroom, 1.5-bath, 2-story is just the right fit. Family room w/ sliders to the rear, newer vinyl and chain-link fenced back yard. Living room, dining room and main floor laundry. Full basement with a finished room w/ closet and workshop area. Covered front porch, 2-car attached garage. Located on .36-acre in Buckeye Schools. Charlotte Baldwin (440) 812-3834



**New Price!** \$239,000- 2715  
Lee Rd E. North Kingsville. Well maintained 4-bedroom, 2.5-bath, 2-story with 2-car attached garage and extra wide concrete driveway. Great sized rooms. Lots of storage. Rear deck, patio and storage shed. City Water and Central air. Located in Buckeye Schools on .32-acre corner lot. Charlotte Baldwin (440) 812-3834.



**New Price!** \$349,000. 1970  
Bridgeview Lane, Conneaut. 3-Bed, 2.5-bath heavily renovated home.

New kitchen with granite counters. Updated bathrooms, interior doors, light fixtures, ceiling fans. New hickory wood floors and carpeting. New siding, windows, roof, garage doors, openers, shutters and rear deck and MORE.. City Water. Located on .40-acre in quaint neighborhood off the beaten path. Conneaut Schools. Call Drew Thomas at (440)-228-2138.

**WE ARE THANKFUL  
FOR YOU AND  
YOUR BUSINESS.  
ENJOY YOUR  
THANKSGIVING.**



**Pending Sale!** \$97,000. 1418 W.  
10th St. Ashtabula. So much larger than it appears. 2-bedroom, 1-bath, 2-story with all fresh paint, new carpeting, updated bath surround, vanity and more. Most windows are new. Awesome sunporch. Located on .11-acre lot, 1-mile from Lake Erie amenities. Great home or rental. City water & Sewer. Ashtabula Schools. Charlotte Baldwin (440) 812-3834.



**New Listing!** 5037  
Tuckaho Dr. Andover. \$165,000. Beautifully kept manufactured home with 3 bedrooms, 2 full bathrooms on 1.377 acres (3 lots). Upgraded flooring throughout. Electric fireplace in living room. Kitchen with plenty of cabinet and counter space. Master bedroom with attached full bath. Large closets in bedrooms for storage. Lots of space to build a larger garage or plant a garden. About 1 mile to Pymatuning Lake. Pymatuning Schools. Call Tara Dean 440-812-0508



**New Price!** \$175,000 – 820  
Pennsylvania Ave. Ashtabula. Updated beautiful 3-bedroom, 1.5-bath, 2-story home. Updated kitchen with white cabinets and granite counters and new dishwasher. Updated paint, ceiling fans, flooring and upper bath completely remodeled. New deck out back. .25-acre lot in Ashtabula Schools. ¾ mile to Lake Erie amenities. Contact Drew Thomas (440) 228-2138.



**Pending Sale!** \$354,900 – 2628  
Maple Rd. Sheffield Twp. Jefferson, OH 5-bedroom, 1.5- bath 2-story, on 39.99-acres with Approx 29-ac of fields, 7-ac of woods, 1.5-acres fenced pasture. Outbuildings: detached garage, block barn (2 stalls, milkhouse) and attached 30 x 32 pole barn, block barn, 24 x 40 shop, 24 x 48 tool shed, and a granary. Plus 2 greenhouses! Fruit trees and a pond. Hickory cabinets in the kitchen and bamboo flooring in the living room. Jefferson Schools. Tara Dean 440-812-0508

**Contact us to get your market analysis ready for your listing!**

**www.BaldwinSells.com**

**Charlotte Baldwin | (440) 812-3834**  
baldwinsells@gmail.com

**Tara Dean | (440) 812-0508**  
tara.dean.realtor@gmail.com

**Trisha Ezzone | (440) 228-5106**  
cusanotrisha@gmail.com

**Drew Thomas | (440) 228-2138**  
drew.thomas@remax.net



385 South Broadway  
Geneva, OH 44041

Each office is independently owned and operated. 

440.466.9177  
Geneva office



*Congratulations!*



Deborah Powell, Realtor  
Coldwell Banker Schmidt Realty  
Geneva, OH



*Deborah Powell*  
Kara Schmidt  
Mike Schmidt  
Tom Gray  
Steve Bell  
Associate  
Associate  
Associate  
Associate  
Associate

**COLDWELL BANKER  
SCHMIDT REALTY**



Mac  
Chafer  
Manager  
440-466-9177



Debbie  
Lake  
216-314-3335



Geoff  
Freeman  
440-812-4134



### 9183 CAMPBELL DR, MADISON

This 3 bedroom, 1 bath Ranch is perfect for a first time buyer or those looking to downsize. The eat-in kitchen has sliders leading to an enclosed patio/greenhouse w/wood burning stove. The current owner are using the spacious living room as a formal dining area. This home could be a four bedroom as the current owners are using the family room as a fourth bedroom. Fully fenced back yard with plum tree, peach tree,, 2 apple trees, 2 cherry trees and a raspberry bush. The large front yard offers a plum tree, 2 peach trees, 2 pear trees and an apple tree. Updates include roof in 2019, windows in 2018, furnace and hot water tank in 2011, kitchen plumbing 2011, bathroom update 2013. Large drive goes to back of property and offers a two car detached garage. \$154,000 Debbie Lake & Mac Chafer 216-314-3335



### 730 W MAIN ST, GENEVA

Relax and enjoy the charming front porch on this quaint home build in 1890 that offers 3 bedrooms and 3 full baths. Home has a 1st floor bedroom w/private bath. The bonus room on the first floor could be an additional bedroom, home office, family room, craft room, the possibilities are endless. There are two bedroom and a full bath on the second floor with a doorway in the 2nd bedroom leading to a partially finished area that would be a great play space, media room or storage area. All appliances stay. This home has so much potential. Walking distance to downtown Geneva and just a short drive to Geneva-on-the-Lake, Spire, shopping, Rt 90, wineries and more! \$124,900 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  
440-862-0352





Search All Properties  
on our Website  
[www.CBSchmidtOhio.com](http://www.CBSchmidtOhio.com)

## COLDWELL BANKER SCHMIDT REALTY

CONSIDERING A  
CAREER IN REAL ESTATE?



JOIN COLDWELL BANKER SCHMIDT REALTY  
A TOP WORKPLACE IN CLEVELAND

**OCT. 2023**

TOP LISTING AGENT



Debbie Lake

TOP  
SELLING  
AGENT



Debbie Lake

TOP  
COMMERCIAL  
AGENT



Robin Brower

Want To Know What Your Home Is Worth? Contact Us For FREE Market Analysis • No Obligations!

### 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 !!*

*I had a wonderful experience with Debbie Lake! She was friendly and very easy to get along with and easy going! She was very professional and knew her stuff about the housing market. She was kind and knowledgeable and able to help with my requests. She went above and beyond! I highly recommend Debbie Lake for your home buying needs.*

★★★★★★★★★★

*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!*

★★★★★★★★★★

*We enjoyed our time searching for our home with Debbie Lake. She proved herself to be trustworthy, dedicated, and well informed. Debbie treated us like members of her family, not just clients. She was determined to find us the perfect home, not just a place to live. I will recommend Debbie to anyone who wants to find their dream home.*

**SOLD**



**271 HARBOR ST, CONNEAUT**

If you appreciate the character an old house offers you must see this one! BEAUTIFUL woodwork unpainted throughout with spacious rooms, pocket doors and a gorgeous stair case and fireplace. There's a spacious eat-in kitchen with a sliding door that leads to the deck overlooking the

spacious back yard that includes the second parcel giving you about a quarter acre lot in the city! There's a shed for outdoor storage too. New roof installed in 2022. First floor laundry room is plumbed for a sink. Close to all amenities and just a few minutes from Lake Erie. \$45,000 Debbie Powell 440-218-0475 & Stephanie Shaffer 937-728-5722

**SOLD**



**965 CENTER RD,  
CONNEAUT**

This sprawling ranch offers 5 bedrooms plus a bonus room and enclosed porch. The living room and eat-in kitchen are HUGE! The two full baths were updated in 2019. Quartz counters were also installed in 2019. The hot water tank is 5-10 years old. The seller currently uses a wood burner for the primary heat but originally it was heated with a boiler system with oil as the heat source. Frontage on two roads. Big barn and a nice country setting with close and easy access to I-90. Selling AS-IS with no repairs to be made by seller. \$145,000 Debbie Powell 440-218-0475 & Stephanie Shaffer 937-728-5722



# LOOKING FOR A MORTGAGE LOAN?

## HOW TO IMPROVE YOUR CREDIT RATING BEFORE YOU APPLY



***A good credit rating is essential if you want to takeout a mortgage loan. But what if your credit isn't so great? If you're planning to apply for a loan, there are ways you can improve your credit history:***

- ☐ Open and use a savings account and a checking account.
- ☐ Pay bills by personal check
- ☐ Pay monthly obligations on time
- ☐ Obtain a major credit card, or some other means of establishing an ongoing credit history.
- ☐ Be at the same place of employment for at least two years.
- ☐ Contact a loan officer to prequalify for the loan.

***When you go to a lending institution to apply for the mortgage, you should be prepared to show the following documents:***

- ☐ Pay stubs
- ☐ Bank statements - two current monthly statements on all accounts generally are sufficient
- ☐ Earnest money - from a verifiable source
- ☐ Employment verification - a form must be filled out by your employer
- ☐ Tax returns
- ☐ Gift letter must accompany any monetary gift used to purchase the property, which should be given in the form of a check.



**SUSAN  
CHAMBERLAIN-  
GARbutt**  
440-228-9317  
susan.asacoxhomes@gmail.com

**MULTI-MEGA  
MILLION DOLLAR  
PRODUCER**



TOP LISTING AGENT 2018,2019,2020,2022

**440-261-9585**



**CENTURY 21**  
Asa Cox Homes



**Real Estate  
Professionals**

Each office is Independently Owned and Operated.

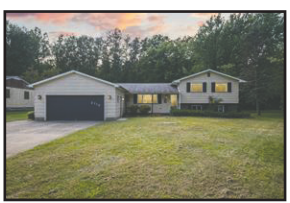
**ASA  
COX**

**440-479-3100**  
Owner/Realtor



**NEW LISTING - ACREAGE/ORWELL**

Looking for a country farm home? This one has 5 bedrooms on approximately 5 acres with a newer outbuilding. No neighbors on either side of this home, just homegrown crop fields. Enjoy the country air on your huge solid front porch. So much has been done already just needing your finishing touches. Newer siding and windows within the last 10 years with a new metal roof on home just last spring. The huge outbuilding was just built in 2018 with a nice cement floor and metal roof. You can use this building for just about anything you would like. Rooms are very spacious with a large living room, a parlor with a coal stove, 1st floor bedroom or home office, a large laundry room on the 1st floor, along with a first floor bathroom. A large kitchen with a new addition that was for a dining room that is not quite finished completes the 1st floor. Your finishing touches will be perfect for all those holiday gatherings. The four bedrooms on the upper level are very spacious and are perfect for a large family. Country living at its best. Call Susan today at 440-228-9317



**GREAT PRICE - SAYBROOK**

First time ever on the market!! This beautiful Split level home has been well taken care of and filled with lots of love throughout the years. Located on a dead end street it truly is great for a large family. Boasting over 2500 sq ft this 4 bedroom, possibly 5th bedroom home with 2 full bathrooms is so spacious. An addition was built onto the back of the home that includes a huge sunken family room with fireplace, along with a room for an office or dining area. There is also a beautiful bay window that looks out to the nice backyard. Go out from your family room onto a large stamped concrete patio. Lots of room for children to play or your pets to run. The 2nd level of the home has 3 bedrooms, the lower level also has another bedroom or just expands on the recreation room. If you want a little privacy there is another possible bedroom off the breezeway on the first floor. All the rooms throughout are so spacious you can use for uniform things, you choose. A great family home in a great location. Call Susan today at 440-228-9317.



**NEW LISTING - HARPERSFIELD**

Location, Location, Location!! Prime area for a brand new condo! Close to I-90, Spire, Wineries and so much more plus these condos are located in a very desirable neighborhood. You can choose a 2 bedroom 2 bath condo with an open concept floor plan. Large master bedroom with en suite bath, and spacious walk-in closet. Second bedroom boasts a large his/hers closet and direct access to the back patio for entertaining or just enjoying during the summer months. Extra storage above your 2 car attached garage. Just ask the listing agent for more info on the 3 bedroom 2 bath condos also available for a different price point but are available. Act now and you can pick out your colors in your condo or look at additional finishing options available for the kitchen cabinetry. More condos being built. Contact Susan at 440-228-9317.

**FEATURED LISTING**



**2447 Plum Creek Dr. Roaming Shores**

This one owner house conveniently located in Roaming Shores, a private lake community has 3 bedrooms, 2.5 bathrooms, living room, family room, large eat-in kitchen, dining room, full basement, 6 car garage (3 attached and 3 detached), a patio, stamped concrete pad with a fire pit, plenty of land, lots of storage and the list goes on!

**Call Asa Cox 440.479.3100**

**Fall in Love  
with a new home!**

**SUSAN CHAMBERLAIN-GARbutt**  
440.228.9317 | REALTOR



**WENDY RUIZ**, Branch Manager  
WRuiz@myccmortgage.com  
ccmortgagaruiz.com

**CROSSCOUNTRY MORTGAGE, INC.**  
2709 North Ridge Road  
Painesville, OH 44077  
NMLS3029 • NMLS264542 • NMLS218548



All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, Inc. is an FHA Approved Lending Institution and is not acting on behalf of or at the direction of HUD/FHA or the Federal government. Certificate of Eligibility required for VA loans. NMLS3029 (www.nmlsconsumeraccess.org).







# www.asacoxhomes.com

©2017 CENTURY 21 Asa Cox Homes. CENTURY 21® is a registered service mark owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



## #1 CENTURY 21 TEAM IN 2017, 2018, 2019, 2020, 2021, 2022

(by units)

### 577 PENDING/SOLD TRANSACTIONS IN 2023

### WE ARE AGAIN THE #1 TEAM FOR 2022 IN THE WORLD!

(by units)

6515 HAWTHORNE DR ANDOVER • \$242,000



**SINGLE FAMILY HOME**

For more information visit [www.asacoxhomes.com](http://www.asacoxhomes.com)

2447 PLUM CREEK DR ROAMING SHORES • \$399,900



**SINGLE FAMILY HOME**

For more information visit [www.asacoxhomes.com](http://www.asacoxhomes.com)

6497 STATE ROUTE 85 ANDOVER • \$324,977



**RESTAURANT IN ANDOVER**

For more information visit [www.asacoxhomes.com](http://www.asacoxhomes.com)

**Need home financing assistance?** You may be able to get up to 5% toward your down payment and closing costs.

The **COMMUNITIES FIRST** program at CrossCountry Mortgage, Inc. provides home financing assistance in the form of a nonrepayable grant of up to 5% of the total first mortgage loan amount.

- You don't have to be a first-time homebuyer
- Loan types include Conventional, FHA, USDA, and VA
- For purchase or rate/term refinances
- You must meet certain additional eligibility criteria based on loan type

Call today to learn more and to get pre-qualified. • **440-289-3842**



**WENDY RUIZ**, Branch Manager  
WRuiz@myccmortgage.com  
ccmortgageruiz.com

**CROSSCOUNTRY MORTGAGE, INC.**

2709 North Ridge Road  
Painesville, OH 44077  
NMLS3029 • NMLS264542 • NMLS218548

All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, Inc. is an FHA Approved Lending Institution and is not acting on behalf of or at the direction of HUD/FHA or the Federal government. Certificate of Eligibility required for VA loans. NMLS3029 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)).

