

HOME SEEKER

July 2019



**5926 South
Ridge West
\$189,900**



**Call
Chuck
Brockway
(440) 969-3954**

Charming Victorian home, 4/5 Bedrooms on 4.78 acres. 23x29 vaulted Great Room w/gas/wood burning fireplace. Kitchen w/many cabinets and pantry. First floor laundry, original oak floors in Living room and Dining room. Large attic for storage. Sunroom w/vaulted ceiling, 30x36 masonry block two story barn for storage, work area or space for 2 or 3 cars. Close to several school systems and easy access to I-90 . This Victorian lady has it all; taste, style convenience and an elegant sense of its own history.



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A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES

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Real Estate Services



TUCKED BACK on 5 ACS!



MONROE TWP \$209,900

*Secluded Cape Cod on 5 Ac w/ addit land avail
 * 2 Bdrm/ 2 full Ba w possibility for more Bdrms!
 *Living Rm overlooks woods *Kit w/ appliances *Generator-ready

NEW LISTING w/2 AC!

BRING YOUR HORSES...2+ ACS!



JEFFERSON \$172,500

* Fabulous Barn/Outbuilding with 4 Stalls, Water,
 Elec & room to park 2 cars. * 2.25 Acres
 * 3 Bd/2 Ba Ranch * Lg Kit w/ Island * Master w/ Bath

LAKE ERIE FRONT!

ATTENTION INVESTORS!



GENEVA \$109,900

*This 3-unit building provides positive cash flow
 *Parking Pad *Corner lot w/ lg Backyard
 * Storage Shed *Tenant pays elec * Great opportunity!

NEW LISTING!

LOT OF UPDATES!



MADISON \$124,900

Attractive 4 Bdrm/ 2 full Ba Bi-Level! *Liv Rm & Fam Rm
 *Kit w/ appliances *Freshened up w/ newer paint & fixtures.
 *All newer flooring *Back Patio *Lg Corner lot

3.5 CAR GAR & LG OUTBUILDING!



MADISON \$339,900

4 Bdrm/ 4.5 Ba * 4188 SqFt *Liv Rm & Great Rm *Din Rm
 * Kit w/ appl's * 1st Fl Mstr & Office * 2 Porches * 2 Car Gar *
 Deck * 43x28 Pole Barn * 30x32 building w/ 10K-lb High Lift



MADISON \$224,900

Adorable lakefront Ranch * 2 Bdrm's w/ Sunroom currently being
 used as 3rd Bdrm. * LivRm w/ Stone FP * Kit w/ Appl's
 * Patio, Outdoor Shower & Lake Erie out your backyard.



MADISON \$165,000

Sharp 3 Bdrm/ 2.5 Ba Ranch home! *Kit w/ appl's
 *Mstr Bdrm w/ Bath * Office * 2 Patios *Heated Sunroom
 * 3 Car Gar * Potential for In-law Suite



MADISON TWP \$189,900

Unique 4 Bdrm/ 2.5 Ba Bi-level! *Liv Rm & Fam Rm
 *Huge Fam Rm has woodburning insert * 24x24 Outbuilding
 *Spacious Deck is partially covered * Beautifully landscaped

ASHTABULA COUNTY'S LEADING REAL ESTATE TITLE RESOURCE

We are Chicago Title Agency of Northeast Ohio. 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 are open every weekday from 8:30am to 5:00pm. Call or email us anytime for any title insurance, escrow service, or land transfer needs.

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TOP LISTINGS



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Carol Fulwiler
Jefferson



Bob Gregory
Roaming Shores



Ed Ratican
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TOP PRODUCERS FOR JUNE



Lois Blank
Ashtabula



Rick Furrage
Team
Ashtabula



Vicki Miller
Jefferson



Bob Gregory
Roaming Shores



Ed Ratican
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TOP SALES



Jefferson Village \$339,900 New 3 Bdrm., 2 ½ Ba. Ranch w/basement. Spacious, lots of storage and huge great room. Front and back porches. Landscaped yard. #4055870 Jayne Gerren 440-812-0368



Jefferson Twp. \$179,900 Wow-awesome Ranch on 2 acres on Mill Creek. Lots of improvements. Extra 3-car garage plus RV garage! #4083582 Denny Ruck 440-812-5245



Ashtabula \$74,900 Great Starter Home! 3BR/1.5 BA Conventional Two Story. Fenced yard & 1 car garage. #4093457 Jayne Gerren 440-812-0368



Ashtabula \$68,500 Nicely Maintained 3 BR/ 2.5 BA Home w. Easy access to Ashtabula Harbor, dining & shopping. Enclosed front porch with many windows. #4100316 Bambi Paulchel 440-812-8226



Ashtabula \$29,900 Move in ready! 2 BR/1 BA Colonial. Open front porch & enclosed back porch. Great price! #4098430 Jeff Cunningham 440-536-6204



Saybrook Twp \$159,900 This 4 to 5 BR/ 1.5 BA home features a bonus area that was a doctor's office but can be anything you wish. 2 lots & 2 car att. Garage #4098272 Rick Furrage 440-265-0906



Ashtabula Twp \$65,000 Small 2BR/ 1 BA Ranch home on corner lot. 1 car Garage. Patio in rear w/lg yard. #4095995 Darla Zawacki 440-319-5220



Geneva \$197,900 Beautiful 3 BR/ 2BA Tri- Level home w/ 2 car attached garage. Lg Front porch & secluded Patio. #4103041 Lois Blank 440-265-0820



North Kingsville \$199,900 5 BR/2 BA Log Cabin on 1.37 acres. 4 car garage & 12x24 shed. Surrounded by trees. #4096091 Debby Best 440-344-0304



Conneaut \$134,900 4 Bdrm., 1 Ba. home. Free Gas plus a back up gas furnace. 24x28 barn/garage. Needs cosmetics. #4109367 Denny Ruck 440-812-5245



Conneaut \$179,900 Spectacular 5BR/ 3 BA Ranch on triple lot. 2 car att. Garage. Move in ready. A must see. #4104741 Lois Blank 440-265-0820



Conneaut \$93,500 Lovely 2 BR/1.5 BA Ranch style condo w. 1 car att. Garage. First floor laundry. #4102163 Gary Page 216-319-8885



Click a mouse and find a house...www.BHHSPRO.com



Conneaut \$499,900 Brick home w/4 Bdrms., 4 ½ Ba. Kitchen w/2 serving areas, hearth room, sunroom and deck. Lower level w/ rec, exercise, media and game room. Workshop, heated garage!! #4012238 Bob Gregory 440-915-7473



Conneaut \$169,900 Spacious 3 BR/2.5BA contemporary styled colonial home on nearly 2 acres. Located across from Lake Erie. #4096218 Rick Furrage 440-862-0906



Jefferson \$92,000 Colonial w/4 Bdrms., 2 ½ Ba. on 1.5 acres. New roof. 2 car detached garage. Outbuilding and beautiful landscaping. #4103457 Tina Sirrine 440-855-0007



Sheffield Twp \$64,900 Country Living. 3 BR/2 BA Manufactured Ranch on 5+ acres. 2 car detached garage. #4102824 Lois Blank 440-265-0820



Rock Creek \$139,900 Great local turn key bar/restaurant w/updated apt. All equipment stays, liquor and food license transferable. Many updates. Plenty of parking w/2 car gar. Existing stock negotiable. #3860783 Denny Ruck 440-812-5245



Jefferson \$100,000 Historical office or retail building for sale in prime location. Can be used as one or three separate offices. Agent Owned #4110225 Carol Fulwiler 440-969-0674



Roaming Shores \$795,000 Lakefront home w/3 Bdrms., 3 ½ Ba. on 3 levels! Lower level w/movie/great room, kitchen/bar and exercise area. Additional lot across the street. #4100309 Ed Ratican 440-990-0497/ Bob Gregory 440-915-7473



Conneaut \$190,000 Privacy! 3BR/2 BA Ranch on 3.87 beautiful acres. 2.5 car attached & a detached garage. And a barn. #4093828 Debby Best 440-344-0304



Ashtabula \$139,900 3 Bdrm., 1 1/2 bath ranch. Hard wood floors, full basement w/4th bedroom, family room w/fireplace and utility/storage area, a circle blacktop driveway, Vinyl fenced in back yard. #4110209 Vicki Miller 440-813-3379

VACANT LAND

Perry \$90,000 Two parcels totaling 7.85 wooded acres on dead end road. Electric hook up and public water available. #4085694 Tina Sirrine 440-855-0007

Jefferson \$24,900 Perfect site for a log home or whatever your dream home may be on 3.5 acres! Nicely wooded! Seller is very motivated!!! #3997889 Sean Kennedy 440-415-4090

Roaming Shores \$100,000 Very deep waterfront 90x390 lot. Heavily wooded on Fisherman's Cove. #4053083 Bob Gregory 440-915-7473/ Ed Ratican 440-990-0497

Roaming Shores \$49,900 Lake front lot w/boat house. Almost a third of an acre, dock space, next door to the Marina and around the corner from Paradise Bay! #4000234 Vicki Miller 440-813-3379

Jefferson \$84,900 38.43 acres. Nice woods to back with large pond. Lots of wildlife. Culvert in. Harvest rights in place for this year. #4007547 Sean Kennedy 440-415-4090

Lenox Twp \$24,900 6.037 acres with pond for building or recreation. Wood backdrop; otherwise open. #4043724 Denny Ruck 440-812-5245

Jefferson \$74,900 Approximately 40 acres of farmland, woods and pond. Large machinery shed and grainery. #4102336 Sean Kennedy 440-415-4090

Jefferson \$19,900 Mostly wooded lot just under 5 acres with pond. #4106965 Sean Kennedy 440-415-4090



**WE KNOW
GREAT HOMES.**

**AND WE KNOW
HOW TO SELL THEM.**

Ashtabula County's Real Estate Company

#1

Our agents are local market experts who can help you sell or buy your next home.

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322 PENDING AND SOLD TRANSACTIONS SO FAR IN 2019

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1465 THIEL ROAD • \$399,900

WELCOME HOME!



SINGLE FAMILY HOME IN JEFFERSON
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623 HOWARD ROAD • \$469,980

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TOP LISTING AND SALES AGENT 2018
SUSAN CHAMBERLAIN
 440-228-9317
 susan.asacoxhomes@gmail.com



STACY SLATER
 440-320-0219
 stacy Slater.asacoxhomes@gmail.com

440-261-9585
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THERESA BERRIER-POPE
 440-897-2184
 thepope@windstream.net

NEW LISTING!
14+ ACRES



Wow, One floor living at its best! This home is MUCH larger than it appears from the road! Over 3000 sq. ft. of total living space including a fully finished basement in this beautiful Ranch home. Lower level would make a great mother in law suite or teen suite with a full bathroom, entertaining living space and bedroom. This home has one of the biggest great rooms I have seen, boasting over 1000 sq.ft. complete with a full bar and a 70" HD TV! With the push of a button, a motorized 120" HD projection screen lowers for a theatre like experience. Also, featured throughout the home are Anderson wood windows installed in 2012, 3/4" oak flooring with commercial Waterlox finish. The custom designed kitchen is sure to please the chef in the home. A large island with granite counter tops, all oak cabinetry, pantry, fireplace, computer center and a Pella security glass door that leads out to a great entertaining patio. Call Susan Chamberlain today at 440-228-9317.

FAIRPORT
SOLD!!!!



Fairport Harbor 2b/1bath home. A must see. 84k

NEW PRICE!!!
AUTO SHOP



Location, Location, Location... What a great opportunity to start your own business! This commercial garage is perfect for any mechanic. Located in a prime location, your sure to get the attention you need to be successful. This garage is turns key w/tools, air compressors, welding equipment, lift for vehicles, press, balancer, and 2 pits for easy access under any vehicle. The huge 80 gallon Snap-on air compressor is only 3 years old, heating system is approx. 5 years old, outside of building was painted approx 2 years ago, and the welcome entry area for customers has just been freshly painted w/new counter just installed. Great time to start your own business.

SAYBROOK LAKEFRONT CONDO
PRICE REDUCED!



Move right into this spacious Lakefront Condo and enjoy the sunsets over Lake Erie...or the heated pool that sits Lakeside...or just enjoy the peaceful sound of the waves! Make this your personal retreat...3 possible 4 bedrooms with 2 full baths...entertain in the large great room style open living room with breakfast bar or eat in dining area. Also has Sunroom and your own attached garage. Call Theresa for more details 440-897-2184.

NEW LISTING!
SECLUDED



Want no neighbors and your home to be surrounded by acres of woods? This is the home for you! Located close to amenities but your still able to enjoy nature. This colonial home has 4 bedrooms possibility for 5. The nice open kitchen has an dining room right off of it. Enjoy a spacious living room with a bonus room that can be used as an office or extra bedroom on the first floor. The 4 bedrooms are spacious and there is a bonus room also on the upper level that could easily be converted into a second bathroom if you desire. No need to go in basement to do laundry you have laundry on the first floor. So much has been updated in this home you can move right in! Call Susan Chamberlain Today at 440-228-9317.

JEFFERSON HOME



Pond, barn 3 acres. 159,909k

NEW LISTING!!
REMODELED



Welcome to this remodeled 3 bedroom, 1 bath Colonial home! This home is in move-in condition, what a great starter home! So much has been done to this home including: Freshly painted throughout home, new carpet, newer flooring in kitchen, vinyl siding, updated electrical, and much more. Enjoy first floor laundry, large dining room and an extra lot comes with home. Contact Stacey Houser at 440-265-4380.

ASHTABULA TWP.
PRICE REDUCED!



Just like new... Side by side duplex.. Exterior and 2nd unit have been totally renovated with all new stainless steel appliances...insulated with sound proof wall. Nice, fenced in lot with view of ravine... parking for each unit...close to Route 11 and Route 90. \$90's. Call Theresa for more details 440-897-2184

NEW LISTING!
BED N BREAKFAST



Very unique property, not many like this! This home was used as a bed n breakfast at one time and can be easily used as that once again! All your quest will have privacy with 3 levels of living suites! The first floor has 2 separate living quarters situated like apartments with your own kitchen/dining area, living room, bedroom and full bathroom with separate entrances. The second level has a common area with huge kitchen, huge dining area that can be used to serve continental breakfast or any meals for the guests. Also, another bedroom with full en suite bathroom for all the privacy to finish out the 2nd level. The 3rd level has another 2 private bedrooms each having their own full bathroom and plenty of space to sit and relax. There is also a fenced in yard located on the side of this building for people to enjoy the beautiful weather! Call Susan Chamberlain Today at 440-228-9317.

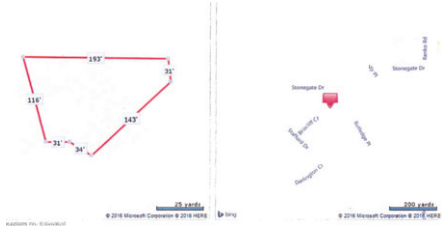
WANTING TO SELL YOUR HOME?
Call Me Today!
STACY SLATER
 440.320.0219

UNDER CONTRACT!
REMODELED



This home has been completely updated! Tastefully done. It has 3 bedrooms, 1 full bath with partial bath in basement. Large living and dining room are great for a family. Move in ready! Call Stacey Houser .

SAYBROOK TWP. VACANT LAND



\$19,900.00. Nice building lot in desirable Stonegate Development. North end of Cul-de-sac. Owners will listen to all offers... Call Theresa for more details 440-897-2184

TOP LISTING AND SALES AGENT 2018
"Call me today, I will get your home sold!"
440-228-9317
 - Susan Chamberlain



I HAVE VACANT LAND FOR SALE!



Build Your Custom Home
Call for Listings
STACY SLATER
 440.320.0219

UNDER CONTRACT!
UNIQUE HOME



They do not build them like this anymore! The craftsmanship and detail put into this home you just don't see today! This 4 possible 5 bedroom home can be used as a single family home or used as a multi-family home. This brick colonial home features spacious rooms throughout a custom made fireplace in the huge living room, newer updated kitchen in the lower level. On the main level you also, have 1 or possibly 2 bedrooms, full bath, 2nd floor is a HUGE master suite that offers a sitting area with private fireplace and gorgeous solid wood pocket doors. This can easily be used as a multi-family home because of a separate entrances along with having a second kitchen on the 2nd floor.

I NEED YOUR HOME TO SELL... HAVE BUYERS LOOKING FOR:
 Lakefront condo; 3BR Home in the Harbor; Rental properties...and more!
440-897-2184
 - Theresa Berrier-Pope



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June 2019



**Top Agent
Debbie Powell**

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**1990 STATE ROUTE 7, #6,
ANDOVER:**

If you are looking for a little house in a bit country setting this could be the one. Recent improvements include: new lifetime, 3 dimensional roof on house ('06), GARAGE ROOF ('07), new kitchen windows ('17), newer electrical panel, and stainless steel appliances ('17). The pellet stove has it's own thermostat. The furnace is regularly serviced & comes w/a service agreement through Feb. 2020. The seller is leaving the propane that is in the tank plus about 275 gallons of pre-bought propane and about a half ton of pellets; all of which has a value of over \$1,600. Enjoy great open views from the front deck or back. There's also a patio between the house and over size 2 car garage. Kitchen offers good cabinet & counter space. Seller in the process of surveying & splitting the property. The house will wind up with approx. 2.5-3 acres. The setting is picturesque w/the closet neighboring house being across Rt 7. \$63,500 Debbie Powell 440-218-0475



**9956 JOHNNYCAKE RIDGE RD,
H4, CONCORD:**

This Concord condo is an end unit with 1234 sq. ft. of living space. Move in condition & all appliances stay. Sliding door off the dining room leads you out to the balcony. Three bedrooms including a master suite with private bath & walk-in closet. Enjoy your private outdoor patio & the convenience of a one car attached garage. Convenient location close to shopping and easy access to highways. Includes community pool, playground and tennis court. \$97,900 Lisa Riha 440-221-3470



499 EAST MAIN ST, MADISON:

Near Century Dutch Colonial with 1 car attached garage sitting on 2.5 acres. Home was maintained by the same family for many years making it the perfect house to move in to and make memories of your own. Has a spacious kitchen with a back door leading to what could be a summer patio and overlooking the beautiful land. The side yard has electric wired so there are plenty of possibilities at your reach. This home is loaded with character including the claw foot tub. The basement leads you right in to the large garage which could fit plenty of different motor vehicles with its depth. \$100,000 Darius Williams 440-983-3242



804 LAKE RD, E., GENEVA-ON-THE-LAKE:

Welcome to the relaxed way of life, beach living, in Ohio's first summer resort. Take a seat on your covered front porch and enjoy your view of the boats on Lake Erie. Relax w/your favorite beverage and enjoy the sunset from your porch, front yard or enclosed 3-season room. Come and enjoy all the wineries in the area along w/great food, golf, boating and more. This 3 bedroom, 1.5 bath w/a glass enclosed 3-season porch, pool and hot tub for a lifetime of fond with family and friends in your own personal piece of paradise For the water lover this home has Deeded Private Beach Access for your personal enjoyment. Home is move-in ready and all appliances stay including washer and dryer. Updates include paved U Shaped drive (8/208), metal roof, 200 amp electric panel, windows, fresh paint, laminate floors, updated bathrooms, some new carpet and furnace. Enclosed 3-season room has stairs leading to large loft area for plenty of storage or could be finished for additional space. 1-car attached car has electric, heat and water for year-round use. Original part of house built in 1948 w/the other half being added in 1975. Located 1 mile from historic Geneva-on-the-Lake. \$180,000 Debbie Lake & Mac Chafer 216-314-3335



912 CENTER RD, EASTLAKE:

Instantly appealing! This well maintained 3bd, 1.5bath Eastlake Colonial offer great living space inside and out. Beautiful eat-in kitchen w/under counter lights, appliances & newer door leading to the patio w/Pergola iShades Inc. that overlooks the backyard where you will find a Grillzebo and shed. Recent improvement in last 4-8 yrs include; newer windows, furnace, hot water tank, overhead garage door, dishwasher, heated gutters & generator hook up. Hardwood floors under carpet throughout. Nice master bathroom upstairs w/gorgeous ceramic floor. Half bath conveniently located near back door, kitchen and basement steps. The finished basement offers additional living space w/options for various uses. Great space for entertaining or just hanging out and relaxing. Fenced back yard is adorned w/perennials for easy maintenance & seasonal color. There are also a couple raised beds for those summer veggies. Oversize garage allows you to park 2 cars and move around freely. Seller will leave surveillance camera & monitor. Not all window treatments stay. Seller will also be taking bsmt freezer, dehumidifier, washer & dryer. \$147,500 Debbie Powell 440-218-0475



**6210 PAINESVILLE
RAVENNA RD, CONCORD**

Create new memories in this cute 3 bedroom, 2 bath Ranch with walk-out basement. The walk-out basement could be finished for additional living space. This homes sits on a beautiful 2.91 acres with scenic views. If you love nature but want to be conveniently located to highway, shopping and restaurants this is the home for you. \$139,000 Debbie Lake & Mac Chafer 216-314-3335



4286 SOUTH RIDGE RD, EAST, GENEVA:

You've probably heard that real estate is "location, location, location". This home is "location, bedrooms, bathrooms"! 4 bedrooms. 3 bathrooms Ranch on an acre on Rt 84 in Geneva Township. Recent improvements include interior painting of all rooms, new floor coverings and completely cleaned inside. Features include family room addition w/electric baseboard heat, master bedroom w/bathroom, front deck w/ramp, rear 24 x 24 deck and a bonus room that could be used as a workshop or storage room. Plus, city water, septic and well water for outdoor faucets. Forced air oil furnace heat, central AC, a 16 x 20 storage barn and a storage shed. Refrigerator, stove, oven and dishwasher stay. One year home warranty provided to buyer by seller. Call to set up a personal showing. \$135,700 Geoff Freeman 440-812-4134

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**Geoff
Freeman
440-812-4134**



**Darius
Williams
440-983-3242**



**Kathleen
Sandercock
440-344-5231**



405 PENNSYLVANIA AVE, ASHTABULA:
This 3 bedroom, 1 bath Colonial home is a terrific value! Located on a corner lot in historic harbor area. Updates include newer roof, vinyl siding, and numerous windows throughout home. Enjoy the large kitchen and a formal dining room along with nice size entry with ceramic tile. The deck off the back is perfect for entertaining. Garage is in need of some work but owner doesn't want to tear down because of zoning. Perfect starter or first time buyer home. \$65,900 Dagmar Dewees 440-251-1153



V/L N RIDGE USR 20 RD, ASHTABULA:
Three parcels offering a total of approx. 28.31 acres in a great location. Easy access and close proximity to I-90, Geneva-on-the-Lake and Ashtabula Harbor. Situated in a mixed use area with the opportunity for residential, commercial, industrial or recreational use. Curb cuts are in w/small area to pull off of road on West side of sign. \$75,900 Debbie Powell 440-218-0475



4588 NORTH RIDGE RD, PERRY:
6 Acres with Rt. 20 Exposure - Great investment potential. Commercial property in high visibility location in Perry. Property includes duplex consisting of one 2 bedroom, 1 bath unit that is approximately 800 sq ft and one 3 bedroom, 2 bath unit that is approximately 1800 sq ft. Both units are rented. Duplex is public water & septic. There is a large block warehouse building with electric that is split into 3 sections. Currently 2 of the sections are rented and the owner uses the 3rd. This is a great investment opportunity or purchase and make your own changes. \$399,900 Debbie Lake & Mac Chafer 216-314-3335



2462 STATE ROUTE 307, AUSTINBURG:
Looking for a spacious home? This completely remodeled Split Foyer Colonial offers over 2800 total square feet of living space. The lower level features a bonus room w/ great natural light & entrance off the garage. The other part of the finished lower level features a bar, a wood burning fireplace, a half bath & glass doors leading to the back yard. There is also a utility room and large storage closet on the lower level. The main living area features a bright, open kitchen w/new cabinets, counters & vinyl flooring. The dining area is open to the kitchen & living room featuring good natural light & wood floors. At the end of the hallway you will find a full bath & 3 bedrooms w/one connecting to the full bath. Master suite is above the garage w/a spacious En Suite and HUGE walk-in closet. The remodel includes new Pex plumbing too. Enjoy watching the wildlife from the upper deck or patio off the lower level rec room. The 2 car attached garage features a large room in the back w/doors leading to back yard. \$279,000 Debbie Powell 440-218-0475



5057 HEMLOCK LN, HARPERSFIELD:
Sprawling 1800 sq. ft. manufactured ranch situated on 5 acres in highly-desired Harpersfield area. This one level ranch boasts 3 large bedrooms with a master bath and closet, a sun room and a bonus office/den area. Vaulted ceilings with skylights in both bathrooms and kitchen. Large stocked pond and barn on property. Rare affordable opportunity with plenty of acres and privacy. Close to Hemlock Springs Golf Course, numerous wineries, easy access to Route 90, Geneva-on-the-Lake family resort and The Geneva Lodge and Conference Center. \$130,000 Ronald Varchette 440-415-4329

Ashtabula County Humane Society

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Saturday July 20
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192 EAST MAIN ST, ORWELL:
This brick bungalow is perfect for the buyer who doesn't want a lot of house & yard to maintain. Within the last 3 yrs the seller has painted every rm but 1 & installed new furnace, central air, digital thermostat, roof w/50 yr shingles, gutters, windows w/15 yr transferable warranty, kitchen sink, counter, floor, back splash, faucet, bathroom floor, toilet sink top, faucet & new cap, sieve & mortar on chimney. Some wiring has been updated. The laundry is currently in the 2nd bdrm but there is a hook up in the basement. The finished attic w/ closet & window is vented for HVAC & can be used as a 3rd bdrm or for other uses as well. The master bdrm on the 1st floor is huge. This is a comfortable home w/nice character inside & out. Hardwood floors throughout. Small deck on back of house. Large basement offers good space for storage. Convenient location. \$ 104,950 Debbie Powell 440-218-0475



4363 CORK COLD SPRINGS RD, GENEVA
Unique, custom built home offers easy, one fir living in a beautiful, secluded setting that is set up perfectly for summer entertaining & winter workshop activities. Enter the foyer that offers a sink, counter & nice cabinets for storage as well as a closet. Eat-in kitchen features Kraftmaid cabinets, good counter space & is open to the living rm. Living rm is huge w/a propane stove. The octagon shape & lg windows of the living rm & kitchen areas allow for great natural light w/views of the lake & natural setting that surround the entire house. Mstr bdrm is large w/it's own bath & sliding door leading to it's own covered porch. Solid wood interior doors. Covered deck off dining area that leads to the pavilion & your Pontoon Boat! The 500 gal propane tank will be owned by you. There is a well but seller has always used the lake as the water source which has a sand filtration system. Oversized 2 car garage is large enough to park 4 or more cars & features a heated workshop & addition w/concrete floor, large door & 2 stalls. Additional metal outbuilding near drive at front of property. Fruit trees & grapes too! \$326,500 Debbie Powell 440-218-0475



**Ron
Varcette Jr
440-415-4329**



**Nancy
Gamier
440-749-0748**



**Lisa
Riha
440-221-3470**



**Mike
Riha
440-221-3474**



**Debbie
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3039 LATIMER, ASHTABULA \$69,900

Adorable ... well maintained... 3 bedroom cape cod ... move in ready!!!! Cute kitchen, huge living room and first floor bedroom and full bath. 2 more bedrooms upstairs. 1 car attached deep garage with tons of cabinets for storage. This home has new windows and newer roof, efficient hot water heat. There is a lot of storage...many closets and built ins. Big sunroom overlooking your nice backyard with shed. Covered patio perfect for grilling for those family picnics.



3039 E CENTER (RT 20) NORTH KINGSVILLE - \$150,000

Here is the 14,000 square foot opportunity you have been waiting for on over 2 acres!!!! Wanting to own your own business but you didn't know what you wanted to do ...the possibilities are endless with this building that use to be a bowling alley ... you can have your own restaurant, dance hall, wedding reception hall, retail store, great for archery and gun shop already equipped with mens and womens restrooms and 3 phase electric just waiting for the entrepreneur in you to take hold and make your dream come true!!!!



221 ELM, JEFFERSON - \$139,900 CALL EMILEE EMERSON

Stunning ranch is located in the heart of the Jefferson Village, and ready for you to move in, this charming home offers an open floor plan that lets the light fill the home, the floors are an extremely durable venal flooring that pours from the front door all the way to the back, the fire place has been refinished to an eye catching white and the eat in kitchen looks like it was picked from a magazine with its fresh white cabinets and silver backsplash if gives the feel you are in a farmhouse. The home has simple yet stunning accents such as the shiplap wall in the hallway and offers a cozy enclosed patio and a two car garage attached to the home



3321 AUSTINBURG RD - \$159,900

3 bedroom, 2 bath with additional family room that looks out to 1 acre. The house overlooks the golf course. Don't miss this one! Call Sherry Wilber

OPEN HOUSE
JULY 4, 5, 6, & 7 • 1:00 - 3:00 PM



413 GENEVA POINT, ROAMING SHORES \$424,900

Spectacular totally remodeled lakefront home with a water view from every room in this house!! As you pull up to this home right away you are taken back by the beautiful curb appeal and landscaping and elegant brick exterior! As you walk in the 2 story foyer you enter the breathtaking huge great room with floor to ceiling windows overlooking the lake. This room has a gas fireplace, built in seating, full bath and laundry room right off of it for all those guests coming in off the lake from a day of fun ready for the meal you have cooked in your custom kitchen with granite countertops and eating area with another gas fireplace. Tons of counterspace and cabinet space for all your entertaining needs. As you proceed up the open staircase to the second floor you have 2 bedrooms and huge bathroom. Master bedroom has 3rd fireplace in the exquisite home. Continue on to the 3rd floor with another bedroom and full bath ...great for company to have their own space when they visit with a beautiful view of the lake. This property has a 3 car attached garage and another finished room in the basement and another full bath ...this could be another bedroom or for company or more living space/family room. The location of this home is ideal...right in the hub of all the fun...close to the marina and the restaurant. All bedrooms have spacious walk in closets and all 4 floors have full bath. This home has been completely remodeled top to bottom and is a must see... join in the fun this summer!



2398 RT. 6, ROME \$110,000

Farmhouse and big barn on five acres. Just waiting for you and your personal touch. Call Mary at 440-223-6260.



683 TOMPKINS RD, JEFFERSON \$225,000

Beautiful brick home on over 10 acres, 4x6 construction with 4 inch milled, solid wood trim and doors. Cherry kitchen cabinets with large island. Formal dining room had perfect built in corner cabinets. Granite stone front porch. Wrap around deck on the back of the house with a balcony off of a second floor bedroom. 16 foot vaulted ceilings in the living room. Propane fire place with marble surround and flooring. Walkout basement with large solid wood bar. Lots of storage. Wood burner used as main source of heat, propane furnace for backup. Master suite with walk in closet and washer and dryer hookups. Large 15x50 cement floor barn, 15x50 cement floor overhang with adjustable stalls. One of a kind move in property!



PRICE IMPROVED!! \$245,000

SELLER WANTS SOLD FAST!!! This is a fantastic opportunity to have a charming farm house with wrap around front porch to sit and enjoy your 42.5 acres. Large kitchen with lots of cabinet space and the appliances stay. The living and family rooms are ideal to gather the whole family. There is one bedroom downstairs, but another could be made if needed. Dining room right off the kitchen. Upstairs there is an additional 3 bedrooms and full bath. Outside has so much to offer! A large deck leads you to an above ground pool ready for summer fun! The barn lends itself well to animals. An additional outbuilding can be finished for the perfect man cave or she shed. The carport also stays. So many possibilities to make this your perfect country home. Close to town. CAUV to be continued by purchaser. Approximately 30 acres tillable and 12 acres woods and homestead. All mineral rights available transfer to the new owner! Andover

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3122 E. UNION ROAD, LENOX

FIRST TIME ON THE MARKET! 3122 E Union Road in Lenox Well maintained 4 bedroom, 2-1/2 bath sprawling sunny ranch on 2.74 acres Priced at just \$215,000, this well built home won't last long! Dual heat system, large master suite with extra wide door openings, electrical system pre-wired for generator, reverse osmosis water system, full high basement, large sunroom, open floor plan attached 2 car garage, brand new 24x20 outbuilding, nice landscaping, awesome set-back from the road, great location, great views - DON'T MISS your chance!...call Carole Stormer-Vaux at 440-813-2788 to schedule your showing!



1797 RT 167 EAST, JEFFERSON \$725,000

5 bedroom 5 bath cape cod with over 5000 sq feet of living space on over 300 secluded areas with every extra available... heart shaped pond and heated 3400 sq foot outbuilding... truly amazing property



1716 E 45TH, ASHTABULA \$84,900

3 bedroom 2 bath colonial with beautiful woodwork, hardwood floors, big living room, formal dining room, attached garage, fenced in backyard



1086 FOOTVILLE RICHMOND RD, LENOX \$59,900

Perfect property and price for anyone ready to downsize! 784 Sq Ft. 1991 Commodore Mobile Home on an acre/ with a nice 20 x 18 detached 2 car garage, a big (20 x 20) carport for that extra vehicle, camper, boat trailer or some toys & a roomy 18 x 12 barn/shed for extra storage, mowers and yard tools. What a low cost, low maintenance life style! Call Carole Stormer-Vaux 440-813-2788

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New Lyme 5 Acre Lot - All Wooded **\$19,900** Call Carole Stormer-Vaux 440-813-2788
VL 1/2 ACRES LENOX NEW LYME RD \$7,000
VL 1.5 ACRES LENOX NEW LYME RD \$24900 PAVED ROAD, JEFFERSON SCHOOLS
Harts Grove 8 Acre -All Wooded **\$35,000 EACH** Call Carole Stormer-Vaux 440-813-2788

VL 14 Acre Farm Land -Beckwith Rd **\$45,000** Call Carole Stormer-Vaux 440-813-2788

VL 2 Acre Buildable Lot -Chapel Rd; on paved road with pond & drive **\$19,900.**
2.3 acre lot in Austinburg Twp. in area of newer, beautiful homes. \$15,000 Call Tara Dean 440-812-0508

Route 6 in New Lyme all wooded home site! Priced to sell at **\$18,900.00.** Call Carole Stormer-Vaux.
Pierpont 14 acres! Nice cleared farm land with an amazing amount of frontage! **\$45,000.00** Call Carole Stormer-Vaux.



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NEW LISTING
5020 NORTH RIDGE, ASHTABULA - \$149,900
This charming farmhouse was built in 1830 and is still owned by the original family. 1 car attached garage with laundry hookups. 4 possibly 5 bedrooms. First floor large bedroom with double fireplace to living room. There are lots of built in and storage. Full basement with bill-co. The land is zoned commercial with 23 beautiful acres, great for crops. Horse shoe driveway leads to a beautiful 3 story bank barn. Barn has electric for industrial lift and heater. Basement level has a garage door entry that could fit multiple cars. Smaller outbuilding was used as a chicken coop and stable. So many opportunities for this home. Small engine shop, hobby farm, family homestead, wedding venue, vineyard, woodworking shop or bring back the antique business. Call April Howard



REDUCED
INVESTORS! \$149,000!
Check out this turn key Orwell triplex on 19 acres with a recent price drop. 100% occupancy - all are good long term tenants. All three units are 3 BR, 1 bath and tenants pay their own utilities. Call Carole Stormer - Vaux today. 440-813-2788



NEW LISTING
55 S CEDAR, GENEVA \$139,900
Gorgeous 3 bedroom completely remodeled, custom kitchen, granite countertops, hardwood floors, stamped concrete patio, 5 car garage, modern lighting, move in ready.



REDUCED!
4011 FOOTVILLE RICHMOND RD, DORSET \$184,900
Newer build 7 Bedroom 1 bath home on 5.29 acres. Recent finish work completed. Horse barn and additional outbuilding. Wiring needed. Call Tara Dean 440-812-0508



2744 AUSTINBURG RD, \$119,900
Beautiful 3 bed ranch, 2 car garage, finished basement, completely remodeled, new appliances, custom kitchen, hardwood floors thruout. Call Sherry Wilber



DRASTIC REDUC.
127 W. JEFFERSON STREET, JEFFERSON \$144,900
4 bedroom 2 bath century home with all the natural woodwork...charm galore..beautiful foyer staircase, 1 acre lot in village, new roof and furnace, high ceilings, fireplaces, 26 X 36 newer outbuilding



REDUCED!
5720 DONNA DRIVE, ASHTABULA - \$149,900
Completely remodeled 3 bedroom 2 bath ranch in buckeye schools. New wood laminate flooring with stone island and stainless steel appliances. Master complete with large closet and full modern bath. Rear roof, windows, siding, garage door with opener, furnace and central air all new. Washer and dryer included. Located in Buckeye School District. Don't miss out on this one! Call Bonnie Streets



NEW LISTING
4173 LAKE ROAD EAST GENEVA 299,900
Beautiful lake front home on two lots, totaling 1.6 acres, with an attached 2 car garage and paved driveway. Master bedrooms is on the first floor with a whirlpool bathroom and double vanity. Washer and dryer located on the first floor with additional hookups in the basement. Second floor has 1 bedroom, office (possible bedroom) 1 full bath and a large sleeping loft that overlooks the lake. Enjoy sunrises and sunsets on the large back deck or balcony off the 2nd floor loft. Beautiful backyard has erosion control. Property is close to many attractions. Geneva on the lake, historic Ashtabula harbor, and wine country! Don't miss out on a great opportunity to live by the lake or own the perfect summer home Call April Howard 440-228-7375.

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REDUCED!
1046 STATE ROUTE 7, PIERPONT 74,900
Enclosed porch, big living room, formal dining room (or family room) big eat in kitchen with all appliances staying. First floor big laundry room and first floor full bath. 2 upstairs bedrooms and one room on first floor that could be another bedroom or playroom or office. Newer metal roof, furnace, AC, hot water tank, well pump and updated electrical box. This cute home has a lot of space and is in move in ready condition. Has big nice back yard for family picnics. Nice 2 car insulated detached garage with cement floor and electric with metal roof and enclosed lean to with lift up door. Commercially zoned if you want to live in house and have your own business in garage.



DOWNSIZING OR JUST STARTING?
Take a look at this Orwell ranch on 1 acre - recently reduced to \$88,000. Cute and super clean! 3 bedroom - 1 bath 0 1480 square feet..in a great location and can you rent for less?! Call Carole Stormer - Vaux 440-813-2788



OPEN HOUSE SAT., JULY 6TH 2:00 - 4:00 PM
ROAMING SHORES LAKEFRONT! \$319,900
NEW PRICE!!!! Warm, cozy and inviting bi-level home. Featuring 4 bedrooms, 2 1/2 baths and wonderful family spaces inside and out. The master bedroom has an attached bath and double closets with the added bonus of a sunroom that is plumbed and ready for your hot tub. Sit and relax while looking out over the beautiful lake. The recently updated kitchen offers lovely quartz countertops, an abundance of Kraftmaid soft-close cabinets and stainless steel appliances. The dining room invites family to sit and stay awhile. The formal living room has a stone fireplace to gather around. A 2nd bedroom finishes off the main level. The lower level has 2 more bedrooms and a full bath. The wet bar is perfect for entertaining guests in the family room with a brick fireplace woodburner to keep all warm and cozy. Many updates. Through the walk-out lower level is your private dock space. 2 lots included with a large 24X32 barn/workshop/storage insulated and electric with 8ft covered porch. Roaming Shores Lakefront Call Tara Dean 440-812-0508

AGENT OF THE MONTH
TARA DEAN



Hi! I am Tara Dean! I am a lifelong resident of Ashtabula County. I received my real estate license in 2002, and have been serving the needs of buyers and sellers of residential, multi-family, farm, vacant land and bank owned properties in Ashtabula county and surrounding areas for almost 17 years. I work closely with lenders and have experience with many different lending options such as, FHA, USDA, VA, as well as conventional loans. I am happy to assist you in finding the perfect property for your needs or selling your existing property once it is time to move forward. Please contact me to discuss the buying or selling process and how to begin. Thank you to all of my past and present clients! Allowing me the privilege to assist you in such an important step in your lives is very special to me and I am grateful to all of you!

ARE YOU LOOKING FOR LAND TO BUILD YOUR DREAM HOME OR RECREATION LAND? WE HAVE IT!

13 Acres - Secludes and mostly wooded. A few trees taken out. Drive-way and culvert is in. Lots of wildlife. Call or text Mary 440-223-6260

VL Black Sea Road 5 wooded acres paved road Jefferson Schools \$28,500 Call Sherry Wilber

NEW PRICE! VL State Route 193 N. Jefferson 8 acres in Sheffield Twp. Mostly open with a few small trees. L shaped. \$18,500 Call Tara Dean 440-812-0508

Geneva Commercial 5 acre lot - \$39,400 - Call Carole Stormer-Vaux @ 440-813-2788

Orwell Half Acre Lots - 3 to choose from! \$ 9,000 ea - Call Carole Stormer-Vaux @ 440-813-2788
State Route 193 N. Jefferson - 8 acres in Sheffield Twp. \$18,500.00 Call Tara Dean at 440-812-0508

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Jim Reuschling: (Broker): 669-2262	Sheldon Bryner: 724-208-4896	Marjorie Bort: 576-2811	Vickie Taylor: 858-5125	Dan Saarela: 993-0123	Heather Light: 440-321-6995	James Miller IV: 440-645-7811	Chris Dewey: 440-812-1611



ROCK CREEK - 3 bdrm., 1 bath Split Level with utility room and workshop. Detached garage. 4+acres with pond. Well maintained home. \$139,900. Call Jim 669-2262



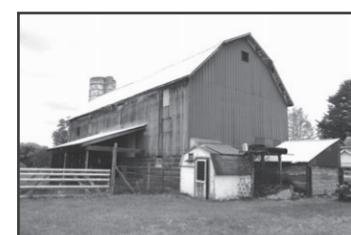
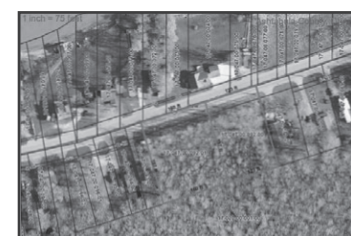
ASHTABULA TWP. – 3 bedroom Brick Ranch. Two fireplaces, full basement, atrium. 2 car attached garage. \$197,500. Call Ed 223-1410



ROAMING SHORES - 3 bedroom, 2 bath on 3/4 acre. Open floor plan. 2 car attached garage, central air and fireplace. Access to all the Shores has to offer. \$162,900. Call Vickie 858-5125



GENEVA TWP – Rare opportunity to own 90 acres on North Bend Rd. Farmhouse and Bldgs. In need of TLC. 3/4 wooded, large pond. Drive on Lake Road has view of Lake Erie. \$290,000 Call James 645-7811



VACANT LAND

Ashtabula - 1815 Columbus Ave. 1+acres \$29,500	Call Ed 223-1410
Conneaut - Monroe Twp. – Weaver Rd. 5 acres wooded \$18,500	Call Ed 223-1410
Austinburg - Dadeyville Rd. 5 acres wooded. \$32,000	Call Bruce 655-9960
Roaming Shores - Corner of Pierpont & Cedar \$19,900	Call Ed 223-1410
Jefferson - Denmark Twp. – St. Rte. 167 14+ acres \$45,000	Call Vickie 858-5125
Geneva - Lake Rd. 1+ acre, 340 ft. frontage Partial Lake Erie views \$50,000	Call James 645-7811

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JEFFERSON Twp. – 3 bdrm., 2 bath ranch with 2 car attached garage. 36x24 detached garage w/14 ft. door and private drive. Whole house generator. \$189,900 Call Ed 223-1410



ANDOVER- 2 bdrm. 1 bath with attached garage. Totally remodeled. Great outbuilding for man cave or she shed. Back yard is Pymatuning State Park, lake access. \$129,900 Call Ed 223-1410



CONNEAUT - 3 bdrm., 1 bath Ranch. Open concept kitchen. Family room w/ brick fireplace. Enclosed sunroom, brick patio, 2 car detached garage. Nicely landscaped yard. \$89,900 Call Donna 862-2886



PIERPONT – Move in Ready 4 bdrm., 2 bath, 2 fireplaces. Full basement. 30 x 52 ft. garage with hoist, barn, pond. \$190,000 Call Wren 813-9567



DORSET – 4 bdrm., 2 bath completely updated home on 23+ acres. 30x26 heated man cave. Several outbuildings, 1/2 acre pond with electric service. PTO generator included, some woods. \$299,500 Call Ed 223-1410



SAYBROOK – Rt. 84, 3 bdrm., 1 bath. 2 car attached garage, 28x35 heated shop. Walk out basement. Beautiful setting overlooking a ravine with large trees and path to creek area. \$79,900 Call Ed 223-1410



HARPERSFIELD - 3 bdrm., 2 1/2 bath Cape Cod. Open concept. Master Bdrm. On first floor w/soaker tub. 3 bay garage, pond, outbuildings \$209,900. Call Vickie 858-5125



ROCK CREEK - 3bdrm, 1 bath home, completely remodeled. New oil furnace, hot water tank, and updated electric. Nice views of the creek. \$137,500 Call Heather 321-6995



SAYBROOK TWP - 7625 Depot Rd. 3 bdrm / 2 bath Ranch on 2+ acres. Call \$270,000. Call Tiffany 228-1182



GENEVA TWP. – Rare opportunity to own 90 acres on North Bend Rd. Farm House and Bldgs. In need of TLC. 3/4 wooded, large pond. Drive on Lake Rd. has views of Lake Erie. \$290,000 Call James 645-7811



JEFFERSON VILLIAGE
Commercial lot located on the corner of Erie and South Chestnut Street. \$313,000. Call Jim 669-2262



JEFFERSON TWP. - 3 bdrm., 3 bath home, formal dining, eat in kitchen. HUGE back yard. 5 car bay garage with lift, on 5+ acres \$215,000. Call Vickie 858-5125



JEFFERSON VILLAGE-Commercial Brick Bldg.1872 Sq. Ft. High traffic area. \$119,900 Call 576-2811



JEFFERSON VILLAGE –Commercial Office Bldg. 1,760 sq. ft. Ready for your new business. 12 car parking \$179,900 Call 576-2811



ASHTABULA TWP. – 3 bdrm. Brick Ranch. Two fireplaces, full basement, atrium. 2 car attached garage. \$197,500. Call Ed 223-1410



GENEVA - 3 bedroom, 2 full bath Bungalow. Full basement. 3 + car garage on large lot. \$120,000 Call Tiffany 228-1182



ROCK CREEK - 3 bdrm., 1 bath Split level with utility room and workshop. 2 car attached garage. 4+acres with pond. Well maintained home. \$139,900 Call Jim 669-2262



ROME – 4bdrm. 1 bath Colonial on 10 acres. Hardwood floors. Living room w/fireplace, large open kitchen/dining area. Full basement, Barn, ponds, green house. \$ 173,000 Call Donna 862-2886



JEFFERSON – 12 acres, Primitive cabin on St. Rte. 167 \$45,000 Call Vickie 858-5125



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NEW PRICE!
\$189,900 - 1750 Jefferson Eagleville Rd. Austinburg Twp
arge farm house w/ wrap around porch, 2,336 sq. ft. of living space, 3-bed-rooms, 1.5 baths. Main floor master and half bath. Located on 17.70-acres. 3-car 24 x 40 detached garage. 30 x 60 cattle barn with 12 x 16 milk house. Currently used for horses w/ 5-6 stalls. Jefferson Schools.



NEW LISTING!
\$109,000 927 Ohio Ave. Ashtabula
Totally charming 3-bedroom, 2-bath home with tons of character and lots of space. Main floor bedroom and full bath. Lower level family room. Rear deck, 2.5-car detached garage, covered front porch, paved drive. Central air and 12-month home warranty. Located 1/2 mile from Lake Erie amenities on .19-acre lot in Ashtabula Schools.



JUST REDUCED!
\$199,000 - 4280 Forest Ridge Drive, Sheffield Twp.
w/ 4.98-acres. 4280 Forest Ridge Drive, Sheffield Twp. The sweat equity will be yours in the 4-bedroom, 3.5-bath raised ranch. Over 3,400 ft of finished living space. Cedar siding. Vaulted wood ceilings, full finished basement. 3-car garage, enclosed porch, screen porch, huge deck and pond overlooking your new scenic back yard. Located in a rural allotment. City water is available. Buckeye Schools.



NEW LISTING!
\$105,000 - 156 West St.
Conneaut - What a great brick home. 2-bedroom, 1-bath ranch with hardwood floors, arched doorways, wood burning fireplace with built in bookshelves. Full basement with rec room w/ built in bar. 1-car attached garage and for the history buffs - bomb shelter room in the lower level. Central Air. Located on .29-acre lot with concrete drive. Conneaut Schools.



NEW LISTING!
\$94,000 - 176 West Main Rd.
Conneaut - Solid 3-bedroom, 2-bath, 2-story with lots to offer the next owner. Good sized kitchen with breakfast bar, formal dining room, main floor bedroom and full bath. Nicely located on .50 acre with city water, paved drive w/ lots of parking area and oversized 2-car garage. Central Air. 3.5 miles to Lake Erie amenities. Conneaut Schools.



NEW LISTING!
\$55,000 - 537 Commercial Place
Ashtabula - Attention all rehab addicts. What a cool house to start your next project. 3-bedrooms, 1.5-bath, 2-story. Much updated - furnace, breaker box, kitchen cabinets, stove, full bath, some flooring. Covered front porch, patio, 3-sheds, 1-car garage. Located on .20-acre lot full of fruit trees and flowers. Ashtabula Schools. 2-miles to Lake Erie amenities.

*Thank you to all
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NEW PRICE!
\$154,900- 2900 Shirley St. North Kingsville
Brand new vinyl siding and soffit. 3-bedroom, 1.5-bath, 2-story home with additional lower level room. Living room, family room and formal dining room. Over 1,700 sq. ft. of living space. 2-car attached garage, concrete driveway and extra parking. Located on .36-acre lot inside allotment. Buckeye Schools.



NEW PRICE!
\$187,000 - 513 Joann Dr. Conneaut
Loads of space for family or entertaining 4-bedrooms, 3.5-bath ranch with walk-out finished basement. Lower level in-law suite walks out to a serene back yard with creek and gazebo. Main floor laundry, large kitchen and dining area. Master suite. 2-car attached garage on .70-acre lot. City water. Conneaut Schools



NEW PRICE!
\$54,900 - 227 High St. Conneaut
This old house is waiting for a new owner. 3-bedrooms, 1-bath. Original woodwork and doors throughout. Kitchen appliances stay, central air, updated breaker box. Great enclosed front porch. 2-car detached garage on .12-acre lot. 2.5-mile to Lake Erie amenities. Conneaut Schools.



NEW PRICE!
\$158,900 - 4122 Rogers Road Ashtabula
Huge, awesome 2-story home with 4 bedrooms, 2.5-baths in great condition. Gorgeous woodwork and doors throughout. Kitchen w/ breakfast bar. Master suite. Lower level single beauty shop. 2-car 26 x 30 garage w/ 22 x 25 workshop heated. Vinyl siding and windows. Central air, all appliances. Fenced yard and deck. Ashtabula and possibly Buckeye Schools.

VACANT LAND

\$25,000 - VL Lake and LaBounty Rds. Ashtabula Twp. Approximately 3.49-acres w/ 678' frontage on Lake Rd. and 289' frontage on LaBounty. Acreage and dimensions subject to survey. Buckeye Schools.

\$127,000 - VL Lake Rd. Ashtabula Twp. Approximately 2.6+ acres LAKE ERIE FRONT property. Approx. 280' frontage on Lake Rd and Lake Erie shoreline. Acreage and dimensions subject to survey. Buckeye Schools.

New Price-! \$9,000 - VL Richwood Dr. North Kingsville. .38-acre corner building lot. Wooded with access to city water and gas. Paved allotment. Buckeye Schools.

\$10,000 - Pennsylvania Ave. North Kingsville. Total of .55-acre in 6 lots- Paved Rd. City Water available. Located in Buckeye Schools 4-miles to Lake Erie amenities

\$32,500 - Hedrick Lane, North Kingsville. Hard to find 1.91-acre L-shaped building lot in residential allotment. Front is cleared, rear is wooded. Gas, Electric, City Water. Paved Rd. Buckeye Schools.

\$17,900 - 7611 Poore Rd. North Kingsville. 1-acre wooded building lot on paved road. Water tie-in and aeration septic already in place. Gas available. Buckeye Schools.

NEW PRICE \$172,500 - State Route 6, Pierpont Twp. Approximately 75-wooded acres and 1,000' of road frontage on this mostly wooded property. Abundant wildlife and small creek. Paved road frontage. Pymatuning Schools. Great hunting property.

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3341 Ridgewood Ave., Ashtabula
\$173,500

5 Bedroom Ranch with 1.45 acres, mother in law suite, garage, full finished basement with two bedrooms Ceramic Tile. Must See!



3782 Lake Rd., Conneaut
\$199,900

Three bedroom possible 5 Bedroom log cabin sitting on 1.37 acres with two parcels and two septic tanks. Cathedral ceiling 4 car garage, Master Bedroom with master bathroom. Must See!

Vacant Land:

South Ridge Road

Vacant Land in country setting, sitting on acres as a wooded lot corner of Keefus and South ridge Rd. MUST See!



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5118 N. RIDGE W.
\$137,000

Unique property in Saybrook. This residential property also has C2 Commercial designation to have a business. There are two rental units - a one bed/1 bath and a 2 bed/1 bath. Many updates and all appliances stay. There is a three bay garage and a 16' x 20' out building with electric. The home can be converted back to a single family residence. This is one property you really can't afford not to look at.

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1337 EAST 28TH STREET
\$139,000

Eastside home in the Buckeye School District! One sweet deal! There's 4 bedrooms and 2 full baths-Home is larger than it appears. New flooring and all appliances stay! Large deck overlooks the fenced in backyard. Shed stays with the home. Make an offer-seller is motivated!

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PLYMOUTH TWP.

1354 Carson Rd. Beautifully updated home on almost half acre in Plymouth Township! Majority of this bi-level has been updated within the last 10 years! There is a newer kitchen open to the living room with a breakfast bar! A large bonus/family room offers over 500 sq feet of additional living space with a fireplace and offers access to the rear deck that overlooks the private backyard that is perfect for entertaining. The main floor of home offers 2 bedrooms and an updated full bathroom with dual sink vanity, glass enclosed shower and laundry hookup. The lower level has two large bedrooms, a second full bathroom and the utility room area with storage. The decor is fresh and home is move-in ready. The detached two car garage (28'x32') and separate storage shed have plenty of room for additional storage. Exterior features include large landscaped front and back yard, and Two decks for each level of the home. Easy access to I-90 and Route 11.



60+ ACRES

2945 Tower Rd **REDUCED \$260,000.** Looking for country living? Here's a perfect 60+ acre parcel with a 4 bedroom 1 and 1/2 bath ranch home with an additional family room w/ cathedral ceilings with rustic beams, wood burner, propane insert fireplace and a sun room perfect for nurturing plants or a lighted office space. Situated on a full basement with a two-car attached garage w/ additional room above. This 60+ acre parcel features plenty of room to roam, a very large outbuilding, two ponds and a cute garden shed. Bring your ideas!



**3333
LIBERTY ST
CONNEAUT**

This former dental office has been immaculately maintained and is ready for a new owner and business! The main floor consists of a waiting room, reception area, several patient rooms, a lab, kitchen, break room and laundry. The office is also handicap accessible including a handicap restroom. The entire second floor is a 3 bedroom apartment with a recently updated kitchen and bathroom. Other features include a 3 car detached outbuilding, paved parking area, automatic 25 KW generator, security, phone and music system and SO much more.



492 RUTH STREET, GENEVA

Move right into this spacious Colonial with fresh paint (neutral/earth tones) and Sun room with Skylight...Formal Dining Room with Eating area off Kitchen that opens to Family Room with Gas FP. This efficient 4 bd 2.5 bath home has plenty of room to entertain. You can step outside onto the Brick Patio to a private oasis of gorgeous mature trees, Perennials, and 1000's of plants in mature landscape...also includes a Lg Wooden Shed, your own personal playground complete w/Swings...All enclosed by a Wood Privacy Fence. All Kitchen appliances stay...minutes from I-90 and Lake County. Schedule your showing today



6 UNIT!

2602 Ketchum Rd Rome - Welcome to your next investment property. 6 units on this parcel. The front 4 units are a brick building and easily rents for \$575 per month. 2 additional free standing units have vinyl siding and have newer carpet. All located on a 2 acre parcel which will be split from a larger parcel. Make offers!



731 LARK CT, ROAMING SHORES

3 bedroom 2 full bath ranch on over a half of an acre corner lot. Walk into open split floor plan with master at one end and 2 spacious bedrooms at the opposite end. Open kitchen with all appliances included and large great room that steps out to sunny family room/sun room with stone wall fireplace overlooking nice deck and perfectly maintained back yard surrounded by woods with a Lake view! Property also features 2 sheds, paved u shaped driveway. This home has big master suite with 2 closets and master bath. Exterior of home painted in 2011 and roof replaced in 2007. All this on quiet cul-de-sac with access to the lake...beautiful views. Walk to lake or take a bike ride on Greenway trail just down the road...Don't miss out...this is a must see!!

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- 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.

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Paul Atzemis
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Larry Korland
440-812-3494



NEW LISTING!
CAROLYN MENDRALLA 440-334-1344
\$82,500 East 6th St., Ashtabula. Be ready to enjoy this completely renovated home of 2 Bedrooms, 1.5 Baths, eat-in Kitchen, decks on the north & east side of house. There are 4+ outbuildings and large parking area. MLS #4103198. Sq.ft. 1,162



REDUCED!
CAROLYN MENDRALLA • 440-334-1344
\$155,000 S. Main Street, N. Kingsville. An excellent business location which was used as a funeral home. Brick building is 60 x 40, free standing trusses, two 1,000 tanks in septic and leach beds. There is an 806 sq. ft. detached rental unit of 2 bedrooms, bath and spiral stairway.



NEW LISTING!
KATE WILCOX (440) 812-8590
\$160,000. 1821 Aberdeen Rd, Madison. This move-in ready home is in a quiet neighborhood. There are 4 bedrooms, 1.5 baths, laundry room/mudroom. Fresh paint throughout. 1 car attached garage. 1,874 sq.ft. Walking distance to 2 different beaches, Tuttle Park or Green Rd. off of Shore Drive.



REDUCED!
NANCY KOSKI 440-812-6999
\$405,000. Carpenter Rd., Ashtabula. 3 bedrooms, 3.5 Baths, 5,248 total sq. ft, 4 car garage attached & detached, 3.8 acre lot, Deck, Patio & Porch. Formal Living room, Dining room, eat-in Kitchen, Family room w/fireplace, Den has built-ins and a Bonus room above garage.



NEW LISTING!
MIKEY BRUNO 440-812-2129
\$61,500. 528 Thayer Ave, Ashtabula. Very neat and cozy 2 bedroom (possible 3), Bath, Harbor ranch home. Full basement, and a large backyard. Nice for first time buyers. Newer roof. It's being sold 'AS IS'. Close to Lake Erie and the Harbor District. MLS #4098317



REDUCED!
LARRY KORLAND 440-812-3494
\$295,000. Hiram Ave, Ashtabula. Be ready to enjoy this beautifully, spacious ranch of 4 Bedrooms, 2.5 Baths, updated Kitchen and Baths. formal dining room, large Living room w/wood burning fireplace, Master bedroom suite w/custom closets. Lower level there is a 400 sq. ft. rec room w/fireplace, separate laundry room and room for a workshop. The relaxing three season enclosed porch has great backyard views and of the resort-style in-ground pool. Then an outbuilding to store pool and patio accessories, and garden tools. 2 attached car garage. 2,307 sq.ft.



NEW LISTING!
PAUL ATZEMIS 440-812-6449
\$92,500. Sanborn Rd, Ashtabula. MLS #4106673. Enjoy this ranch home of 2 large Bedrooms, 2 Baths, Living room, Kitchen w/dining area, and the back of the home has an enclosed 3 season room. 2 car attached garage. The full finished walkout basement includes an additional kitchen, bonus room, bedroom and full bathroom. Total sq.ft. 1,470.



REDUCED!
BUTCH BENNETT 440-812-8006
\$295,000 2043 Shadyside Dr (Lakeview), Saybrook. A one of a kind lakefront home built by the owner 12 years ago. Main floor features an open floor plan of Kitchen, Dining and Living room, guest bedroom, and a wheel chair accessible shower/bathroom. Second floor includes the master suite, 2nd bedroom, 3rd bathroom w/full size washer and dryer. Fantastic lake views w/private back yard. Association stairs to beach is one block to the East. Sq.ft. 1,576.



REDUCED!
PAUL ATZEMIS 440-812-6449
\$45,900. Harbor Street, Conneaut. A great investment opportunity home with 3 bedrooms, 1.5 baths and full basement. Sq. ft, 1,714



Jarod Dixon
440-645-7467



Carolyn Mendralla
440-344-1344



Mikey Bruno
440-812-2429



Ed Williams
440-228-1187



Kate Wilcox
440-812-8590

VACANT LAND

- | | |
|---|----------------------------|
| \$23,500 Lake and Harmon Rd, N Kingsville p .752 ac..... | MIKEY BRUNO 440-812-2129 |
| \$81,100 Austinburg Rd, Ashtabula - 8.110A..... | PAUL ATZEMIS 440-812-6449 |
| \$71,500 419 Columbus Ave, Ashtabula (Agent Owned) - .360A..... | JARROD DIXON 440-645-7467 |
| \$50,000 Austinburg Rd, Ashtabula - 5.020 A..... | PAULATZEMIS 440-812-6449 |
| \$25,000 Dibble Rd, Kingsville- 1.302 A..... | MIKEY BRUNO 440-812-2129 |
| \$22,500 Wingate Ct, Ashtabula (Agent Owned) - .399 A..... | JARROD DIXON 440-645-7467 |
| \$ 8,500 Highland Ave, Ashtabula - .080 A..... | BUTCH BENNETT 440-812-8006 |



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6320 HIRAM AVENUE • \$295,000



LARRY KORLAND • 440-812-3494

Be ready to enjoy this beautifully, spacious ranch of 4 Bedrooms, 2.5 Baths, updated Kitchen and Baths. formal dining room, large Living room w/wood burning fireplace, Master bedroom suite w/custom closets. Lower level there is a 400 sq. ft. rec room w/fireplace, separate laundry room and room for a workshop . The relaxing three season enclosed porch has great backyard views and of the resort-style in-ground pool. Then an outbuilding to store pool and patio accessories, and garden tools. 2 attached car garage. 2,307sq.ft.