

HOME SEEKER

October 2024

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home is where the heart is.”



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you'll fall in love with!**

STAR BEACON

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Results



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Tara Dean



Drew Thomas



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BY **APPOINTMENT**



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

New Listing! \$227,000 – 6965 N. Main St. North Kingsville – Put the sweat equity in your pocket. 4-bedroom, 2-bath ranch home is ready someone to renovate. Large kitchen w/ dining area and sliders to the rear deck. Living room with gas fireplace. Master bedroom has attached full bath. Lower level could be finished to additional living space with full window and walk out to the back yard. 2-car attached garage, paved driveway, updated windows and heating system. Located on 2.79-acres. Great access to I-90. Buckeye Schools.



Charlotte Baldwin
(440) 812-3834.



New Listing!
\$99,000 – 4903 Topper Ave. Ashtabula – Just enough room, this 2-bedroom, 1.5-bath ranch home

with partial finished basement. Galley kitchen with breakfast area. 2-car attached garage 24 x 36 with large workshop and walk-up attic for tons of storage. Updated flooring, breaker box and A/C. City water & Sewer. Located on .23-acre corner lot with a shed and gazebo. Ashtabula Schools.

Charlotte Baldwin (440) 812-3834



Reduced! \$114,900 – 6507 Fassett St. Ashtabula – Ashtabula City Schools. 2-bedroom, 1-bath home on .21-acre. Newly updated and ready to move

into. Newer carpet, vinyl and laminate flooring. Paint is fresh and bright. Relax on your covered front porch. Great kitchen leads to the sunny breakfast nook. Large and inviting living room. Updated bath with walk-in shower. Detached 2-car garage.

Tara Dean (440) 812-0508

New Listing! \$255,900 – 5638 S. Ridge Rd. E. Ashtabula Twp – Sitting up on a knoll this 2-bedroom, 1-bath ranch home has many features that will entice you. Possible 3rd bedroom. Living rm w/ gas fireplace. Gorgeous all-year sunroom with vaulted ceilings. Unfinished basement. 4-car concrete constructed garage 28 x 30



would make a great workshop. Shed with overhead door and dog kennel. Central air, city water, concrete circular driveway. All located on 1.82-acres in Buckeye Schools.

Charlotte Baldwin
(440) 812-3834.



Price Improvement! \$869,000 – 2926 Amity Lane, North Kingsville – 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 Price! \$226,900. 795 Sandusky St. Conneaut – Just a few blocks to Lake Erie amenities, find this 3-bedroom, 2-bath ranch home with full, partially finished basement. Kitchen features granite counter tops. Living/dining room combo, family room, breezeway, sunroom, chain-link fenced back yard and 2- large sheds with electric on .30-acre. City water and sewer. Conneaut Schools.

Charlotte Baldwin (440) 812-3834



New Price! \$178,000 – 3158 Lillie Rd. Jefferson – 3-bedroom, 2-bath split floor plan ranch on 2.66-acres. Vaulted living room. Kitchen/dining combo. Master suite with walk-in closet and private bath. Full basement with pellet stove. Side deck and 2-large sheds. Central air, paved road frontage. Buckeye Schools.

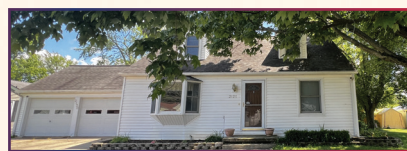
Charlotte Baldwin (440) 812-3834

OPEN HOUSE – SUN. 10/6 1:00P – 3:00P



New Price! \$230,000 – 5038 Bushnell Rd. Monroe Twp. Conneaut – Buckeye Schools. 3-bedroom, 2-bath raised ranch home on 3-acres. Full basement with huge family room. Living room, dining area, kitchen, bedrooms and full bath on the main level. 2-car attached garage plus 1-car detached garage and shed. Great back yard with pond. Serenity at its best.

Tara Dean (440) 812-0508



New Price! \$159,900 – 2120 E. 40th St Ashtabula Twp – Well cared for 4-bedroom, 2-bath Cape Cod style home sitting on .298-acre lot. 2-bedrooms on the main floor and 2 bedrooms upstairs. Full, partially finished basement offers additional living space and a 2nd bathroom. 2-car attached garage and shed for your lawn tools. Buckeye Schools.

Tara Dean (440) 812-0508

\$29,900 - SL 3 Brooke Lane, Ashtabula – Located in Mareddy Estates, this 1.33-acre corner building lot would fit your perfect new home! Wooded with paved streets, all utilities available and 7-year tax abatement on your new construction! Deed Restrictions. Ashtabula Schools.



Charlotte Baldwin
(440) 812-3834

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

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PRICE REDUCED
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! CALL Jenica for more details 440-855-8679.

ASHTABULA NEW LISTING

Updated 3 bedroom mobile home in the Ashtabula Harbor! New exterior doors. Covered patio and front entrance. Gravel base for shed added, so just pick your new shed! Everything is done for you! New back stairs. Exterior painted in "Naval" for the neutral blue modern factor (September 2024). Interior was all painted Spring of 2024 in "Big Chill" gray keeping with a modern look. Roof was resealed in 2023. Large living room. Open concept dining/kitchen/LR. Vinyl plank flooring in entry way and bathroom as well as the laundry "closet" area. Kitchen remodeled. Subfloor reinforced allowing for standard lower cabinets and a lazy Susan with the update. Original upper cabinets updated for "open shelving" look. A cute little pantry for storage too! New counters and faucet (2022). Bathroom remodel 2022 and features a shower/tub combo. Some new vinyl windows. Bedroom doors replaced (photos do not show). All appliances stay with the home, including washer and dryer. HWT was upgraded to a 6-8 person capacity in 2022. All LED lighting in every room. And adding central air is possible! Call Mandy for details 440-655-3342.

IT'S FALL YA' ALL...

TIME TO LIST AND SELL YOUR HOME BEFORE THE WINTER MONTHS ARE HERE!!!

Call THE POPE PARTNERS To Get It SOLD Quickly... And For The HIGHEST PRICE!!!

JEFFERSON TWP.

3 bedroom ranch with a full basement, & a detached garage/outbuilding made for the vehicle enthusiast. The oversized, 2 car attached, garage has a new shaft driven opener and plenty of storage. The magnificent detached garage has been significantly improved. A new, 14 foot insulated door and shaft driven opener, new 220 electric and water has been run to the building New furnace installed 2021. The workshop/storage wing roof was raised, literally, with new trusses and added 3 more feet to the ceiling height. Entire structure Metal roof (2020). Concrete Driveway massive expansion, new front walk and front patio (2021). The home features a grand sized living room, formal dining room with built-ins AND open to the kitchen with all stainless steel appliances remaining and additional cabinetry/pantry addition. The back patio, just off the kitchen, is private and the hot tub offers relaxation! 2 full bathrooms! Main bath has updated ceramic tile surround and shower/tub combo. The 2nd bath has a walk in shower. You can entertain in your basement rec room with your own custom built bar (2023) Plenty of storage. Cold storage room. NEW central air, existing attic fan, NEW HE gas furnace, Generac generator (just serviced 2023) and the complete list of improvements await you when you stop to explore this Jefferson gem all situated on over 2 acres! Shed included...Call Mandy for more details 440-655-3342.

NEW LISTING CONNEAUT SOLD IN 2 DAYS

Here is a sought after end unit Ranch Condo tucked away in a private area. This unit boasts a large eat in kitchen with a newer refrigerator and convenient breakfast bar. The living room is bright with two windows and opens to a private back deck surrounded by nature, there is a cozy gas fireplace. There are two larger bedrooms with loads of closet space! A full bath with shower and half bath complete this unit. There is a one car attached garage and covered front porch. Call Lori for more details 440-228-1740.

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DUPLEX



ASHTABULA — Location, Location, Location! Lake Erie Views! Close to Historic Bridge Street!! Investors: This money maker is ready for you! Great returns. Separate meters, ready to rent! Also a great place to live in one unit and rent the other! Remodeled bath and kitchen in the upstairs unit. \$89,900 Call Tiffany 228-1182

**PRICE
REDUCED**



GOTL — This brand new 2024 Clayton model features 3 bedrooms, 2 full bathrooms, a nice open floor plan, a brand new large deck and a paved driveway with 2 parking spaces. The large kitchen has plenty of cabinet space, along with brand new stainless steel appliances. Located on a corner lot, this property overlooks a beautiful park like setting. Located in Lake Grove Mobile Home Park, directly across the street from Lake Erie and just minutes to GOTL. Call to schedule your showing today!! \$78,900.00 Call Wren 440-813-9567



GOTL — 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 new fixtures. The large open kitchen has ample cabinet space and a breakfast/bar seating area 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 today!! \$51,500 Call Wren 440-813-9567

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 or
440-997-4488**

LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS

- Ashtabula- Commercial corner lot located on U.S. Route 20 and Schenley Ave. This lot with high traffic counts and great visibility is the key piece to the redevelopment of this corner. RT. 20 is the main retail corridor through Ashtabula County, making this lot an ideal location for a new business. Owner financing or trades are a possibility for qualified buyers. Call Jamie 645-7811
- Madison- 15.53 Acres of prime development land on RT. 20 across from Wal-Mart. Water, sewer and gas available on the north side of RT 20. 2 Entrance locations. 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
- Madison- Premier development site directly across from Walmart Supercenter at signalized intersection. 11.47+/- acres, 675' +/- frontage. Call Jamie 645-7811

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.

Can You Afford *Not to Buy?*



While current real estate prices present a challenge for first-time buyers, home ownership provides a wealth of valuable benefits and growth potential for buyers today.



Tax Benefits

Various tax deductions are available to homeowners.



Home Equity

Your monthly payments go toward your home, not your landlord.



Financial Growth

Census data from 2000 to 2023 on the median price of a home shows appreciation of more than 6% per year on average.



Stable Housing Costs

Your monthly mortgage payment remains the same with a fixed-rate mortgage, while rents increase with inflation.



Stability & Security

Less moving means less hassle, more community connections and school system stability.



Freedom & Flexibility

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