

# HOME SEEKER

January 2024

Say Hello  
to Your New Home!

Hello beauty.  
Hello comfort.  
Hello value.  
Hello location.  
Hello convenience.



## STAR BEACON

A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES





**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 Price! \$289,000 – 1321 Westminster Ave. Ashtabula.** Loads of living space in this 2,430 sq. ft brick ranch home. 3-4 bedrooms, 2-full baths. A brand new gorgeous white kitchen with quartz counter tops, dining room, family & living rooms. Updated electrical box, hot water heater, many light fixtures

and more. City water/sewer. 2-car garage. Located on .50-acre lot 2-miles to Lake Erie amenities. Down the street from KSU-Ashtabula. Ashtabula Schools. **Charlotte Baldwin (440) 812-3834.**



**New Price! \$274,900 – 813 Howard Rd. Ashtabula.** Great location, fabulous yard, lots of garage space, plus a 3 bedroom, 2 full bath ranch home. The master bedroom, closet and bath are all a very generous size. Living room, dining room, and kitchen

with plenty of oak cabinets. Large rec room, second kitchen and a workshop in the partially finished basement. City Water. Located on 3.52-acres in Ashtabula Schools. **Call Tara 440-812-0508**



**New Price! \$999,900 – 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.**

*Thank You  
and Happy  
New Year!*



**New Price! \$214,900 – 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 lead to

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.**



**\$339,000 – 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.**



**New Listing! \$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](http://www.BaldwinSells.com)**

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baldwinsells@gmail.com

**Tara Dean | (440) 812-0508**  
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**Trisha Ezzone | (440) 228-5106**  
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**Drew Thomas | (440) 228-2138**  
drew.thomas@remax.net



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

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# NOV. 2023

TOP LISTING AGENT



Debbie Lake

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SELLING  
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Debbie Lake



Robin Brower

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## TESTIMONIALS

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

★★★★★★★★★★

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

★★★★★★★★★★

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

★★★★★★★★★★

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

★★★★★★★★★★

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

*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



385 South Broadway  
Geneva, OH 44041

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440.466.9177  
Geneva office



*Congratulations!*



Deborah Powell, Realtor  
Coldwell Banker Schmidt Realty  
Geneva, OH



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

**COLDWELL BANKER  
SCHMIDT REALTY**



Mac  
Chafer  
Manager  
440-466-9177



Debbie  
Lake  
216-314-3335



Geoff  
Freeman  
440-812-4134



### 8353 HARBOR DR, MENTOR

Boaters Paradise! Imagine waking up in the morning and walking to your own private dock in your back yard. Spend the day on Lake Erie! A rare find right on the Mentor Lagoons. Newer home custom built in 2007. This gorgeous 3 bedroom, 2.5 bath features open concept living with beautiful views of the lagoons. Great room features wood floors and gas fireplace to keep you cozy on those cold winter days. Kitchen offers tall ceilings, granite counters and all appliances with deck access overlooking waterfront. Large owner's suite with wood floors, vaulted ceiling, large walk-in closet and private bath with walk-in shower. There are 2 additional bedrooms and a full bath on the main level. There is an additional room on the lower level which would be a great home office, craft room, den or TV room which leads out to the back yard. Lower level also includes a large mechanical, laundry room and half bath which can be directly accessed from the attached 2 car garage. Home has high efficiency geo-thermal heating system as well as 2year old gas back-up furnace. As a boater you have two T-slips and a wall dock. Easy access to Mentor Nature Preserve which has fantastic walking trail. Don't miss out on this opportunity! \$550,000 Debbie Lake and 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  
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## 2 LOCATIONS TO SERVE YOU

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**MULTI-MEGA  
MILLION DOLLAR  
PRODUCER**



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Owner/Realtor



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TOP LISTING AGENT 2018,2019,2020,2022



### 7 BEDROOMS - OVER 7000.00 SQ FT - 22+ ACRES

One of the most unique homes I have seen around this area! This property has 22+ acres, the home has 7 bedrooms, 4 full baths along with a full basement. In addition to the large bedrooms and baths there is also a huge room the family called, "the christmas room". It is approx.. 40x40, you have to see it in person to see how huge it is! A first floor office space, laundry room, is also in addition to the bedrooms. If that isn't enough, the dining/great room/kitchen with fireplace, huge kitchen island and pantry is as big as a party center!!

This property could be a family home for a large family or so many other things like a bed n breakfast, winery, could be turned into an assisted living home, there are unlimited possibilities. The detached garage has room for approximately 8 cars or motor homes can be stored. The upstairs can be a 3 bedroom apartment with a full bath. There is a separate septic, well, along with electrical service to this garage. Additional info on this property are as follows: The front porch is 95ft long, Basement is 96x40 w/10ft ceilings, 2 hot water tanks, 2 furnaces in basement and 1 upstairs, 3 central air units, home has separate septic and well from garage, mini log cabin in backyard, gazebo, picnic pavilion, sheds on property, pond, deck off back of home, underground utilities to home from pole by garage, generator to property. So much to offer! Please call Susan at 440-228-9317.



### TURN KEY RESTAURANT- ANDOVER

Always dreamed of owning your own restaurant? This one is TURN KEY all you have to do is walk in and start right away! The current owner has done so much in the last couple of years. All new equipment in the kitchen except a few items, list available upon request as it is long! You can see in pictures how neat & clean and updated it is. A new 32x40 concrete patio was just added for outdoor dining along with new picnic tables. Inside the dining room addition which was added in 2013 you can seat up to approximately 65 people with additional seating by the bar/dining area in the main area of the original restaurant. Electrical updates were done within the last 5-6 years. The main part has a furnace just for that area which is run off of gas and the extra dining room has a Mini split furnace with central air that is run on electric. A new 75 gal water heater will be installed in early October. Shed in back is also included along with 1.26 acre lot. A stream/river runs along the back of this property that runs from the Pymatuning Lake. Because of the location which is one quarter of a mile from the Causeway and Pymatuning State Park business is great especially in the summer months. Brand new metal roof just put on! Call Susan Today at 440-228-9317.



### NEW CONSTRUCTION - 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



### 3651 Austin Rd #5 Geneva \$69,900

Be sure not to miss out on this move-in ready double wide mobile home on an extra large lot with two paved driveways and an attached garage. This 3 bedroom 2 full bath spacious home features an abundance of natural lighting and nice size rooms. The large eat-in kitchen has vinyl luxury laminate flooring, more than ample cabinet space and includes all appliances. The living room can easily accommodate any size furniture and also has the vinyl laminate flooring. This home is in a convenient location and only 4 miles from Geneva State Park and Geneva-on-the-Lake, both on Lake Erie, and within 5 miles to the many wineries in Harpersfield, Geneva, and Madison. Austin Manor is a pet-friendly community. Make your appointment today!

**Happy New Year  
in your New Home!**

**21 CENTURY 21  
ASA COX HOMES**

**SUSAN CHAMBERLAIN-GARBUTT | REALTOR | 440.228.9317**



**CROSSCOUNTRY  
MORTGAGE, LLC™**

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

**CROSSCOUNTRY MORTGAGE, INC.**  
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**GENEVA** – Welcome to this exceptional multi-family property that offers a unique combination of spacious living and investment potential. Situated in a convenient location just north of Historic Geneva and a short drive to Geneva-on-the-Lake and Wine Country. This property comprises a 3-bedroom, 2 bathroom house, a charming duplex with a 2 bedroom unit and a 1-bedroom unit, and a 2-car detached garage. Step inside the main house and be greeted by an inviting open-concept living space with plenty of natural light. The kitchen is a chef's dream, featuring modern appliances, ample counter space, and a breakfast bar for casual dining. The adjacent dining area and living room provide a perfect setting for family gatherings and entertaining guests. Retreat to the upstairs where you will find a newly remodeled bathroom and the homes three bedrooms. Full basement with laundry, bathroom with shower, storage space and a cellar door to the outside. The duplex presents a substantial opportunity for rental income. The 2-bedroom unit suits a small family or professionals, while the 1-bedroom unit offers a cozy space for singles or couples. Separate entrances guarantee privacy for all residents. The property includes a spacious 2-car detached garage, versatile for parking, storage, or conversion into a workshop or studio. Outside you'll find a well-maintained yard, perfect for outdoor activities, gardening, or creating a tranquil retreat. Ample parking for residents and guests is readily available. Call Jamie if interested at 645-7811.



**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!

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**GENEVA** – Welcome to 2916 Sexton Rd! This beautiful 3 bedroom 1.5 bath ranch sits on 4.4 acres of land that features a 24ft X 36ft 3 car garage with 220 v 3 phase electric, a huge nicely stocked pond, a front porch overlooking the pond and a deck with two sliding glass doors that lead out to the deck along with a pellet stove to keep you cozy during those winter nights. The kitchen has tile floors, plenty of counterspace and lots of cabinetry for storage. The dining room also has sliding glass doors that lead out to the deck along with a bay window overlooking the pond and the living room has a wood fireplace insert with mantle. Tucked nicely away from the street this home is the perfect mix of private country living while still being close to all of the amenities. Don't miss out on this one, schedule your showing with Wren today 813-9567!

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

- 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
- Geneva- .468 acres on corner lot in Millwood Subdivision. Cleared and leveled ready for building your new home! Call Jamie 645-7811
- Geneva- .334 acres on great building lot in Millwood Subdivision. Partially cleared and leveled to start building your new home. 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.

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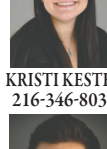
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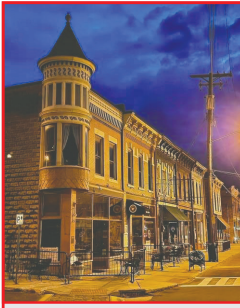


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## BRIDGING THE GAP BETWEEN BUYERS AND SELLERS!



### HOT NEW LISTING !! 1035/1037 BRIDGE STREET, ASHTABULA \$834,900 CALL MICKEY JOHNSON

RARE Opportunity to own this Iconic Landmark in the Ashtabula Harbor Historical District. This Bridge Street beauty boasts 2 separate restaurant locations currently featuring an Artisan Pizzeria on the main level, and a stylish speakeasy on the second floor. The lower level houses a spacious kitchen with hood and fire suppression systems, a seventeen stool solid cherry bar, large bay windows, tin ceilings and exposed brick work, and large antique arched paired wood doors, office and restrooms. The second level provides its own fully equipped kitchen with commercial appliances, walk in cooler/freezer, fume hood, fire suppression system, office, restrooms, beautiful oak bar, furnishings, high tin ceilings and a fabulous window turret offering a unique round seating space with interesting views of the street. The building can be accessed via bridge street or from the rear a few steps away from ample parking. This fully renovated historic icon has had many important upgrades including: a newer roof and windows, hot water boiler with

radiant heated flooring on the first level, and forced air upstairs, fully updated electric and plumbing. Being situated in a revitalization district, full liquor licenses are available and inexpensive. This magnificent space provides a unique investment opportunity in a rapidly developing harbor district near Lake Erie marinas & beaches, trendy restaurants, a coffee house, galleries, shops, museums, numerous B&B's, and the New Riverbend Boutique Hotel and new condo developments. Ashtabula County has become a travel destination conveniently located between Cleveland OH & Erie PA; with over 30 wineries/vineyards, breweries, Spire Institute, boating & fishing, hiking and biking trails, festivals, covered bridges, farmers markets, and nearby nostalgic Geneva on-the-Lake. Whether you are looking for a solid real estate investment or a venue for your new restaurant look no further! All reasonable offers encouraged.



### NEW LISTING !! \$389,000 4870 ROCKWELL, ASHTABULA CALL CAROLE

Fabulous quality built one owner home! Lots of unique details were included here, creating a quiet rural haven for its next lucky occupants. Plenty of room for everyone to have their own space. The large LR offers a quiet private area w/ a sunny bay window and gorgeous crown molding. The FR is even larger, w/

lovely vaulted ceilings, lot of natural light, a sliding Pella door out to the quiet, cozy Sunroom and French doors on to the 24x16 deck w/ great views of woods and back yard. Slider and French doors both have efficient enclosed blinds - no struggling to keep them clean! The updated efficient dream eat-in kitchen features a large dining area with a lovely trayed ceiling, breakfast bar w/ footrest, 19' of beveled edge counter top to absolutely deLIGHT the cook!, pull outs in the cabinets, LOADS of those nice big drawers we all love, a lazy Susan cupboard, cookie sheet cabinet, double SS sink w/ a 2021 Allen and Roth on/off sensor faucet w/ pull down sprayer, 2017 built in GE wall oven, 2021 refrigerator w/ thru-the-door cube/crush ice dispenser, 2018 Frigidaire cook top stove - you're going to love this kitchen! The formal DR offers even more space for guests & gatherings, in a central convenient location. Master Bedroom offers a large 8x5 walk in closet & a half bath (but there's plenty of space to easily add a tub/shower unit). Mud room is large & offers space for storage, pantry use, or turn it into a handy home office. Laundry area is roomy & contains the very effective 2017 Tempura On Demand Electric tankless hot water unit. 2832 sf detached building is the wood worker or vehicle collector's dream! 24x24 back room w/ concrete floor has 2 OH doors (1 full size, 1 mini), main shop area (23x39) offers multiple floor outlets, 100 amp service, Fusion Electric wall heater, window AC unit, lots of OH florescent lighting & a work bench. 25x22 2 car garage area w/ one OH door. 22x21 2 car garage area w/ 2 OH doors. 3 additional smaller rooms are 7x7, 7x7 and 11x10.



### NEW LISTING ! 57 ACRES 2446 EAST UNION RD, JEFFERSON CALL ROBERT SCHULTZ \$649,900

Wayne Homes Ranch built in 2014 with cathedral ceilings in Living room, Sunroom, and 9 ft. ceiling throughout. All this on almost 57 acres. Basement is

2500 sq. ft. and plumbed for Wet Bar and Bathroom. Basement has a large exit window, so feel free to add additional bedrooms and recreation room. Basement wall have also been waterproofed by Ohio State Waterproofing and warranty is transferable. The spacious master bedroom has an adjacent master bathroom and a large walk-in closet. Lots of cabinets beautiful country eat-in kitchen and all appliances stay. Lots of entertainment opportunities! The Sunroom leads to a huge deck for outdoor barbecuing. Pella windows throughout for energy savings. This home boasts of an oversized attached garage with an additional 60x40 detached heated garage with 100 amp electric and steel roof. The detached garage slab has in ground drains around all sides of the building. If you're a horse lover, there's a 28x32 barn also. The machine shed's roof needs some TLC but very usable. There is also a pond and a few fruit trees. There's a gas & oil well in the property that pays royalties. All rights transfer.



### NEW PRICE !! \$105,000 4561 ADDISON, GENEVA CALL RAEGAN ARE YOU LOOKING FOR GREAT GARAGE SPACE? LOCATION LOCATION LOCATION !!

Fixer upper with tons of potential ... would be a great short term rental close to Lake Erie, Geneva on the Lake and Wine Country !! 2 bedroom ranch with big living room and cozy kitchen and dining room. 2 car attached garage and 16 x 24 detached garage with metal roof, cement floor and electric.



### NEW PRICE!! 2930 ROME ROCK CREEK RD., ROCK CREEK. CALL SHELLEY \$219,900

This beautiful raised ranch will suit your family for years to come. Don't let the square footage fool you. There's plenty of space to add another bedroom and/or bath in the basement, which already boasts a family room with fireplace awaiting your finishing touches. Relax in the large three seasons room or on the deck overlooking one acre. New concrete drive and walkways. The four car garage with attached workshop is a car enthusiast or hobbyist dream. Call to schedule your private showing today.



### NEW LISTING!! 533 MIDDLE RD, CONNEAUT. CALL MARK \$325,000

Get ready to call this listing home! Welcome to this wonderful ranch home resting on 8 acres. This home has three nicely sized bedrooms and two full baths and a 1/2 bath. This newer custom build offers everything you're looking for in a home. The kitchen offers newer

granite counter tops, dishwasher and fridge. Off of the kitchen is the nice sized dining room with real hardwood floors and great views of the property while you entertain. This flows into the family room where you can warm up next to your gas fire place during these cold winter nights. Off of the family room is your 4 seasons room that has access to you back patio. This room is a great extra family room or office/study. As you make your way to the bedrooms the first thing you will notice is the size and layout of the master bedroom. This room has a great walk-in closet, oversized master bath (Updated 2019), and access to the back patio. This room also offers great views of the wooded property. This section of the home offers two nice sized bedrooms and full bath. As you make your way to the other end of the home you will encounter a piano room that could be converted into another bedroom or office. This section of the home has your first-floor laundry room and 1/2 bath. The unfinished basement adds all the extra room you might need. Could be finished to add extra living space or used as a game room. Property also comes with a lifetime waterproofing warranty from Ohio State Waterproofing. On the outside of the home, you have a great front porch, back concrete patio, attached oversized one car garage, a 30 x 36 three car garage/workshop with electric and wood burner for heat, and a great concrete driveway. This home also has a bonus rustic hunting cabin with wood burner located on the property that allows you to get off work and hit the woods. If your looking for country living