

HOME SEEKER

STAR BEACON

APRIL 2024



413 GENEVA POINT ROAMING SHORES

Open House Saturday April 6th from 12- 2 pm.

New Listing! \$685,000 – 413 Geneva Point, Roaming Shores. Outstanding Lakefront 3-bedroom, 4-bath brick 2-story with gorgeous water views from most windows. Great room/dining room combo. Wall of windows, 3-stone fireplaces, Granite kitchen with island and breakfast bar. Choice of 2 master bedrooms. Lower level office w/ bath. 3-car attached garage w/ Tesla charger. Located on .30 lakefront lot. Private community with marina, pools, beaches and more. Jefferson Schools. Charlotte Baldwin (440) 812-3834



2926 AMITY LANE NORTH KINGSVILLE

Open House Sunday April 7th from 12- 2 pm.

New Price! \$899,000 – 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



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DREW THOMAS | (440) 228-2138
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A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES



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Results



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BY **APPOINTMENT**



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

OPEN HOUSE – Saturday April 6th from 12:00 – 2:00pm

New Listing! \$685,000 – 413 Geneva Point, Roaming Shores. Outstanding Lake-front 3-bedroom, 4-bath brick 2-story with gorgeous water views from most windows. Great room/dining room combo. Wall of windows, 3-stone fireplaces, Granite kitchen with island and breakfast bar. Choice of 2 master bedrooms. Lower level office w/ bath. 3-car attached garage w/ Tesla charger. Located on .30 lakefront lot. Private community with marina, pools, beaches and more. Jefferson Schools. Charlotte Baldwin (440) 812-3834



OPEN HOUSE – Sunday April 7th from 12:00 – 2:00pm

New Price! \$899,000 – 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



Pending! \$214,900– 3905 Carpenter Rd. Saybrook Twp. Main floor living in this 3-bedroom ,2-bath ranch home with covered front porch, rear patio and 2-car attached garage. Extra finished space with large living room and 2nd kitchen would make a great office, workshop, possible inlaw suite and more.



Located on a corner .90-acre wooded lot up on a knoll. City water and sewer. Ashtabula Schools. Charlotte Baldwin (440) 812-3834

New Price! \$105,000 - 3131 Wilson Ave. Ashtabula Twp. 2-bedroom, 1-bath ranch home with full partially finished basement. Eat-in kitchen. Kitchen and Laundry appliances included. Catio can stay if new owner



wants. Located in Buckeye Schools, with city water and sewer on .18-acre lot. Charlotte Baldwin (440) 812-3834.

Pending Sale! \$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.



\$329,000. 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.



\$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.



New Price!! 5037 Tuckaho Dr. Andover. \$150,000. Beautifully kept manufactured home with 3 bedrooms, 2 full bathrooms on 1.377 acres (3 lots). Upgraded flooring throughout. Electric fireplace in living room. Kitchen with plenty of cabinet and counter space. Master bedroom with attached full bath. Large closets in bedrooms for storage. Lots of space to build a larger garage or plant a garden. About 1 mile to Pymatuning Lake. Pymatuning Schools. Call Tara Dean 440-812-0508



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

www.BaldwinSells.com

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James Miller IV: (440) 645-7811

Chris Dewey: (440) 812-0528

Marjorie Bort: (440) 576-2811

Dan Saarela: (440) 993-0123

Tiffany Miller: (Broker): (440) 228-1182

James Miller III: (Broker)



MCDONALD – Welcome to 540 Utah Avenue! This beautiful 3 bedroom 1 and a half bath split level has been nicely updated with LVF throughout the first floor (2019), granite countertops in the kitchen (2019), along with a new backsplash, new stainless-steel appliances, a new garbage disposal (2024) and a new accent6 wall in the eat in area. There is fresh paint throughout, new light fixtures, and brand-new carpeting on stairs and hallway (2022). Upstairs you'll find 3 bedrooms with updated LVF flooring, new ceiling fans (2019), along with a completely updated full bathroom with new flooring, a new toilet, faucet, and light fixture (2022), and a brand new delta tub and surround (2024). Downstairs there is a bonus/family room for entertaining, along with a ½ bath that also has new flooring, a new toilet, mirror, and light fixture (2022), along with a utility room and storage area. This home also has a new furnace (2017 w/ 10 year warranty), new air conditioning (2018 w/ 10 year warranty), and a newer hot water tank (2016). The garage has been updated with 200 amp electric with outlets (2023), and a new chamberlain garage door opener with battery backup, and a custom fence/gate (2022). This garage is also set up for all your hobbies with a gas heater (2021) and a wood burner. There is plenty of space outside to enjoy the comfort of the covered back deck and fenced in yard. This home is nestled comfortably in the village of McDonald and is close to schools and blocks from the park. Schedule your appointment to view this fantastic property and move right in. Call Wren today 813-9567!



CONNEAUT – Welcome Home to your newly remodeled oasis in Conneaut! Discover modern comfort and convenience in this beautifully remodeled 3-bedroom, 1-bath home, completed in 2023. Nestled in a great location in Conneaut, enjoy close proximity to multiple parks, the tranquil Conneaut Creek, Beach and Harbor, and the convenience of Downtown. Every inch of this home has been tastefully remodeled in 2023, offering a fresh and contemporary atmosphere. The first floor invites you into a spacious open floor plan, seamlessly blending the kitchen and living room areas for effortless entertaining and daily living. Two first floor and one second floor bedrooms provide comfortable retreats, while the well-appointed bathroom ensures modern convenience. A dedicated laundry room adds an extra layer of functionality. The extensive remodel includes new roofs for both the house and garage, freshly painted interiors and exteriors, new drywall, vinyl plank flooring, siding for the garage, plumbing, electric, furnace, and central air. Experience year-round comfort with the new high efficiency gas furnace and central air conditioning, designed to keep you cozy in every season. Don't miss the opportunity to make this stylish and upgraded residence your home. Schedule a showing with Jamie today 645-7811 and envision a lifestyle of modern comfort in a location that suits your every need!!



GENEVA – This brand new 2024 Clayton model features 3 bedrooms, 2 full bathrooms, a nice open floor plan, a brand new 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 the Lake Grove Mobile Home Park, directly across the street from Lake Erie and just minutes to GOTL. Call to schedule your showing with Wren today 813 9567!

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

**Call 440-576-2811
440-466-1191**

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

- Geneva- 18 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 – 11.47 acres on Rt. 20 across from Walmart. Call Jamie 645-7811
- Geneva- Great corner lot in Millwood subdivision. Cleared and level lot, ready for building your new home. Enjoy close proximity to Historic Downtown Geneva, Lake Erie, The Grand River, Spire Institute, and Wine Country. The community of Geneva and surrounding areas have so much to offer and this home is in the heart of it all. Start planning your new home today. Builders and house plans available. 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
- 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
- Ashtabula- Looking to move but can't find the right house? Build! This is the best lot in the whole development! It sits up nice and high. Great size lot that's not too big and not too small at 1.41 acres. Electric has been run underground! City water and natural gas are available for tap in. Call Tiffany 228-1182
- Geneva- .334 acres on great building lot in Millwood Subdivision. Partially cleared and leveled to start building your new home. Call Jamie 645-7811

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634 BEAVER ST CONNEAUT • \$109,900



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3300 GRAHAM RD ROCK CREEK • \$690,000



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Owner/Realtor



TOP LISTING AGENT 2018, 2019, 2020, 2022

Each office is Independently Owned and Operated.

GREAT PRICE!

Welcome to this beautiful Brick Colonial home on one of the most sought after streets in North Kingsville! This home has never been on the market before!! Home was well taken care of with love throughout the years and now is ready for a new family to continue to love it. Walk right in the front door to a spacious entryway with dual closets for coats or shoe storage. You will see the new plank wood flooring throughout most of the first floor including into the large living room and formal dining room. There is also a large family room to gather with a floor to ceiling brick fireplace, including a nice wood mantle to decorate for any holiday. The large eat-in kitchen has just recently had some updates done, New quartz countertops, light fixtures, new sink, faucet, new dishwasher, garbage disposal in 2022 and a nice island. First floor laundry will be sure to please along with a 1/2 bath. The second level has all 4 bedrooms including 2 full bathrooms. The master bedroom features 2 walk-in closets, a sitting area, and full bathroom with a stand up shower. All the other bedrooms are spacious with plenty of closet space. Some carpet is newer along with new plank flooring in one full bathroom. Just in time for Spring/Summer this home features a nice 3 season room that you will spend all your time relaxing in. It overlooks the gorgeous fenced backyard, with In ground pool. Just jump right in the pool as the owner has just updated within the last few years, a new gas heater, pump, filter, new solar cover in 2022 with roller. A pool house is sure to please for easy maintenance. Other features of this home are: Full partially finished basement for more living space, Furnace new (2020), Hot water tank (2021), Deck off of sunroom (2022), All new light fixtures throughout home, Attached oversized 2 car garage, Wireless security system, and a beautiful vinyl privacy fence with a mix of a iron rod fence in backyard. This home has so much to offer and is waiting for you! Call Susan Today at 440-228-9317.

ASHTABULA HARBOR

Welcome to this solid Brick Ranch Home. One floor living at its best. Step in the front door right into the nice living room with a gas fireplace. Kitchen is open to a large dining room area to gather for family or friends. All 3 bedrooms are on the 1st floor and have plenty of closet space. Looking for more living space this home has that also. Enjoy the breezeway that could be a sunroom/playroom for the kids or an office space to work from home. The full basement is partially finished with a kitchenette, half bath and a beautiful wood fireplace. Let your Hgtv ideas go wild in this home. Finally, an attached 2 car garage and a large backyard complete this great home. 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



**806 Union Ave Ashtabula
\$179,000**

Very well maintained split level home with an attached 1.5 car garage. This home is handicapped accessible with a ramp at the front door and stair lift to the lower level with a walk in shower. Out back you will find a 3 seasons room overlooking the fenced in backyard with shed. This home is conveniently located close to Kent State Ashtabula campus, Ashtabula Harbor, restaurants, shopping and much more!

Spring into Action!

List your home
with Susan today

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SUSAN CHAMBERLAIN-GARBUTT | REALTOR | 440.228.9317



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Geoff
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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



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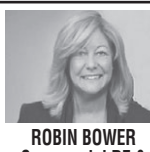
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TESTIMONIALS

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.

UNDER CONTRACT



809 BAYRIDGE BLVD,
WILLOWICK

Adorable brick Ranch with true RETRO vibe in excellent condition. Spacious living room with hardwood floors under carpet. Eat-in kitchen with original

built-in ovens & cooktop, all appliances stay! Three nice size bedrooms with hardwood floors. Main bath is a nostalgic 50's style in great condition. Large rec room in basement is perfect for entertaining. There is a second bath with stall shower in the basement along with large utility room and storage. Great 2.5 car detached garage. Conveniently located to freeway, shopping, schools and more! \$179,900 Debbie Lake & Mac Chafer 216-314-3335

UNDER CONTRACT



270 GREENRIDGE DR, GENEVA

Welcome home to this inviting, updated colonial featuring fresh paint throughout, new carpeting (2/2024), gorgeous light oak hardwood floors, concrete countertops in the kitchen, indoor grill and a brand new roof (2/2024). If you like to cook you will appreciate the indoor grill, separate stove area surrounded by cabinets, a space saving wall oven and ample counter space and cabinetry. There's a covered front porch and a back patio overlooking the back yard and neighboring meadow. The family room (den) features a beautiful stone fireplace, built-in shelves and color changing lights around the ceiling to set the mood. Situated in a desirable location just minutes from I-90, Grand River, Lake Erie, Grand River Valley Wine Region, Spire Institute and downtown Geneva. \$239,900 Deborah Powell 440-218-0475

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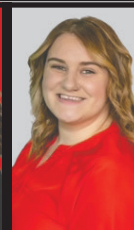
Theresa Berrier-Pope
&
THE POPE PARTNERS



Theresa Berrier-Pope
440-897-2184



Lori Mackey
440-228-1740



Jenica Muscio-Lehman
440-855-8679



Amanda Vereshack-Erickson
440-655-3342



SAYBROOK TWP. COMMERCIAL LOT

Commercial Lot in business area near main grocery store and other business establishments. Soil samples taken by Ashtabula County were clean! Owner wants its sold- bring all reasonable offers! Call Lori for more details 440-228-1740.



EAST ASHTABULA

PRICE REDUCED

Hard to find 4BR. 2BATH ranch home in Buckeye Schools is move in ready! This Home has a cozy kitchen w/ Appliances included, leading to a formal D.R. with sliders to the large back deck-a perfect set up for your summer barbeques! There is a large LR with hardwood floors.. At the far end is a private master with an entire wall of closets! The basement is partially finished with a gas fireplace! There is plenty of storage in the adjacent room and the other full bath. The basement is waterproofed with a lifetime warranty. The attached one car garage has a nature stone floor and new electric garage door opener is 2021. The furnace and air conditioning were new in 2021, the sump pump in 2017. Call Lori for more details 440-228-1740.



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it **SOLD** Quickly...Priced Right...
and for the **HIGHEST PRICE!**



JEFFERSON TWP.

PRICE REDUCED

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



**PIERPONT
TWP.
\$220,000**

Home on 10 acre property!!! Inviting, enclosed front porch leading into a grand foyer and then OPEN CONCEPT, spacious dining room and kitchen, To your left is the ginormous living room with wood burner. The first floor has all newer vinyl windows. Plus a First floor bedroom or what a stellar office it might be with those original sconces. NEW first floor laundry added and full bathroom with brand new fixtures, shower/tub combo. The wood work has been cared for and look at those historical details you just don't see anymore....craftsmanship! Three bedrooms on the second level, walk in closets in two rooms. And a HUGE hallway walk in closet...space for a second floor laundry and/or en suite bathroom if you wish to use the "bonus" room space that way. Outside 3 outbuildings. Deck off the dining room and new concrete sidewalks PLUS the enclosed back porch addition. Livestock permitted and fenced pasture. Plenty of space for you and yours to work or play. This property has it all, storage for all the OUTDOOR toys. And YES, Internet is available. All metal roof. BRAND new HWI, well pump/lines and many light fixtures. Ask your agent/contact the listing agent to come out & explore this grand home opportunity. All loan types welcome and rehabs also! CALL Mandy for showings 440-655-3362.

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