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February 2024

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RE/MAX
Results



Charlotte Baldwin



Tara Dean



Trisha Ezzone



Drew Thomas



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

PENDING



New Listing! \$209,800
4711 Diane Dr. Ashtabula Twp. 3-bedroom, 2-bath ranch home in Caylor Allotment. Home features eat-in kitchen with gas log stove and dining room. Living room. Full unfinished basement with workbenches. 2-car extra deep garage and concrete drive.

Towards the back of allotment. Central air, security system, newer windows, city water. Buckeye Schools. **Charlotte Baldwin (440) 812-3834.**

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.**



*HOME IS WHERE
THE HEART IS!!*

**LET US FIND
ONE FOR YOU!!!**

New Price! \$209,900

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**



New Price! \$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**



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

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baldwinsells@gmail.com

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

Trisha Ezzone | (440) 228-5106
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Drew Thomas | (440) 228-2138
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Deborah Powell, Realtor

Coldwell Banker Schmidt Realty
Geneva, OH



Deborah Powell
Kris 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



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TOP LISTING AGENT



Debbie Lake

TOP SELLING AGENT



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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.



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



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

2 LOCATIONS TO SERVE YOU

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TOP LISTING AGENT 2018,2019,2020,2022

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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 with 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 pavillion, 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!

CENTURY 21 ASA COX HOMES

SUSAN CHAMBERLAIN-GARBUTT | REALTOR | 440.228.9317



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THE RUIZ TEAM CROSSCOUNTRY MORTGAGE™

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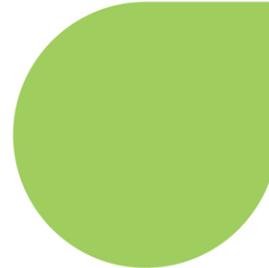
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NEW LISTING
EAST ASHTABULA

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.

2023
Our Year in Review
\$15,803,462
Total Sales Volume
92
Clients Served

Thank you for allowing us to help you with your Real Estate needs in 2023!

The Pope Partners would like to take a moment to thank all of our clients, friends, family, and colleagues for an AMAZING 2023! We are so thankful for each and every one of you and proud of our team's accomplishments last year. Here's to an even better 2024!
CALL US AND WE CAN HELP YOU THROUGH THE HOME BUYING/SELLING PROCESS...



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 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.



MADISON NEW LISTING

Farmhouse with modern flare, over 7 acres AND an additional living suite. Are you ready to call this home for your family? Kitchen with waterfall granite counters and an island that is the size of a small boat. Design and storage galore with modern gray, beams, wood accents and soft closing cabinets of course! Farmhouse sink and all stainless appliances stay minus pictured wine fridge. Open concept with a breakfast bar, pantry, cleaning closet and second TV room area with a custom wood accent wall. 2 spacious bedrooms on the first floor and a third "bonus" room is currently used as a bedroom. Upstairs are two HUGE bedrooms. Both have walk-in closets but the current master bedroom has a custom built walk-in with a vanity and a reclaimed door that was part of the original farmhouse. The additional living quarters have a private outside entrance. Open concept living room, and eat in kitchen, full bathroom and laundry plus a large bedroom and plenty of closet space. It can easily be connected with a French door to the kitchen of the main house if you wish. Then the acreage! Outside 7.4 acres to explore. Fruit trees, berry bushes and a small garden await you. A barn in need of some work, an awesome outside fire pit/BBQ plus a covered back patio with views of nothing but nature. Call Mandy for more details 440-655-3362.



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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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Sheldon Bryner: 724-208-4896

Marjorie Bort: 576-2811

Dan Saarela: 993-0123

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

Alicia Johnston: 563-8930

NEW LISTING



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!!

NEW LISTING



ASHTABULA – Come take a look at this 3 bedroom Harbor Bungalow. This property comes with a total of 5 parcels of land. Great investment opportunity or starter home. Schedule your showing with Wren today 813-9567.

NEW LISTING



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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or selling? Let one of our
experienced agents help
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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
- 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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to Date

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- Over 15 Properties Sold



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\$149,900
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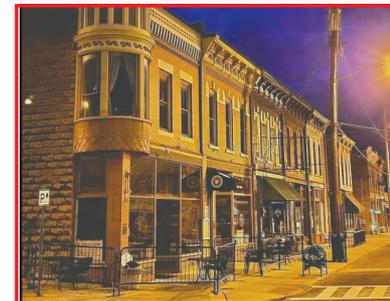
715 UNION AVE,
ASHTABULA
\$164,900
CALL GINA



4870 ROCKWELL,
ASHTABULA
\$360,000
CALL CAROLE



2446 EAST UNION,
JEFFERSON
\$525,000
CALL BOB



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\$834,900
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