

# HOME SEEKER

August 2024



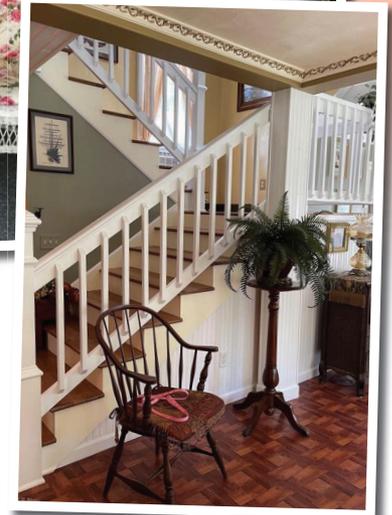
## 600 Lakeview Ave, Conneaut

Originally built in 1900, this exceptional home was rebuilt into a beautiful French cottage in 2010. Upon entering, you will be greeted by a welcoming open concept living area, where a fireplace stands as the centerpiece. The living space flows seamlessly into a gourmet kitchen, ideal for entertaining friends and family. A unique feature of this home is its loft bedroom, perched gracefully above the living area, overlooking the fireplace below.

Adjacent to the main house, a 30' X 50' garage awaits, capable of accommodating an RV or boat with ease. This versatile space is perfect for the avid adventurer or hobbyist, offering lots of storage and workspace. Additionally, a separate studio provides a quiet sanctuary for creative pursuits or a home office, ensuring flexibility and convenience.

Outside, the property extends its allure with landscaped gardens and a deck, ideal for al fresco dining or simply enjoying the serene surroundings. Whether relaxing by the fireplace, working in the studio, or embarking on outdoor adventures, this home embodies the perfect blend of comfort, functionality and style.

This property is a rare find, promising a lifestyle of endless possibilities. Located within a block of Lake Erie, it's close to beautiful Conneaut Township Park and beaches. Enjoy the many wonderful things that Conneaut offers, including car shows on the beach, farmers market, fine dining and, of course, the annual D-Day Reenactment. **\$295,000**



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A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES

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North Kingsville Office  
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**New Listing! \$239,000 - 1960 Old Farm St., Ashtabula.**

Located in Plymouth Twp. This 4-bedroom, 1-bath bi-level is in great condition. Full finished basement. Eat in kitchen with sliders to rear deck. Central Air, security system. Serene county neighborhood - 3 lots total 1.38-acre, paved driveway with extra parking. Beautiful well-kept pond. Ashtabula Schools.



**Charlotte Baldwin**  
(440) 812-3834

**New Price! \$499,999 - 1623 Forman Rd. Morgan Twp. Jefferson.**

Unique 1-bedroom, 1-bath home w/ custom woodwork. Full basement and newer roof. Old barn and primitive cabin started. 81.81-wooded acres w 1,414' road frontage, Free gas w/ royalties. Some timber value. Paved Rd. Greenway Trail frontage. Well & Septic. Jefferson Schools.



**Charlotte Baldwin**  
(440) 812-3834

**New Listing! \$139,000 - 1426 Michigan Ave. Ashtabula.**

Freshened up 3-bedroom, 1-bath bungalow with a nice extra wide lot. 2-main floor bedrooms and connecting full bath. Updated kitchen with new cabinets, counters, flooring and light fixture. Main floor windows are new. Carpeting is new. Fresh paint throughout. 1.5-car detached garage. Located on .34-acre lot. Ashtabula Schools.



**Charlotte Baldwin**  
(440) 812-3834

**New Listing! \$48,900 - 337 Bessemer Ave. Conneaut. Handy Person Special.**

1-bedroom, 1-bath ranch home in need of extensive work. 1-car attached garage. 2-sheds. Full basement. City water & sewer. Being sold in as-is condition. Estate sale.



Subject to probate court approval. Conneaut Schools.

**Charlotte Baldwin**  
(440) 812-3834

**New Price! \$239,000 - 3221 Morningside Dr. Saybrook Twp. A beautiful summer place, year-round living or rental. The choice is yours. 2-cottages and large garage with office space. Main cottage is 1bdm, 1-bath with newer kitchen, granite A/C and lots of updates. 2nd cottage - 1-bdrm w/ small loft, 1-bath and laundry. 24x36 2-car heated garage, 12x2- enclosed porch. Storage shed. Private area for your hot tub plus a shower area. 10 lots total .806-acre. City water, septic. Ashtabula Schools.**



**Charlotte Baldwin**  
(440) 812-3834

**New Price! \$174,900 - 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 main floor and 2 bedrooms upstairs. Full, partially finished basement offers additional living space and a 2nd bathroom. 2-acre 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

**\$599,999 - 413 Geneva Point, Roaming Shores.** Outstanding sunsets from this 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 or craft room w/ bath. 3-car attached garage w/ Tesla charger. Located on .30 lakefront lot in the no-wake zone. Private community with marina, pools, beaches, pickleball and more. Jefferson Schools.



**Charlotte Baldwin**  
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**\$897,000 - 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**  
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**New Price! \$398,800 - 6090 Belle Rd. Trumbull Twp. Geneva.** Gorgeous 3-bedroom, 2-bath ranch with unique split floor plan. Master suite with tranquil master bath. Kitchen with granite counters and dining room leading out to your deck overlooking your fenced yard and horse pasture. 24x48 pole building with concrete floor currently set up for horses. Approx 2-acres of fenced pasture. 5.61-acres with some woods. Great decor. Newer roof. 2+ car garage with 220. Geneva Schools.



**Charlotte Baldwin**  
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Contact us to get your market analysis ready for your listing!

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**Tara Dean | (440) 812-0508**  
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**NEW LISTING**

**ASHTABULA HARBOR**

Attention First Time Buyers and Empty Nesters... This Home is for you!! New Flooring and newly painted Rooms... Move right into this 3 Bedroom Cape Cod which is Move In Ready and cute as a Button! Updated Kitchen and Bath... Large Living Room with 2 Bedrooms on the first floor and large Room upstairs for 3rd Bedroom. Full Basement includes new H.W. Tank, Gas F.A. Furnace lots of Storage and Shower. This Cape Cod is situated on a large, deep Lot with a Concrete pad for a Garage or Shed. Home also includes a front Deck to sit and enjoy the Summer Days. Call Theresa for more details 440-897-2184.

**PRICE REDUCED**

**JEFFERSON TWP. \$325,000**

3 bedroom ranch with a full basement, & a detached garage/outbuilding. The oversized, 2 car attached, heated, 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 (2021). 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! You can entertain in your basement rec room with your own custom built bar (2023) Plenty of storage and even a second (aka the original) laundry area plus space to create a guest or additional living space if you wish. Cold storage room. NEW central air, existing attic fan, NEW HE gas furnace, Generac generator (just serviced 2023). Call Mandy for the complete list of upgrades and details 440-655-3362.

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**ASHTABULA: 1209 E. 17th St.**

Immaculate move in ready Ranch with three bedrooms, 2 full baths and many upgrades! The Huge Great Room offers abundant sunlight from the two skylights and new (2022) glass sliding door out to a brand new (2024) deck! The galley kitchen is adjacent to the great room with a new (2024) refrigerator, all appliances are included. The laundry room is conveniently tucked away at the entrance to the two car garage located off the paved driveway. Roof is 5 years old, new windows in 2023. Located at the end of a quiet street with minimal traffic! Call Lori for more details 440-228-1740

**NEW LISTING**

**ATT. COLLEGE STUDENTS! KENT, OH**

Turn key, 2, bedroom condo, ready for new owner and it could be you! Charming and updated front entrance with sightlines to the back patio. Open concept dining and living room. Clean, functional kitchen with all appliances and a "glass rinser" upgrade to the sink. Brand new dishwasher, microwave and faucet. Upstairs, the spacious master bedroom with walk in closet. Bedroom 2 has a grand size closet as well. Many updates on every level. Plenty of storage and a basement "man cave" room, or maybe a third bedroom...The basement space even had a remodel/make over for easier access as the closet and a wall were removed at the bottom of the stairwell. Being an end unit with 2 designated parking spots AND a full, finished basement in this Kent location is stellar! Call Mandy for more details 440-655-3362.

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**GREAT LOCATION**

**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!! \$87,000.00 Call Wren 440-813-9567

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**ASHTABULA** - Welcome to the Castle Block building! This historic building has been completely renovated and updated with retail/commercial storefronts. Large units available for rent. These commercial/retail units are approximately 980sqft and feature a very stylish open concept feel with high ceilings and large store front windows. Call Wren 440-813-9567

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**ASHTABULA** - This was the Napa auto store. It has over 12k square feet, a basement and an extra 1500 square foot storage building. \$139,900.00 Call Ed 440-223-1410

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**LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS**

- Geneva- 15.21 acres in the City of Geneva! The over 15 acres are at the end of Oakridge off of Helwig. Close to Spire, Interstate 90, the national and internationally recognized wineries. The sewer tap in is available and there is a manhole. This is a great spot. There's a creek, endless wildlife, and many beautiful trees. Call Tiffany 228-1182
- Saybrook- 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
- 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

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TOP LISTING AGENT 2018, 2019, 2020, 2022, 2023

Each office is Independently Owned and Operated.

## NEW LISTING

First day on the market!! Has been owned by one owner the last 40+ years! Enjoy 3 possible 4 bedroom Raised Ranch home on 1.52 acres with a large Outbuilding for your RV or boat. Plenty of Room for multiple cars, or any of your atv's or fun toys. Please call Susan Today at 440-228-9317.



## NEW LISTING - LAKE FRONT

Here is your opportunity to own this remodeled lake front ranch home. This home is better than building new! No problems finding a waterfront lot, going through the stress of getting a lot ready to build or designing the home, it's all done for you. **UNDER CONTRACT**



## ACREAGE

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 their 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 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! Call Susan Today!!

## TURN KEY RESTAURANT

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. Don't miss out on this opportunity. Call Susan Today!



# FEATURED LISTING



**10199 Sherman Rd Chardon**

**\$634,900**

Discover this stunning ranch offering the perfect blend of luxury and comfort. This spacious home features 3 bedrooms, 3 full bathrooms, and two fireplaces for cozy gatherings. Enjoy the convenience of two master suites, each providing private, serene retreats. The open-concept great room, adorned with hardwood floors, invites you to entertain effortlessly. The kitchen features granite countertops and a large island. The main floor laundry adds practicality. Outside, the front courtyard with a fountain and beautiful flower beds creates a welcoming ambiance. Relax on the expansive 18' x 37' composite deck, accessible from the second master suite, or unwind on the brick patio off of the main master. The 3-car garage provides ample space, and the whole house generator ensures peace of mind. Set on almost 4 acres of park-like land, this property is a tranquil haven you'll love to call home.

**Declare FREEDOM  
from renting.**



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SUSAN CHAMBERLAIN-GARBUTT | REALTOR | 440.228.9317

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**THE RUIZ TEAM  
CROSSCOUNTRY MORTGAGE™**

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