

HOME SEEKER

February 2023

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home is where the heart is.”



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a place you'll love!**

STAR BEACON

A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES

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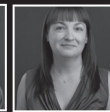
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JANUARY AGENT OF THE MONTH



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440.855.6064



Saybrook 3271 Austinburg Rd.

Here is a great opportunity to be in a country setting and close to everything. Easy access to I-90! 3 bed (2 up and 1 on main floor) 1 full bath on main floor and 1/2 bath on 2nd floor. This bungalow has many updates including siding, roof, driveway interior paint, countertops, appliances (washer and dryer stay , as well as the riding lawn mower), electrical box, Hot water tank, fresh basement floor all within the last 5 years. this is a must see home with endless possibilities! City water, septic (cleaned in 2021) in backyard.



Austinburg **PENDING** 1457 Oak Hollow Dr

Welcome home to this meticulously maintained ranch home in Ravinewood Allotment! This home has 3 bedrooms, 2 full bathrooms and first floor laundry. The spacious living room with a wood burning fireplace leads to an enclosed four season sunporch for you to sit and enjoy the tree lined backyard. The kitchen features oak cabinets and updated appliances that convey with the home. The roof is less than 10 years old, new well pump, newer electric furnace and central air w/heat pump, and a water filter and osmosis system- all you need to do is move in! You won't want to miss out on this home!



Ashtabula 1346 Thayer Ave

Check out this affordable harbor colonial!! 3 beds, 1 full bath, full unfinished basement, formal dining, 1st floor laundry, welcoming front porch, paved drive, 2 car detached garage! Furnace and water tank updated. Set your appointment to see this home. All buyers are asked to be pre approved.

We are hiring agents with at least 1 year experience, call Clorice for an interview at 440.812.2542



8908 School St Windham

This spacious 3 bedroom, 1 bath colonial sits on 1.029 acres and is a diamond in the rough! Whether you're looking for an investment property, or a home to remodel and call your own, here is your opportunity. The large deck overlooks the back yard and the 3 car detached garage with cement floor and electric is prime for a hobbyist. This is an estate and subject to third party approval.



695 Breezewood Ln Orwell

This spacious 3 bedroom, 1 bath colonial sits on 1.029 acres and is a diamond in the rough! Whether you're looking for an investment property, or a home to remodel and call your own, here is your opportunity. The large deck overlooks the back yard and the 3 car detached garage with cement floor and electric is prime for a hobbyist. This is an estate and subject to third party approval.



4040 Middle Rd Monroe Twp

Here is your chance for a country getaway! Over 5 acres of trees, large manufactured home situated on a 9 coarse basement/cellar! 16x18 Mudroom, 32x40 barn. Located on a country road with abundant wildlife! Home was originally 4 bed and current use transformed to a 2 bed. Plenty of space and can easily be converted back! Extra large pantry space, front porch and outhouse!



7384 Poore Rd N Kingsville

Here is an option for complete seclusion with a brick cape cod in the woods. 6.7 beautiful serene acres of complete privacy and tons of wildlife to watch. Enjoy the eat-in kitchen with woodburning brick fireplace and beamed vaulted ceilings. Mostly 1st floor living with large bed, bath and laundry. 3 season sunroom room can be used all year round with access to a patio for more nature views. Great space in the 2 car attached garage and a new 1/2 bath just inside the home off the foyer area. This property also features a large detached brick garage with a 1 bedroom apartment above and a large deck, a great young adult or guest suite complete with kitchenette and full bath. Additionally, you will find 3 cabins transferred onto the property from nearby Camp Calvary in Conneaut. A dream come true for the buyer looking for seclusion and potential for rental income to help with mortgage. Great location close to the amenities of Lake Erie!



4319 Birchwood Ave Ashtabula

So much character walking through this 1921 Colonial! Featuring natural woodwork and wood floors in dining and beds. Newer carpet in living room and on stairs. Full basement with 2 cellars and walkout for backyard. The 1 car detached garage has a basement for storage under it as well!! Check out this enclosed front porch! 3 beds and 1 full bath up complete this great opportunity to own a solid built home!



Saybrook Twp 4931

S Ridge Rd W.

Cozy and Quaint 2 bed, 1 bath ranch on a full partially finished walkout basement. Detached Garage Is 30'x40' With 3 Phase Electric. The enclosed Sun Porch Is 10'x16' (not included in total sq ft). Private Backyard With Many English Walnut Trees. and room for expansion! Enjoy the easy access to I-90 and all amenities that Ashtabula County has to offer!

franklin blair title agency

Michael Franklin, Esq. • Debra Blair
Owners

franklin blair has been providing title examination, title insurance, escrow and closing services in Ashtabula County since 2003. We are licensed and insured with a full-time attorney on staff. We pride ourselves on professional service of the highest quality.

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(440) 998-0777
Email: escrow@franklinblairtitle.com

paperwork can be a hassle



Just as you wouldn't safari without a guide, the key to a successful real estate transaction is your real estate professional. Their knowledge and expertise is essential in guiding you through the process. They can help you through the big decisions, set up financing, inspections, and point you to the professional legal help, when necessary. Look for the **REALTOR**® logo when selecting an agent. It's a sign of commitment and service in real estate.



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Jim Reuschling: (Broker): 669-2262

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Marjorie Bort: 576-2811

Dan Saarela: 993-0123

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

Alicia Johnston: 563-8930



GENEVA – In the middle of the Grand River Valley, Ohio wine country has a hidden gem. Drive down the long driveway along the densely wooded perimeter facility consists of: 1600 sq. ft. tasting room complete with custom serving bar and commercial kitchen. Tank room, presently housing 38 stainless steel tanks, laboratory and bottling room. Covered and open patios for seating 50 people. Additional outside capacity on the grounds of 100 or more. Newly constructed (2021) crush house, fully heated and cooled, with water and bar for special events. Cabin with wraparound deck overlooking the beautiful Grand River. Parking for approximately 100 cars. Facility maintains full beer and liquor license. Owner provides local entertainment every weekend. The owner is the winemaker, degreed in Enology and Viticulture, who is looking to retire but will be available for transition / 2023 crush. Package includes real estate of 6.987 Acres, winery building, crush house/ events building, cabin, wine tanks and production equipment, wine inventory, both in tanks, bottled in cases, and bottles on tasting room shelves and kitchen equipment/ supplies. A truly turnkey operation. Call Jamie 440 645 7811 if interested.



GENEVA – PRIME LOCATION! This cute as a button 2 bedroom mobile/manufactured home in Lake Grove mobile home park is conveniently located close to all the amenities that Geneva-on-the-Lake has to offer. Could be used as a seasonal vacation spot or used for year round living. Schedule your showing today! Call Wren 440-813-9567

**Are you thinking of
buying or selling?
Let one of our
experienced agents
help you through
the process!
Call 440-576-2811/
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LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS

- Ashtabula- 7.7 acres of land on Garrison Rd Call Wren 813 9567
- Geneva- 1.064 acres on Sylvan Rd Call Tiffany 228 1182
- Jefferson – Commercial corner lot in Village. Located at the corner of S. Chestnut and Erie Street. PRIME LOCATION 400' from Drug Mart and 229' from Chevy dealership. \$275,000 Call Jim 669-2262
- Geneva – 0.598 acres of land to build a beautiful home in a perfect location Call Tiffany 440 228 1182
- Andover- 1.2 acres of land located on Route 6 in Andover
- 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



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WE ARE AGAIN THE #1 TEAM FOR 2022 IN THE WORLD!

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266 WALNUT ST GENEVA • \$130,000



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MULTI FAMILY IN GENEVA

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Need home financing assistance? You may be able to get up to 5% toward your down payment and closing costs.

The **COMMUNITIES FIRST** program at CrossCountry Mortgage, Inc. provides home financing assistance in the form of a nonrepayable grant of up to 5% of the total first mortgage loan amount.

- You don't have to be a first-time homebuyer
- Loan types include Conventional, FHA, USDA, and VA
- For purchase or rate/term refinances
- You must meet certain additional eligibility criteria based on loan type

Call today to learn more and to get pre-qualified. • **440-289-3842**



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

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COX**

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Owner/Realtor



NEW YEAR , NEW HOME!



NEW LISTING

Looking for a home in the Historic Ashtabula Harbor that is priced reasonably and has so much to offer. Look no further! This home has a great backyard that is partially fenced in with a 24x32- 2 car detached garage. The large kitchen has a center island with an extra kitchen nook for a nice table and tons of storage space. If you are entertaining, welcome everyone to your open dining room/living room with beautiful new laminate flooring just installed in 2022. Call Susan today at 440-228-9317.



NEW LISTING

This is the home you have been waiting for! First time on the market since 1985. This home has been well taken care of and the pride of ownership shows. From the all natural Redwood exterior to the 3 large bedrooms and 2 full baths this home has a lot to offer. You will walk in and see a good size living room but it is not the only one. Enjoy another one that is great for family gatherings. The eat-in kitchen has been upgraded throughout the years with plenty of nice cabinets, room for a nice size table and beautiful countertops. All 3 bedrooms are spacious with high ceilings, and has extra space for a small office or sitting area. Don't be misled by the pictures of the outside as home is alot bigger than those pictures appear. This is a must see. Call Susan today at 440-228-9317.



UNDER CONTRACT IN DAYS!

Don't miss this one! A beautiful remodeled Ranch home with 2.85 acres located in a secluded area but very close to all amenities. Unlike homes with acreage that have septic and well water this home has public water and public sewer. This home has 4 bedrooms, 2 full baths, and a large open floor plan on the 1st floor. The oversized master bedroom is on the 1st floor with high ceilings, and has extra space for a small office or sitting area. Don't be misled by the pictures of the outside as home is alot bigger than those pictures appear. This is a must see. Call Susan today at 440-228-9317.



GENEVA

Welcome to this solid 3 bedroom 1.5 bath Colonial home. The gorgeous cherrywood throughout this home you don't see a lot of. The large living room is great for family and friends to gather for. The second floor is larger than normal with homes built during the 1920s. The second floor are spacious with a lot of built-ins and closet space. Call Susan to get your home sold today at 440-228-9317.

SOLD

FEATURED LISTING



1571 State Route 45 Austinburg - \$3,500,000

What a great opportunity to own 2 historical homes, a thriving business, plus 2 barns on over 44 acres! The main home has been used for weddings, private dinners. The motto is "Old world charm with new world elegance". There have only been 5 owners in the home's lifetime and was part of a movie starring Betty Davis called Harvest Home. Other history is the stone for the foundation was from the creek on the property. So much has been done to add to its charm over the years. There is a hand dug Wine Cellar with Architectural glass floor to view it from the 1st floor. It is set up with a poker or card table with wine around, very unique! Custom stained glass entry door windows, Marble italianate fireplace casing, double tier bronze tiffany chandelier, custom aquariums & library casings, full remodeled 2nd flr bath, recessed lighting upstairs, wrap around porch & patio w/Koi ponds & walkway to bocci court are all included with the main home. The business is thriving with over 7450 sq ft w/a good client base. The other home has New metal roof, new electrical panel, floor to ceiling windows, new carpeting, and new appliances in 2020. The 44+ acres has a creek running through it and has many acres of great soil to grow grapes for a possible new winery. Everything is in place to keep thriving and with new business opportunities that can be started to keep growing.

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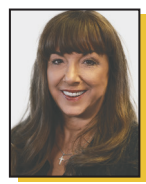




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**NEW LISTING:
GENEVA**

Beautiful Ranch which has been completely updated. 4 bedroom, 2.5 bath and over 1,800 sq ft of living space. Gorgeous hardwood floor throughout! Spacious bedrooms and Large Master Bedroom w/fireplace and Master Bath. Full Basement. Call Theresa for more details 440-897-2184.



SAYBROOK TOWNSHIP: COMMERCIAL

Nothing but good food and small town charm at this well established Restaurant/Diner, close to Lake Erie! Turn Key Restaurant Operation...Sale includes all equipment and furniture. The Restaurant is located between Bridge Street and Geneva on the Lake... It is located within walking distance to Lakefront Condos and well established Cottages and Lakefront Associations! Also included is a totally renovated 3-4 Bedroom Home...Call Theresa for more details 440-897-2184.




\$119,900

**JUST LISTED:
NORTH
KINGSVILLE**

This is a solid Ranch in a sought after Area close to Shopping . There is a large bonus room off the kitchen with new carpet. Convenient One Car Heated, Detached Garage has a carport and large Shed. The Home has Central Air and a Whole House Generator. Updates include New Roof 2018, New Garage Roof 2021, Hot water Heater 2017 and several New Windows. CALL LORI @440-228-1740.



**NEW LISTING:
SAYBROOK TOWNSHIP**

Move right into this completely updated Split Level Home! Enjoy the Large, Eat-in Kitchen with granite countertops and Sliders to the deck where you can view Nature in your private Backyard! Or maybe you would like to spend time in the Lower Level where the Family Room and Sunroom are... or use it as an Additional Living Suite with a Walk Out to the Backyard...Many Updates...Ohio State Waterproofing in the lower level that transfers to the new Buyer...New Furnace and Central Air...Newer Whole House Generator...Roof is just 10 years old...New Flooring throughout...Newer Updated Main Bath with Glassed Walk-in Shower...Newer Sun/3 Seasons Room...All situated on over a half Acre Lot! You won't have to do a thing...JUST MOVE RIGHT IN!!! CALL THERESA for a showing@440-897-2184.




**VACANT LAND
SAYBROOK TOWNSHIP**

Searching for the perfect place to build your dream home? Look not further than this double, partially cleared lot located in the beautiful and conveniently located Mareddy Estates! Public water and sewer are on location and ready to be used! Electric and gas is also on site. There are two utility access points on the property. Check this beautiful location out today! CALL LORI for more information 440-228-1740.



**it's
a
jungle
out
there!**



Just as you wouldn't safari without a guide, the key to a successful real estate transaction is your real estate professional. Their knowledge and expertise is essential in guiding you through the process. they can help you through the big decisions, set up financing, inspections, and point you to the professional legal help, when necessary. Look for the **REALTOR®** logo when selecting an agent It's a sign of commitment and service in real estate.

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- 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.

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- Pay stubs
- Bank statements - two current monthly statements on all accounts generally are sufficient
- Earnest money - from a verifiable source
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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 !!

★★★★★★★★★★

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!



1754 BENJAMIN RD, MADISON:

Large 4 bedroom, 2 full bath Bi-Level in North Madison. Large eat-in kitchen with all appliances Relax and enjoy your morning coffee or wind down in the evening with your favorite beverage on the large deck located just off the kitchen. The first floor has 3 bedrooms and a full bath. The owners suite with private bath is located on the lower level. Cozy up by the wood burning stove on the cool fall and winter days in the lower level rec



MEADE HOLLOW RD, HARTSGROVE

Nicely wooded property on high ground currently zoned Agriculture. If you appreciate being surrounded by nature with wooded views all around take a look at this property. Situated between St. Rt. 534 and Noble Rd. Seller will transfer all rights and obtain updated stake survey as required by county prior to transfer. \$139,500 Debbie Powell 440-218-0475

room. The home has a nice back yard and 2 car detached garage. Conveniently located to shopping, parks and Lake Erie. Sellers offering a \$3,500 flooring allowance. \$180,000 Debbie Lake & Mac Chafer 216-314-3335



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Charlotte Baldwin



Tara Dean



Trisha Cusano



Drew Thomas



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FALL IN LOVE WITH A NEW HOME



7279 Harmon Rd. North Kingsville \$465,000 A little slice of privacy on approximately 71-acres. 2-bedroom, 2-bath ranch home with oversized 1-car heated garage, detached 2 car garage and 24 x 30 metal pole building. Nestled back off the paved road. Mostly wooded property with some timber value. Small Creek. 12-month home warranty. City water. Buckeye Schools. **Charlotte Baldwin (440) 812-3834.**



4240 Lake Rd. W. Saybrook Twp. \$274,900 3- Bedroom, 2 1/2 bath Colonial home on over half an acre near Lake Erie and Kent State. Lots of updates including roof, furnace, A/C, appliances, and windows. Wood burning fireplace in living room and gas fireplace in family room. Lovely screened-in porch overlooking park-like backyard. Located on .57-acre lot in Ashtabula City Schools. So much to offer! **Call Tara Dean 440-812-0508**



Saybrook Township. 1128 Myrtle Avenue. \$134,900 Ranch style home on .17-acre in Ashtabula Schools. Newly refreshed 3 bed 1 bath home near the historical harbor. New interior and exterior paint. New flooring throughout. New windows, new hot water tank. Custom kitchen cabinets have been repainted and adorned with new countertops. Basement has new internal drainage system with transferable lifetime guarantee. **Contact Trisha Cusano (440) 228-5106.**



235 S. Chestnut St. Jefferson Village \$154,000. 2-bedroom, 2-bath ranch with partially finished basement. Lots to offer with patio enclosure, covered deck, huge garage would store at least 4 cars. RV garage, concrete drive and more, located on .69-acre lot with city water & sewer. 12-month home warranty. Jefferson Schools. **Charlotte Baldwin 440-812-3834**



2700 Douglas Rd. Saybrook Twp. \$235,000 - 3-bedroom, 2-bath ranch home on .61-acre lot. Updated with new kitchen w/ granite, island open to dining area and family room. Baths have new vanities, tops, hardware. Most lighting has been upgraded. Hardwood and ceramic floors throughout. Full unfinished basement. Deck and porch. 2+ car attached garage, wide paved drive. City water. Ashtabula Schools. **Contact Drew Thomas (440) 228-2138 for more information.**

\$160,000 - 41.24-acres Gilbert Rd. Newton Falls. 2-parcels included. Lightly wooded in the front. Approximately 405' x 3,596' and widens out a bit in the back. Rough drive and electric run to pole. Newly paved road. Southeast Local Schools. Charlotte Baldwin (440) 812-3834

\$79,900 - 5.92-acres Red Oak Rd. Austinburg Twp. Located in Country View allotment, this fully wooded parcel is just the right space to give you peace and quiet with your new home. Water source and septic would be required. Geneva Schools. Charlotte Baldwin (440) 812-3834

\$34,900 - E. 18th St, E. 20th St, E. 21st St, Ashtabula ATTENTION INVESTORS, DEVELOPERS AND BUILDERS! 29 parcels of vacant land available in Ashtabula. Currently no street access or utilities. Lots are not all connected. Many possibilities for these lots. Buyer to do their due diligence for use and location. Ashtabula Schools. Tara Dean 440-812-0508

\$11,000 - Harbor Ave. Ashtabula City lot .15-acre, cleared 40 x 150. All utilities available. Ashtabula Schools. Charlotte Baldwin (440) 812-3834

\$27,000 - Commercial Place, Ashtabula 7-lots total .50-acre on Commercial Place and E 24th St. Mostly wooded. All utilities are available. Ashtabula Schools. Charlotte Baldwin (440) 812-3834

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

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