

HOME SEEKER

June 2023



1587 Ravinewood Austinburg • \$310,000 **REDUCED PRICE**

Here's your chance to live in wine country. This immaculate 3 bedroom 2 full bath ranch is on approximately 2.41 acres. The home has been transformed by its current owners with a new kitchen, new flooring throughout, paint, custom fireplace, gazebo and concrete patio. The openness of the floorplan is perfect to be engaged during any activity you're having in the home. The bathrooms have been spruced up as well as new stone to the driveway and white vinyl privacy facing to enjoy your backyard shenanigans. The back yard has been cleared and landscaped so that makes it easy to meander through and walk up to Route 307 to visit your neighbor, Rosabella Winery. Don't forget to check out the 2-car garage and full unfinished basement that you could make into additional living space if you so desired.



Jennifer Bartone
440.645.6967



Jarrod Dixon
440.645.7467



Jace Hatcher
440.915.1054



Mary Pryately
440.862.4240



Stacy Senskey
440.223.4871



Wenona Herrman
330.240.1133

www.thejteamharborrealty.com



A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES



RE/MAX
Results



Charlotte Baldwin



Tara Dean



Trisha Cusano



Drew Thomas



Charlotte Baldwin
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Dollar Producer*

BY **APPOINTMENT**



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

CONGRATULATIONS TO THE CLASS OF 2023!



\$224,000 - 6835 Lake Rd. E. Madison. 5-bedroom, 3-bath brick bungalow located ¼ mile from Madison Twp. Park. 2-main floor bedrooms and full bath. 1,950 sq. ft of living space with a full unfinished basement and 1-car attached garage. Located on a triple lot that totals .5972-acre. 1/4-mile to Madison Township Park and public beach access. Updated roof, windows, flooring and more. Lots of character. Madison Schools. Contact **Charlotte Baldwin (440) 812-3834**.



\$54,900! 610 West 46th St, Ashtabula. This charming Ashtabula home is located in the Ashtabula Area City School district. It boasts 4 beds, 1 full bath, large foyer, a fireplace in the living room, fenced in backyard with gated, paved driveway and detached 2 car garage on a 0.14 ac lot. With a little TLC and your final touches, bring this home back to life. Selling "as is". Contact **Trisha Cusano (440) 228-5106**.



7279 Harmon Rd. North Kingsville \$449,000 -A little slice of privacy on approximately 74-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. Contact **Charlotte Baldwin (440) 812-3834**.



as a sunroom with sliders to the patio. 2-car attached garage Updated roof, furnace, a/c, HWH, carpeting and more. 4-miles to Lake Erie amenities. Exercise and community rooms. Ashtabula Schools. Contact **Charlotte Baldwin (440) 812-3834**.

New Listing

\$199,900 - 5930 Lake Rd. W #901, Saybrook Twp.- End unit condo with wooded views. 3-bedrooms and 2-full baths. Very well maintained. Vaulted living rm and kitchen. 3rd bedroom doubles

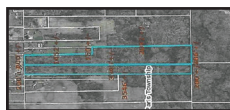


cabinets and granite counters and new dishwasher. Updated paint, ceiling fans, flooring and upper bath completely remodeled. New deck out back. .25-acre lot in Ashtabula Schools. ¾ mile to Lake Erie amenities. Contact **Drew Thomas (440) 228-2138**.

Back on the Market.

\$195,000 - 820 Pennsylvania Ave. Ashtabula. Updated beautiful 3-bedroom, 1.5-bath, 2-story home. Updated kitchen with white

LAND LISTING



Gilbert Rd.



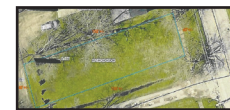
E. 18th St

\$155,000 - 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

\$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. 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



Harbor Ave.



Commercial Place

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

www.BaldwinSells.com

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

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Congratulations!



Deborah Powell, Realtor
Coldwell Banker Schmidt Realty
Geneva, OH



Deborah Powell *Deborah Powell* *Deborah Powell* *Deborah Powell* *Deborah Powell* *Deborah Powell*

**COLDWELL BANKER
SCHMIDT REALTY**



Mac
Chafer
Manager
440-466-9177



7398 PRESLEY AVE. MENTOR

Adorable 3 bedroom, 2 bath bungalow on corner lot. The living room has a wood burning fireplace w/heatilator insert to keep you toasty warm on those cool evenings. Hardwood floor in both first floor bedrooms, hall and under the carpet in the living room. Spacious eat-in kitchen with sliders leading to the 3 season room. Large owners' suite on the second floor with a wall of windows overlooking the back yard, alcove area perfect for a reading nook or home office, and large private bath with jetted tub and access to 2nd floor deck. The full basement offers a rec room and laundry/utility area. Recent updates include breaker box (4/22), garage door (7/22), water pipes to street replaced with copper (6/22), bathroom & kitchen faucets (4/22), kitchen & main bath floors (4/22), tub & surround in main bath (7/22). \$199,900 Debbie Lake & Mac Chafer 216-314-3335



Debbie
Lake
216-314-3335



Geoff
Freeman
440-812-4134

LOTS & LAND

V/L PARK RD, PAINESVILLE TWP

Over one quarter acre buildable lot in South Painesville Twp. Ready to build on. Close to freeway access, golf and metropark canoeing, fishing and hiking. \$7,900 Debbie Lake & Mac Chafer 216-314-3335



7314 HART ST, MENTOR

This beautifully renovated home embodies Victorian charm while offering many modern updates. The picturesque front porch welcomes you home as you enter the comfortable living room. The eat-in kitchen was updated with new countertops, cabinets, stainless steel dishwasher & more. Easy access to the sunroom offers the perfect spot to enjoy your morning or evening beverage or some private time. The laundry room doubles as a mudroom with ample room to hang coats & kick off your shoes. The rear bonus room could be used as a play room, craft room or home office, the possibilities are endless. The first floor is completed with a full bath with claw foot tub, and bedroom which is currently being used as a home workout room. The second floor features a connected layout with two bedrooms accessible from an alcove and a third bedroom that can be accessed from either the middle bedroom or right side of the stairs. The second level is rounded out by an updated bathroom and main room which would make a great home office, craft room or study space. The backyard is ideal for entertaining with a well maintained yard, deck with privacy wall and loads of space for gardening, games and more. Additional updates include roof, 2 furnaces, hot water tank, privacy wall on deck. The ceiling detail throughout the home will take your breath away. This home is truly a must see! \$289,900. Debbie Lake & Mac Chafer 216-314-3335



LISA
RIHA
440-221-3470



DEBBIE
POWELL
440-218-0475



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440-251-5012



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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!



3131 S RIDGE RD, ASHTABULA

Solid 3 bedroom, 2 full bath home on 4.2 acre corner lot. Beautiful natural woodwork and hardwood floors throughout part of the home. Living room with brick fireplace with wood burning stove. The dining room features a bay window, beautiful built in hutch with lead glass doors, Kitchen with small island opens to a sun porch overlooking the rolling property. The second floor is finished with 3rd bedroom, sitting area and full bath. Full basement is

walk-out level in the back. Old well is disconnected and city water services the home. New roof in 2015 and electric service has been upgraded to breakers and Romex wiring. \$134,900 Debbie Lake and Mac Chafer 216-314-3335



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



ASA COX HOMES



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4551 S RIDGE RD PERRY • \$289,000



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- You must meet certain additional eligibility criteria based on loan type

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Each office is Independently Owned and Operated.

SPRING INTO ACTION AND LIST WITH SUSAN TODAY

NEW LISTING! - GENEVA

Welcome to this Bungalow home on 2.5 acres situated on a corner lot. Walk out basement, deck on back that overlooks a huge backyard with access from the side road. Two outbuildings, one was a huge chicken coop at one time and the other could be a large garage for a mechanic. The huge backyard has so much room to do just about anything. Priced to sell quickly. Call Susan today at 440-228-9317

GREAT PRICE - KINGSVILLE TWP

This home is for you! Welcome to this 4 bedroom, 1 bath Cape Cod home with so many updates. Located in a great area this home has so many updates: It has been freshly painted, new carpet on all floors, new furnace (2015) converted from oil to gas with a new gas furnace, new wiring, new siding and soffits. The kitchen has been updated with a new tile floor and a new sink. The basement is great for storage. Buckeye school district. Don't miss out on this 4 bedroom home. Make it your own today. Call Susan today at 440-228-9317.

GREAT LISTING - JEFFERSON

Welcome to this Historical Victorian Home or Business located in downtown Jefferson in a prime location. Uniquely Zoned Residential/Commercial the possibilities are endless. If you would like it as your home it has 4 bedrooms and 2.5 baths. Large rooms throughout. Owners had started to convert to their home from previous business so all you have to do is bring your ideas to finish it. The Large family room off the back of the home is open to the kitchen which makes it great for entertaining. Steps from the kitchen is also a formal dining room if you like. You could possibly convert the once office space into a master bedroom on the main floor as it has an attached half bath. Would be the perfect master suite. All 4 bedrooms are upstairs with a full bath. Pick out all your own decor to finish the upstairs bathroom. This home also has a good size backyard with a detached 3 car garage. Great opportunity for a home business if you like. Bring your creative ideas and make this beauty yours. Call Susan today at 440-228-9317

MADISON- GREAT PRIVACY

RARELY found in today's market!! Welcome Home to this Gorgeous 4 bedroom 2.5 bath home that recently has gone through an extensive remodel!! Located on a Cul de Sac, It sits back on the 5.80 acre lot for so much privacy! You will love living in this home! There is also a buildable lot right next to it just waiting for you to build your dream home! If you love to entertain, this home is perfect for you. It has a large family room with a fireplace and is open to one of 2 living rooms. The second floor has a large master suite with a walk-in closet and a new bathroom. You will fall in love with the beautiful view from the large family room that looks out over the beautiful front yard. All new carpeting is throughout the living and dining room along with all 4 bedrooms. Call Susan today at 440-228-9317.

FEATURED LISTING



1571 State Route 45 Austinburg

What a great opportunity to own 2 historical homes, a thriving business, plus 2 huge 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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- Loan types include Conventional, FHA, USDA, and VA
- For purchase or rate/term refinances
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**REDUCED PRICE****1587 Ravinewood Austinburg • \$310,000**

Here's your chance to live in wine country. This immaculate 3 bedroom 2 full bath ranch is on approximately 2.41 acres. The home has been transformed by its current owners with a new kitchen, new flooring throughout, paint, custom fireplace, gazebo and concrete patio. The openness of the floorplan is perfect to be engaged during any activity you're having in the home. The bathrooms have been spruced up as well as new stone to the driveway and white vinyl privacy facing to enjoy your backyard shenanigans. The back yard has been cleared and landscaped so that makes it easy to meander through and walk up to Route 307 to visit your neighbor, Rosabella Winery. Don't forget to check out the 2-car garage and full unfinished basement that you could make into additional living space if you so desired.

**COMMERCIAL OPPORTUNITY!****4611 Park Ave Ashtabula • \$349,000**

Great location near Main Avenue and the Castle Block Restoration on Center Avenue. 11,100 square feet of retail space on main floor and also lower level. Currently used as a furniture store. It has a wide open floor plan that can easily be converted to office space or other uses in a commercial area. A one-bay loading area with a 12' overhead door is attached to the building for ease of deliveries. The parking lot to the north of the property also is included. The rubber roof was completely redone on the entire building in 2018. Owner will also consider leasing option for current business.

**1915 W 9th St Ashtabula • \$125,000**

Cute as a button brick bungalow in the Ashtabula Harbor has many updates and is move in ready. Updates include: 2020 - new roof, 2021 - Ohio State Waterproofing (with warranty) in basement, sauna, and fenced back yard. 2022 - added bathroom in basement. Owner is in process of adding a bedroom with a walk-in closet to the basement. The first floor bedroom boasts a cedar lined closet. Two window air-conditioning units keep the first floor cool in summer. The living room has a small dining area or can easily be used as home office space. The kitchen/dining room has lots of cupboard space, the refrigerator is a Fisher Paykel, Samsung gas stove has dual oven. Very charming inside and out. Playground set in backyard stays.

**1542 Elmwood Dr Ashtabula • \$219,000**

Check out this split level home in Meadowood allotment. Tucked neatly on 0.45 acres, this fully fenced backyard with shed and pvc vinyl pool will have you spending the good weather days outside. The three bedroom two bath inside shows updated kitchen with quartz counters and updated bathrooms with the latest modern colors. Having a split level allows you to have 2 distinct entertaining areas. The main floor living room with laminate flooring measures 19x12 for lots of room to arrange the perfect TV watching area or you can use the family room at 12x17 with a fire place and ceramic floor to lounge in. All it takes is your dream to make it happen. Also on this level is the designated laundry area that could be turned into a fourth bedroom with the laundry being moved back into the basement area. There is also a full bath on this level as well. The upper level of the split floor design has the three bedrooms and additional full bath.

**5917 Todd Dr Kingsville • \$185,000**

Highly sought after first floor living. Come enjoy this well maintained ranch home with 3 bedrooms and 2 full baths. Situated on a large corner lot with a horseshoe paved drive. There's plenty of room in the yard for entertaining or enjoying your garden from the deck. The attached 2-car garage is heated and has access to the attic via a pull down ladder. The mostly finished basement gives you extra room for whatever your needs are. There's a designated laundry area and an area that was used as a workshop as well.

Vacant Lots

N. Kingsville vacant land - N Main State Rd 193 St. Close proximity to Lake Erie and golfing. Located on Route 193 is perfect to build to be close to Ashtabula Harbor or Conneaut Township Park. Buckeye local school system and Village Green Golf Course is directly across the street. \$35,000.00

Here's your chance to own property in Ashtabula township and build a dream home. Check with the township zoning department for guidelines. There are 4 parcels total that equate to approximately 1.5098 acres. They are located between the streets of Crestview Dr and Scenic Dr. Long standing neighborhood with great appeal. \$30,000.00

1616 Walnut Blvd Ashtabula - The last vacant lot on Walnut Blvd in Harbor High Estates. Lot 4 with frontage on Walnut Blvd has partial views of Lake Erie. There is a public access point to Walnut Beach and the park along with Pickleball courts, a public library and Underground Railroad Museum. M&K Builders would be happy to go over building plans with you or you can purchase the lot and use your builder. (must meet the criteria already in place set by the Ashtabula Historical Society) A 7-year tax abatement is also in place. \$40,000.00



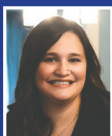
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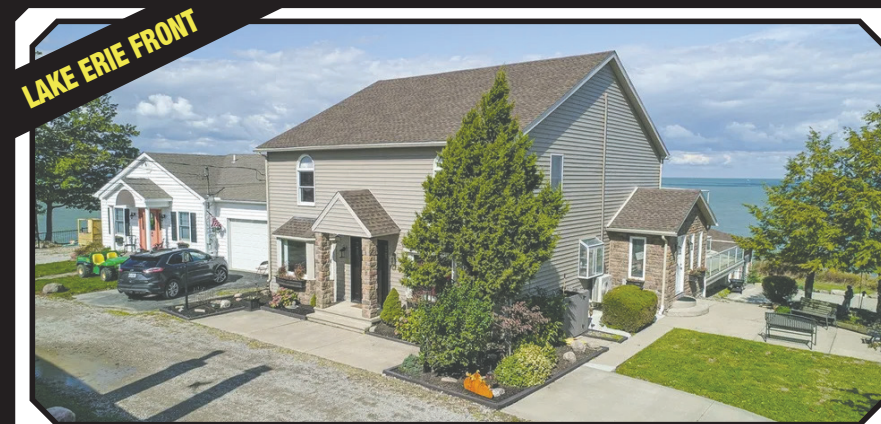


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**7 Ninevah Beach • Saybrook • \$849,999**

Custom reconstructed colonial nestled along the shores of Lake Erie offering 4000+ sq ft of living space, surrounded by stunning Lake Erie views! A classic newly updated kitchen, all newer appliances, granite counter tops, custom stone backsplash, and large center island gives ample room for entertaining. Very Large Family room leads to a 3 season sunroom to enjoy amazing Lake Erie sunrise and sunsets! 4 sundecks offer spaces where you can enjoy panoramic views of the lake all year long. The 2nd floor master suite has a recently been renovated featuring a private bathroom w/fireplace and ample closets w/laundry area and private sun deck to enjoy your morning coffee.. An additional office space provides a quiet place to get work done or additional space for a gym or yoga studio within the master suite. Additionally Upstairs there is another master suite with updated full bath and another large bedroom w/double closets. Heading into the basement there is custom woodwork and stone features from the stairs to the indoor pool room. Custom built wet bar, fireplace, steam room and wine cellar complete with a tasting room! Outside the allure of Lakefront living is hard to ignore with the luscious landscape and many optimal sitting areas. Other improvements include: flooring throughout, fixtures, electrical, windows, siding, stone work, roof and doors (interior and exterior). Live the lakefront lifestyle with this dream home on Lake Erie! Contact Clorice at 440.812.2542



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- ☐ 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



JEFFERSON — Beautiful Victorian style home located in the town of Jefferson! 1.54 Acres close to many amenities. 3 Bedrooms, 2 baths, enclosed back porch, and detached 2.5 car garage. This may need a little love, but is a beautiful timepiece! Or could be used to build up to 12 units, as the property is zoned R2. Call Ed 223-1410 if interested!



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All public utilities available. Call Jamie if interested 645-7811.

GENEVA — GOTL COMMERCIAL LOT with 145 ft of frontage on Lake Rd. Extremely rare opportunity to purchase a developable lot on "The Strip" in the famous tourist destination of Geneva-on-the-Lake. GOTL is the region's premier tourist destination offering a vibrant mix of dining, retail, and entertainment. Lucrative site for a mixed use development, has been approved for commercial on ground floor with condos above. Very high in season traffic counts.



NEW LISTING

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- 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
- 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
- Andover — 1.2 acres of land located on Route 6 in Andover. Call Jim (440) 669-2262
- 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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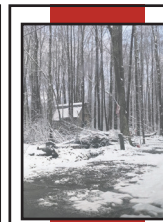
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CONNEAUT

Lovely colonial Home full of charm featuring gorgeous woodwork with columns, built-ins and some original wood flooring! Large enough for a big family with a fourth bedroom or master option on the first floor. Newer windows, roof, HW Tank, wiring, carpet in living room, dining room and upstairs master bedroom and new roof on Garage. This grand home comes with a one year home warranty. Call Lori for more details 440-228-1740.



PIERPONT TWP.

From horses to hunting this 61 acre property is an outdoors person's dream! Originally a "cabin with garage" this 2 bedroom (possible 3) ranch has undergone an amazing transformation. Cross over the bridge around the bend and welcome to your secluded country oasis property. The house features an open concept kitchen/dining/great room and all NEW VINYL FLOORS. An adorable deck, a huge walk in pantry plus a bonus room which could be expanded for the third bedroom. Garage is heated. It has water/drains, a brand new man door and a workbench. The home is now fully insulated. New metal roof. New vinyl siding and all new windows plus a patio for outside entertaining and enjoying the sunset views over the pond. Brand new fencing has been added from the frontage to behind the barns. The beginnings of a 34X72 barn or multi-vehicle garage are here. Power exists to all the outbuildings. The owner is willing to finish the new building/barn how the next owner would like with the right offer! Wow! Concrete foundation is there so get ready to add your final plans and create what you need/want. Room for boats, bikes, ATVs, campers too! A 6X6 hunters cabin 8 feet up and one tree stand stay! Call Amanda for more details 440-655-3342

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