

HOME SEEKER

August 2023

STAR BEACON



**2879 LINDA LANE
NORTH
KINGSVILLE
\$265,500**

Beautiful split level home with two car garage that is situated in the

village of North Kingsville, sitting on .45 acres with many updates.

This home has five bedrooms, two and half baths, with a family room that has a fireplace, and beautiful vinyl flooring throughout this home. Relax in the backyard on your patio that comes with a grill that is included in the sale. This is a MUST SEE Property! The Kitchen is a bakers dream with all new appliances, new cabinets with granite counter tops that are heat proof. Don't miss out on this Home!



kw GREATER CLEVELAND
NORTHEAST
KELLERWILLIAMS®

Debby Best
Realtor



440-344-0304

Email: DebbyBest@kw.com
www.DebbyBest.kw.com

A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES



RE/MAX
Results



Charlotte Baldwin



Tara Dean



Trisha Cusano



Drew Thomas



Charlotte Baldwin
& COMPANY
REALTORS

*Multi-Million
Dollar Producer*

BY **APPOINTMENT**



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

CHECK OUT THESE SUNNY LISTINGS!



New Listing \$315,000 – 4333 Shady Lane, North Kingsville. Awesome 4-5 Bedroom, 2.5-bath 2-story home with partially finished full basement. Updated kitchen with granite counters. Master suite with updated bath, walk-in shower and large closet. Beautiful all-year sunroom w/ deck and privacy fenced area for a hot tub. 2-car attached garage with extra parking on .58-acre lot. Lake Erie access is deeded with the property. City Water. Buckeye Schools. Charlotte Baldwin (440) 812-3834.



New Listing \$359,000. 1970 Bridgeview Lane, Conneaut. 3-Bed, 2.5-bath heavily renovated home. New kitchen with granite counters. Updated bathrooms, interior doors, light fixtures, ceiling fans. New hickory wood floors and carpeting. New siding, windows, roof, garage doors, openers, shutters and rear deck and MORE.. City Water. Located on .40-acre in quaint neighborhood off the beaten path. Conneaut Schools. Call Drew Thomas at (440)-228-2138.



New Price! \$372,900 – 2628 Maple Rd. Sheffield Twp. Jefferson 5-bedrooms, 1 1/2 baths, on 40 acres. Approx. 7 acres woods. Outbuildings: detached garage, block barn (2 stalls, milkhouse) and attached pole barn, barn, shop, tool shed, and a granary. Plus 2 greenhouses! Fruit trees and a pond. Hickory cabinets in the kitchen and bamboo flooring in the living room. Outside wood furnace and a pellet stove. So much to offer! Jefferson Schools. Tara Dean 440-812-0508



New Price! \$399,900 - 7279 Harmon Rd. North Kingsville -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. Charlotte Baldwin (440) 812-3834.



New Price! \$187,000 – 820 Pennsylvania Ave. Ashtabula. Updated beautiful 3-bedroom, 1.5-bath, 2-story home. Updated kitchen with white 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. 3/4 mile to Lake Erie amenities. Contact Drew Thomas (440)



New Price! \$52,900! 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.



New Listing \$314,000 – 4583 Baldwin Rd. Kingsville. Nestled back in the woods on 5-acres, find this Gorgeous 4-bedroom, 3-full bath Center Hall Colonial. V w/ st ory ter Fo in kitchen w/ custom (ar gise. Central air, security s, an appliances. Buckeye Schools. Charlotte Baldwin (440) 812-3834.

SOLD!



Pending Sale! \$399,900 – 2938 Amity Lane North Kingsville. Step into a magazine and view this gorgeous custom built 4-bedroom, 2-bath ranch with full unfinished basement in Kingsboro Allotment. 2,124 sq. ft. of living space. No extra touch was left undone. Vaulted living room open to dining area, kitchen with bar, breakfast room with 3-sides of windows overlook your back porch and wooded view. Covered front porch, 2-car garage, 1.25-acres in Buckeye Schools. Charlotte Baldwin (440) 812-3834

Land Listings

New Price! \$145,000 – 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

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

www.BaldwinSells.com

Charlotte Baldwin | (440) 812-3834
baldwinsells@gmail.com

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

Trisha Cusano | (440) 228-5106
cusanotrisha@gmail.com

Drew Thomas | (440) 228-2138
drew.thomas@remax.net

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

REALTOR® COMPANY ROSTER

ALL POINTS REALTY
3483 SOUTH MAIN STREET
ROCK CREEK, OH 44084
(440) 563-3760

ASSURED REAL ESTATE
38 S. CHESTNUT STREET
JEFFERSON, OH 44047
(440) 576-7355

BERKSHIRE HATHAWAY HOME SERVICES
3120 MARKET PLACE DRIVE
ASHTABULA, OH 44004
(440) 998-4663

BERKSHIRE HATHAWAY HOME SERVICES
1 LAWYERS ROW
JEFFERSON, OH 44047
(440) 576-6985

BERKSHIRE HATHAWAY HOMES SERVICES
1 MARINA DRIVE, SUITE 2
ROAMING SHORES, OH 44084
(440) 879-8350

BOX REAL ESTATE
2600 BROWN ROAD
ASHTABULA, OH 44004
(440) 997-8520

CENTURY 21 ASA COX HOMES
2709 NORTH RIDGE ROAD
PAINESVILLE, OH 44077
(440) 639-0002

CENTURY 21 HOMESTAR
2614 HUBBARD ROAD
MADISON, OH 44057
(440) 428-0109

CENTURY 21 LAKESIDE REALTY
51 N. WICKLIFFE CIRCLE
YOUNGSTOWN, OH 44515
(440) 793-4200

COLDWELL BANKER SCHMIDT REALTY
285 S. BROADWAY STREET
GENEVA, OH 44041
(440) 466-9177

DIVERSIFIED HOMES REAL ESTATE
2744 STATE ROUTE 307, UNIT A
AUSTINBURG, OH 44010
(440) 624-0056

EXP REALTY
159 CROCKER PARK BLVD., #400
WESTLAKE, OH 44145
(866) 212-4991

GILLESPIE REALTY
2719 WEST PROSPECT ROAD
ASHTABULA, OH 44004
(440) 998-0488

HARBOR REALTY
1009 LAKE AVENUE
ASHTABULA, OH 44004
(440) 964-7142

HOMESMART REAL ESTATE MOMENTUM
8518 MENTOR AVENUE, SUITE C
MENTOR, OH 44060
(440) 578-8058

**HOWARD HANNA BAINBRIDGE KAUFMAN
REAL ESTATE**
320 EAST MAIN STREET
P.O. BOX 445
ANDOVER, OH 44003
(440) 293-7799

**HOWARD HANNA SMYTHE CRAMER
REAL ESTATE**
2757 HUBBARD ROAD
MADISON, OH 44057
(440) 428-1818

**KELLER WILLIAMS GREATER CLEVELAND
NORTHEAST**
2715 HUBBARD ROAD
MADISON, OH 44057
(440) 983-4988

**MCCORMICK LEGACY ESTATES PROFESSIONAL
REALTY**
6980 SPINACH DRIVE
MENTOR, OH 44060
(440) 313-4667

MCDOWELL HOMES REAL ESTATE SERVICES
7230 MENTOR AVENUE
MENTOR, OH 44060
(440) 205-2000

MILLER REALTY COMPANY
196 SOUTH BROADWAY
GENEVA, OH 44041
(440) 466-1191

MILLER REALTY COMPANY
33 NORTH CHESTNUT STREET
JEFFERSON, OH 44047
(440) 576-2811

MILLER REALTY COMPANY
341 CENTER STREET
ASHTABULA, OH 44004
(440) 997-4488

NOVA STAR REALTY
241 MILL STREET
CONNEAUT, OH 44030
(440) 593-4663

NOVELLA REALTY
18 E. JEFFERSON STREET
JEFFERSON, OH 44047
(440) 624-4032

REALTYNET, INC.
10 PUBLIC SQUARE
ANDOVER, OH 44003
(440) 293-5500

RE/MAX RESULTS
9954 JOHNNYCAKE RIDGE ROAD
CONCORD, OH 44077
(440) 354-3334

RE/MAX RESULTS
CHARLOTTE BALDWIN & COMPANY
6280 SOUTH MAIN ST. UNIT #1
ASHTABULA OH 44004
(440) 812-3834

SPEITH REALTY
198 EAST MAIN STREET
P.O. BOX 190
ANDOVER, OH 44003
(440) 293-6212

REALTOR® AFFILIATE COMPANY ROSTER

THE ANDOVER BANK
150 N. CHESTNUT STREET
JEFFERSON, OH 44047
(440) 576-2665

CONNEAUT SAVING BANK
RACHEL BURCH
305 MAIN STREET
CONNEAUT, OH 44030
(440) 599-8121

CRAWFORD INSURANCE AGENCY, INC.
MIKE GODDARD
55 S. FOREST STREET
GENEVA, OH 44041
(440) 466-1144

DOUBLE EYES PROPERTY INSPECTIONS
CHARLES HERPY
5880 SCHRAMLING ROAD
PIERPONT, OH 44082
(440)-858-7915

ENTERPRISE TITLE
SHAWN McMICHAEL, SALES EXECUTIVE
8 NORTH STATE STREET
PAINESVILLE, OH 44077
(440) 309-8425

FIRST FEDERAL LAKEWOOD
MARINA FIORELLO, MORTGAGE LOAN ORIGINATOR
3016 OAKVIEW ROAD
WILLOUGHBY HILLS, OH 44092
(440) 488-7178

FRANKLIN BLAIR TITLE AGENCY
DEBRA BLAIR
4510 COLLINS BLVD., SUITE 3
ASHTABULA, OH 44004
(440) 998-0777

MICHAEL FRANKLIN, ESQ.
4510 COLLINS BLVD.
ASHTABULA, OH 44004

GROWTH PARTNERSHIP
35 W. JEFFERSON STREET
JEFFERSON, OH 44047
(440) 576-9126

THE HOME TEAM INSPECTION SERVICE
HAROLD (PETE) BURNS, OWNER
6128 NEW LONDON ROAD
ASHTABULA, OH 44004
(440) 969-7480
(440) 344-1723

KF PHOTOGRAPHY
821 SMITH ROAD
JEFFERSON, OH 44047
(440) 855-7140

LIBERTY HOME MORTGAGE
KHASH SAGHAFI
6225 OAK TREE BLVD.
INDEPENDENCE, OH 44131
(216) 780-1103

MOVEMENT MORTGAGE
CHRISTIAN FOOTE, BRANCH LEADER
2814 DETROIT AVENUE, SUITE 204
CLEVELAND, OH 44113
(440) 703-6266

MYLOANUYSKIP
SKIP WEBER, INDEPENDENT BROKER
26 S. CHESTNUT STREET, SUITE 3
P.O. BOX 372
JEFFERSON, OH 44047
(440) 624-0170
(440)-319-4415

OHIO REAL TITLE AGENCY
TINA VALENTINE, BRANCH MANAGER
1213 PROSPECT AVE., SUITE 200
CLEVELAND, OH 44115
(440) 354-3300

PAUL MADAR & ASSOCIATES
510 W. 44TH STREET
ASHTABULA, OH 44004
(440) 998-3706

PILLAR TO POST HOME INSPECTORS
RYAN TABOR, OWNER/INSPECTOR
2580 NEWTON FALLS BAILEY ROAD
WARREN, OH 44481
(330) 980-7373 OR (330) 980-3737

RUOFF MORTGAGE
PEGGY ALLEY, VP BRANCH MANAGER
7250 CENTER STREET, UNIT D
MENTOR, OH 44060
(440) 862-3668

RURAL 1ST
KRAIG SUTER, CONSUMER LOAN OFFICER
300 N. MAPLE STREET
ORWELL, OH 44076
(440) 563-5342

STAR BEACON
4626 PARK AVENUE
ASHTABULA, OH 44004
(440) 998-2323

SERVPRO
LYNZIE SMITH, MARKETING REP.
3600 YOUNGSTOWN ROAD, S.E.
WARREN, OH 44484
(330) 393-9999

DAVID THOMAS,
ASHTABULA COUNTY AUDITOR
(440) 576-3783

TITLE PROFESSIONALS GROUP, LTD
JIM JANSON, OWNER
60 NORTH CHESTNUT STREET
JEFFERSON, OH 44047
(440) 576-8045

TOP FLITE FINANCIAL, INC.
RYAN CUFFLE
1361 S. RACCOON ROAD, SUITE 1
AUSTINTOWN, OH 44515
(330) 758-7542

UNION HOME MORTGAGE
JOSEPH BURNETT
7575 FREDLE DRIVE, SUITE 201
CONCORD, OH 44077
(440) 287-7282

VENTURE LAND TITLE
TIM LEEHAN, OWNER
34 S. CHESTNUT STREET
JEFFERSON, OH 44047
(440) 576-0002

NEED MORE ROOM?



**Check out our classified section
for all the latest home listings.**

*Rental property, homes to buy,
apartments. . .we've got what you're looking for.*

STAR BEACON



7640 Darling Ave. Enjoy the lake view from this three bedroom ranch located in North Kingsville. **\$229,900**

2879 Linda Lane. Beautiful split level located in North Kingsville features five bedrooms, 2.5 baths, gorgeous kitchen, family room with fireplace and patio. **\$265,500**



VACANT LAND:

Over 6 Acres of property. Comes with '19 Kubota Tractor and tiny home. Wooded. Great for hunting. **\$118,900.**

KW GREATER CLEVELAND NORTHEAST

KELLERWILLIAMS®

440-344-0304

Email: DebbyBest@kw.com • www.DebbyBest.kw.com

Debby Best
Realtor



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.

4510 Collins Boulevard, Suite 3 • Ashtabula, Ohio 44004
(440) 998-0777

Email: escrow@franklinblairtitle.com

The Miller Realty Co.



JEFFERSON & GENEVA

115 YEARS OF SUCCESS

WWW.THEMILLERREALTYCOMPANY.COM

440-576-2811

440-466-1191

Visit us on Facebook at Miller Realty



Ed Curie: (Broker): 576-4507 **Jim Reuschling:** (Broker): 669-2262 **Donna Tropp:** 862-2886 **Wren Swiney:** 813-9567 **James Miller IV:** 440-645-7811 **Chris Dewey:** 440-812-0528
Sheldon Bryner: 724-208-4896 **Marjorie Bort:** 576-2811 **Dan Saarela:** 993-0123 **Tiffany Miller:** (Broker): 440-228-1182 **Alicia Johnston:** 563-8930



PAINESVILLE – Looking for a showstopper house to make into your home? Look no further than this absolutely gorgeous 3 bedroom 1.5 bath stone Cape Cod home. Incredible attention to detail everywhere you look. You can enjoy all the seasons from both inside and out. Walk out your sliding glass door onto your stone patio that's perfect for entertaining- overlooking your peaceful almost one acre yard. In the colder months, watch the snow fall while enjoying one of the 3 wood burning fireplaces. The current owners just had a new roof put on and added central air conditioning. You get the privacy and spaciousness, while still being close to all the shops and restaurants. Call Tiffany 440 228 1182 if interested!



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



DORSET – 60.498 beautiful acres on Hayes Rd which consists of 32 acres of tillable land and 28.498 acres wooded. Frontage on 3 roads. 20 X 40 garage with electricity and gas. Property has septic, well, electric, and driveway. Approximate Frontage: ST RT 193- 970', Allen-Comp Rd- 604', and Hayes Rd- 3,450'. Old unsalvageable mobile home on property, do not enter mobile home. Great start to building your dream home on a beautiful property. Call Jamie if interested 645-7811 if interested!

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

Call 440-576-2811

440-466-1191

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

- 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
- Rock Creek – 9.664 Acres of land on Tische Rd which features a large pond that can be used as a water source, or stocked for recreational fishing. Call Richard 213-4031
- 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
- Geneva- 1.635 acres To be built Industrial building in Geneva city. Pre-engineered metal building for warehouse/ light manufacturing. Deed restrictions apply by the City of Geneva. Call John if interested 813-1270



ASA COX HOMES



www.asacoxhomes.com

©2017 CENTURY 21 Asa Cox Homes. CENTURY 21® is a registered service mark owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



#1 CENTURY 21 TEAM IN 2017, 2018, 2019, 2020, 2021, 2022
(by units)

420 PENDING/SOLD TRANSACTIONS IN 2023

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

(by units)

3718 N BROADWAY GENEVA • \$115,000



SINGLE FAMILY IN GENEVA

For more information visit www.asacoxhomes.com

1639 STONEHAVEN RD MADISON • \$358,900



SINGLE FAMILY IN MADISON

For more information visit www.asacoxhomes.com

4336-4366 N RIDGE RD GENEVA • \$249,000



MULTI-FAMILY IN GENEVA

For more information visit www.asacoxhomes.com

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

CROSSCOUNTRY MORTGAGE, INC.

2709 North Ridge Road
Painesville, OH 44077
NMLS3029 • NMLS264542 • NMLS218548

All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, Inc. is an FHA Approved Lending Institution and is not acting on behalf of or at the direction of HUD/FHA or the Federal government. Certificate of Eligibility required for VA loans. NMLS3029 (www.nmlsconsumeraccess.org).



**SUSAN
CHAMBERLAIN-
GARbutt**
440-228-9317
susan.asacoxhomes
@gmail.com

**MULTI-MEGA
MILLION DOLLAR
PRODUCER**



440-261-9585

CENTURY 21

Asa Cox Homes



**Real Estate
Professionals**

**ASA
COX**

440-479-3100
Owner/Realtor



Each office is Independently Owned and Operated.

TOP LISTING AGENT 2018,2019,2020,2022

THE MARKET IS AS HOT AS THE SUMMER HEAT! LIST YOUR HOME TODAY WITH SUSAN!



NEW LISTING! - BRIDGE ST.

Location, Location, Location!!!! Don't miss out on this home. It was once used in years past as Onshore Title Company. Located in a prime area on Historic Bridge st. It's a perfect location for an Airbnb! Let all your guests enjoy the wraparound porch on those warm summer nights. Just a short walk to all the unique restaurants, bars, and shops that bridge st is famous for. Just sit by the Historic lift bridge and watch all the boats come in/out from Lake Erie and relax. This home has 4 bedrooms, a large living room along with a large dining room. There is an extra bonus room on the main floor that could be used as a bedroom or just an entertaining area for maybe a pool table or game table for guests. So many possibilities with this home. Don't miss out on this rare home being up for sale on bridge st. Call Susan today 440-228-9317



GREAT NEW PRICE - BUSINESS

Great opportunity to own your own business! This building has been in the community for a long time. Once was a restaurant called Bali Hai and has been an auction house now for many years. This building has 7600 sq ft and has an open floor plan. There are so many possibilities for use. The building is on over 1.32 acres with a large parking lot. It could be turned into a banquet hall, used as it is being used now, or something all together differently. In a prime area of other businesses the location is great for a new business. Sellers are willing to sell with all items in the building or without. Building has 2 rooftop furnaces, one inside. Electrical has been updated in 2011. This is a must see. Call Susan today at 440-228-9317.



GENEVA - IN DAYS

This unique home is located in a highly desirable neighborhood. So private but so close to wineries, shopping, restaurants, Spire is just a couple blocks away, and easy access to I90! The large foyer area leads to the large family room with hardwood flooring. Great kitchen with a large island and plenty of counter space. Huge master bedroom w/ ensuite bathroom is ready for you. Lower level where you can play darts, play pool, or just relax. There are another 2 bedrooms, a full bathroom, and a large living area. Recent updates include: New c/a 3 y/o furnace, new water heater (2023)B-dry waterproof transferrable, 2016 new garage door, front door, new cement floor in garage w/extra extended pad on side, new gutters 2016, hot water tank 2016, new flooring on deck 3 years ago. For extra storage a 16x16 shed is in the backyard w/electric. Listed by Susan.



JEFFERSON - IN DAYS SOLD!

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 feel like you are living in the country! There is also a buildable lot right next to it just in case a family member would like to build or you could sell it. Recent updates include: new flooring, new fixtures, new windows, new kitchen, new living room, new dining room, new bathroom, new master bedroom, new living room, new dining room, new bathroom, new master bedroom, new living room, new dining room, new bathroom, new master bedroom. Call Susan today at 440-228-9317.

FEATURED LISTING



6073 Chapel Rd Madison \$299,800

Who's ready to golf on the back 9? Just a stone's throw away is well known Madison golf course! Just one of many perks that comes with this magnificent home. Upon entering the enclosed porch area, which is surrounded by windows, classic lantern lighting and French doorway. Farmhouse wood beamed ceiling and pristine wood flooring throughout. The living area boasting in size with top to bottom wood burning fireplace. Dining area where laughter and family memories will be made with additional French doors leads to the kitchen area. One of a kind retro metal cabinetry with built in freezer, 50's malt shop style countertops and farmhouse sink. This is a WOW factor! The second level with wide steps and hallways leads to the master bedroom which can easily fit a king-sized bed has a jack n jill master bath. Three additional beds and full bath complete the second floor living area. More features include. two car detached with unfinished living suite with full bath, high end a/c units, new kitchen flooring, first floor half bath, property is private with greenery, All appliances and warranty included! So much to talk about you really need to see for yourself!



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

CROSSCOUNTRY MORTGAGE, INC.
2709 North Ridge Road
Painesville, OH 44077
NMLS3029 • NMLS264542 • NMLS218548



THE RUIZ TEAM
CROSSCOUNTRY MORTGAGE™

All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, Inc. is an FHA Approved Lending Institution and is not acting on behalf of or at the direction of HUD/FHA or the Federal government. Certificate of Eligibility required for VA loans. NMLS3029 (www.nmlsconsumeraccess.org).



LIST WITH US

AND FEATURE YOUR HOME HERE

SAYBROOK 7 NINEVAH BEACH

\$839,999



MCDOWELL LUXURY REAL ESTATE DIVISION
440-812-2542

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 sun decks 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!



CLORICE DLUGOS
440-812-2542



TREVOR
VINES
(440) 725-0363



MEGHANN
STELL
(440) 306-7716



COURTNEY
SOWRY
(440) 261-5306



BARBARA
CHABANIK
(540) 661-9977



STEVE
DECHURCH
(440) 813-5585



CHRIS
CHAVEZ
(440) 622-0299



DERRICK
ROBINSON
(440) 563-1037

**JULY
AGENTS
OF THE
MONTH**



MOST VOLUME
TONI
NODAY-KRAGER
(440) 813-4079



MOST UNITS
ASHLEY
SNOWBERGER
(440) 382-3830

**1005 BRIDGE ST.
ASHTABULA HARBOR**

FIND US AT www.mcdhomes.com



CALL US TO SAY YES TO THE
ADDRESS AT

(440) 812-2542

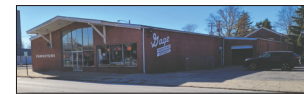
List with us...
Clorice Dlugos group
MCDOWELL
REAL ESTATE



UNDER CONTRACT

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.



UNDER CONTRACT

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 - new kitchen (finishing) in basement, sauna, and fenced back yard. 2022 - added bathroom, new bedroom with a walk-in closet to the basement. The first floor bedroom boasts a cedar lined closet to 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.



429 Crestview, Ashtabula • \$199,000

Welcome to this well loved home. A split level with 3 bedrooms and 2 baths located in one area of the home. The primary bedroom has it's own bathroom that you wouldn't have to share unless you wanted to. The 21x13 living room has ample room to watch TV, play games or look at the fireplace. Just beyond the living room is the kitchen and dining room that has plenty of counter space to make any chef proud. The sliding doors from the dining room lead out to a concrete patio to a bird and butterfly sanctuary. Also off of the kitchen a few steps down you enter into the den/family room area for more entertaining or whatever you need it for. There is a door for access into the garage and also into the backyard as well. There are 2 sheds, an attached 2 car garage and a Generac generator.



UNDER CONTRACT

1546 W 8th St. Ashtabula • \$129,900

So many updates to this 3 bedroom 1 bath Cape Cod located in the Ashtabula Harbor area. Within the last six months there's been new shingles put on the house and garage. New paint, laminate flooring and a completely redone bathroom. Basement is freshly sealed with Dri-Lock® Enjoy a large enclosed back porch that leads out to a wonderful fully fenced in backyard.

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 Dr.eam 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. **\$16,900.00**

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**



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



385 South Broadway
Geneva, OH 44041

Each office is independently owned and operated.

440.466.9177
Geneva office



Congratulations!



Deborah Powell, Realtor

Coldwell Banker Schmidt Realty
Geneva, OH



Deborah Powell
Kara Schmidt
Mike Schmidt
Tom Gray
Steve Bell

**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

SOLD
Over one quarter a
build on. Close to fr
park canoeing, fishing
\$5,000
216-314-3335

UNDER CONTRACT



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



LISA
RIHA
440-221-3470



DEBBIE
POWELL
440-218-0475



MICHAEL
VITALE
440-251-5012



STEPHANIE
SHAFFER
937-728-5722



RON
VARCETTE JR
440-415-4329



ROBIN BOWER
Commercial RE &
Business Brokerage
Associate
440-862-0352



Search All Properties
on our Website
www.CBSchmidtOhio.com

COLDWELL BANKER SCHMIDT REALTY

CONSIDERING A
CAREER IN REAL ESTATE?



JOIN COLDWELL BANKER SCHMIDT REALTY
A TOP WORKPLACE IN CLEVELAND

JULY 2023

TOP LISTING
& SELLING AGENT



Debbie Lake

TOP COMMERCIAL
AGENT SALES



Robin Brower

Want To Know What Your Home Is Worth?
Contact Us For FREE Market Analysis • No Obligations!

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.

★★★★★★★★★★

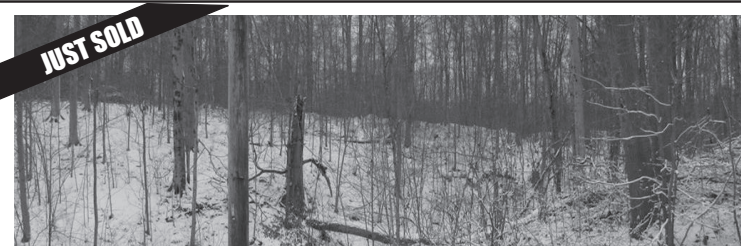
We had a short amount of time and a limited supply of homes to look at. Debbie & Mac screened properties and helped us achieve our goal of downsizing and finding the right property for our future. Great communication and advice throughout our experience!



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

Your new
home
awaits.



Considering a move this Spring? Count on your local mortgage lender, Andover Bank, to make it happen. Our mortgage experts are here to guide you every step of the way.

We offer solutions for every lifestyle and budget:

- Purchase, construction, or refinance of any type home
- Fixed and variable rate loan options
- Low down payment options available
- Competitive rates and payments
- Fast, local decision-making, underwriting, and servicing
- Experienced, personalized guidance
- Free home purchase prequalification

Experience the difference when you work with a hometown bank.

Let Andover Bank bring you home!

- Any Branch
- 844-259-5473
- www.Andover.bank

Not a commitment to lend. Terms are subject to change without notice.
Subject to credit approval.



Andover Bank

Paul Skerlong

Vice President, Mortgage
Leader-Producer
NMLS# 260154

330.815.2299 Cell
330.572.4365 Office
pskerlong@andover.bank



Ashtabula County's Leading Real Estate Title Resource

We are Title Professionals Group. Proud to be here in the same building in Jefferson since 1985. Owned and staffed entirely by local northeast Ohioans who know we have to work hard to earn your trust, which we do by utilizing both the newest technology and timeless work ethic.

We provide:

- Full range of title & escrow services
- Unrivaled local knowledge
- Updates via email and secure portal
- Secure funds wiring
- Digital signing options
- Signing services anytime, anywhere.
- Mineral rights reports
- Title Quote app for 24/7 information.

Call or email us anytime for any title insurance, escrow service, or land transfer needs.



60 N Chestnut St, Jefferson, OH 44047
(800) 558-4315 or (440) 576-8045
www.titleprogroup.com



GINA
PETROCCELLO
440-812-3467



MARVIN
HERSHBERGER
440-636-2752



BONNIE
STREETS
440-217-3412



CAROLE
STORMER-VAUX
440-813-2788



STACY
TALCOTT
440-228-9729



SHERRY WILBER
440-344-0126



EMILEE EMERSON
440-855-1718



MARK
SALVATERRA
440-228-5526



DAN FULTZ
440-636-2567



CHRISTINA PATTON
440-969-4196



RAEGAN
HAGERDON
440-812-8391



440-576-SELL

38 S. Chestnut Street, Jefferson
www.assuredrealestateoh.com
info@assuredrealestateoh.com



LINDA PARK
440-645-8024



STACIE RHOADES
440-206-6041



APRIL HOWARD
440-228-7375



JOE PIKOR
440-339-1532



BOB SCHULTZ
440-567-2325



SHELLEY
LIPPS
440-228-3952



LOIS BLANK
440-265-0820



JAYNE GERREN
440-812-0368



MICKY JOHNSON
440-537-4556



KRISTI KESTER
216-346-8037



JUSTIN RAMEY
440-251-0203

BRIDGING THE GAP BETWEEN BUYERS AND SELLERS!



Stacy Talcott | 440-228-9729

Born-and raised in Ashtabula County, I am very familiar with what Ashtabula and neighboring counties have to offer. I graduated from Jefferson High School and obtained a degree in Elementary Education from John Carroll University. I taught at Jefferson Elementary School for 19 years and had the opportunity to work with some of the best families and professionals around. Moving to Geauga County in

2020, I was quickly reminded of the stress both a seller and buyer faces. It is full of excitement, anticipation and stress. My goal is to make the process as smooth and seamless as possible. I will be by your side every step of the way and am only a phone call or text away during the entire process. I truly love what I do and only want what's best for my clients.

Shelley Lipps | 440-228-3952

I grew up in Ashtabula County, graduated from Edgewood Senior High School and received my associate's degree from Kent State University. I have sold advertising for the Star Beacon for forty years and have been a real estate agent for over seven years. I take great joy in helping my clients achieve their goals, whether it's a successful advertising campaign or finding them their perfect home! It's really all about making a connection with your clients. In my free time, I enjoy attending my grandchildren's activities, scrapbooking and baking and decorating cakes for loved ones and co-workers. I'm a member of the Woman's Club of Ashtabula County, where I serve on the reception committee and the Ashtabula Downtown Development Association, where I've been on the promotions committee for many years.



729 LAKE AVE, ASHTABULA \$789,000 CALL STACY

Family owned and operated, Lakeway Restaurant and Catering has been serving customers for 70 years. Property includes over 2900 sq. ft. of restaurant space, with seating for 120 people and ample parking. Lakeway is situated on a corner lot in the Ashtabula Harbor. It is located just a stone's throw away from the Historic Bridge Street, Lake Erie and unique shops. Includes all equipment and chattel, catering van and catering equipment. Beer license is transferable. No expense has been spared when it comes to the number of improvements made to this property. Some of the improvements include: resurfaced parking lot (2021), new gutters (2021), new flooring (2020), new service unit, new AC, new roof (2021), new front grill (2020), updated suppression system (2021), new freezer unit, 3 new coolers and the list goes on...Make your dream of owning your own Restaurant come true with this TURN-KEY business, complete with Real Estate...Call Today!!



449 LAKE AVE, ASHTABULA \$950,000 CALL JAYNE

A landmark in the historical Ashtabula Harbor. Hil-Mak's have been serving fresh seafood and steaks for over 50+ years. Turn-Key Investment opportunity awaits you. Restaurant has been completely renovated in 2020. Attached Fish Market is included in this sale along with the concession trailer for extra income. Two-bedroom apartment above the restaurant also offers extra income. Perfect location across from Bridge St., newly built condos, new hotel coming soon, retail shops, more restaurants, Lake Erie & Walnut Beach make this the opportunity of a lifetime.



2609 STATE ROUTE 193 N, JEFFERSON \$284,900 CALL SHERRY

Gorgeous colonial with wrap around porch nestled on over an acre. Completely remodeled home. Owners turned the kitchen and living room into open space concept with new flooring, marble quartz countertops and island. New laminate flooring throughout the home and new carpet in bedrooms. Beautiful custom fire place. All new lighting, fans and fixtures. Three new bathrooms, completely updated. All new windows and new sliding glass doors as well as gorgeous entrance door. Two new electrical panels, two new sump pumps. The full basement is poured concrete walls with special large concrete stairs entrance through attached 2 car heated garage. Attic storage above garage, house and above the porch. Concrete wrap around porch for low maintenance. Forced air system, set up for air conditioner. Roof 2016, High efficiency propane furnace in 2016, water softener and water tank in 2020. Windows - 2021, Home complete remodel in 2021. Appliances 2021. New drainage around home in 2022. The sellers are currently purchasing another home. This sale is contingent on the successful closing of the home.



2015 FOOTVILLE RICHMOND RD E, JEFFERSON \$199,990 CALL SHERRY

Looking for that cozy ranch with 4 bedrooms in Jefferson nestled on 2.38 acres? Look no further! This home boasts an addition on the home that can be a master suite with a private entrance or use it for an in-law suite. A large family room with a wood fireplace. A second living area for gaming, recreation or part of the master suite. Entire house updated and remodeled with floors, paint and bathroom and laundry room. There are two driveways to this home. Full basement and two car detached garage. Swimming pool was purchased in 2020 but they have not opened it this year. All pool equipment stays. Back yard deck to watch the kids play or swim. Easy access to Rt 11 for shopping, hospitals and travel.



5202 STATE ROUTE 534 HARTSGROVE \$225,000 CALL CAROLE

Unique opportunity for any number of business operations. This 3264

square foot building features approximately 984 square feet of residential space with the balance allocated to a working shop area. Formerly an auto body repair shop, it could easily conform to other similar uses. 2 of the front overhead doors are 12' high, 10' wide and the larger door is 14' high and 12' wide. Electrical service is believed to be 3 phase but buyers are advised to do their due diligence to insure that service is appropriate for their needs. There is currently a lot of personal property on the premises. Most of it will remain as part of the sale. However, some items are in the process of being sold - have your Agent contact the listing Agent for more details. The seller has no knowledge of the well and septic. Exterior outbuildings include: 12 x 8 small barn/ 12 x 12 large shed/ 20 x 20 pavillion which protects the outside wood burner/ 8 x 6 small shed/ 10 x 6 chicken coop/25 x 8 trailer w/ wheels removed, used as additional storage space. This could be a great opportunity and space for the individual who wants to live in the residential area and work out of the shop! Note: Multiple Surveillance cameras are in place, both interior and exterior. Premises are monitored and recording is visual and audio. Please do not touch or handle personal property in the garage.



SALE PENDING

3942 LAKE RD, CONNEAUT \$139,900 CALL SHELLEY

First home? Downsizing? Air BnB? Move right in to this open style, full and newer windows throughout. Living room features large bay window, door.



264 BLOOR STREET, CONNEAUT CALL MARK \$189,900

Wonderful remodeled Cape Cod located in the heart of Conneaut. This master bedroom has been completed remodeled and set up for first fl, mounted and ready for seller along with new light fixtures and floorin counter tops, flooring, and new appliances. There is a three seasons r storage. As you make your way upstairs you will be surprised with th< The bonus room is across the hall and this could be an office or extra There is also a two car attached garage. Many updates to this home ir kitchen, 2022 garage door, opener, stove, refrigerator, and microwav,