

SAYBROOK

7 NINEVAH BEACH

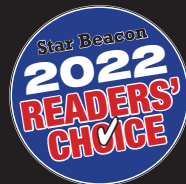
\$849,999

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 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!



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1005 BRIDGE STREET • ASHTABULA HARBOR

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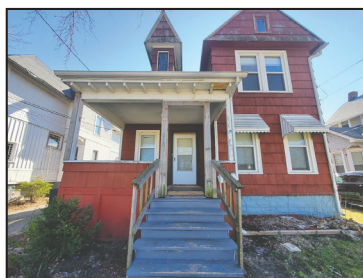
New Price! 7279 Harmon Rd. North Kingsville \$399,000 -A little slice of privacy on approximately 74-acres. 2-bedroom, 2-bath ranch home with oversized 1-car heated garage, detached 2 car garage and 24 x 30 metal pole building. Nestled back off the paved road. Mostly wooded property with some timber value. Small Creek. 12-month home warranty. City water. Buckeye Schools. Charlotte Baldwin (440) 812-3834.



New Listing \$374,900 – 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



Back on the Market! \$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



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. Vaulted living room w/ stone WBFP. 2-story Foyer. Main floor master suite and 2nd main floor ensuite bedroom Dedicated office. Large eat-in kitchen w/ custom cabinetry. Wrap around porch, rear deck, 2-car garage. Central air, security system and all appliances. Buckeye Schools. Charlotte Baldwin (440) 812-3834.



Pending Sale. \$310,000. 2127 Flame Lake Roaming Shores. Private lakefront community! 3-bedroom, 3-bath ranch with full, partially finished walk-out ground level basement. Gorgeous new kitchen. Lower-level finished rooms. Main floor laundry. 2 car garage plus 28 x 34 detached garage with loft. Front porch, rear deck, city water/sewer. Located on 4 lots total 1.09-acre.- 2 of them front on Flame Lake (not attached to main lake) HOA includes use of 1,700 acre private lake, pools, clubhouse and more. (Can be purchased with 2 lots for \$290,000. Check out. Roamignshores.org Jefferson Schools Charlotte Baldwin (440) 812-3834



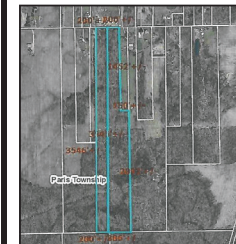
Pending Sale! \$244,000 – 6835 Lake Rd. E. Madison. 5-bedroom, 3-bath brick bungalow located 1/4 mile from Madison Twp. Park. 2-main floor bedrooms and full bath. 1,950 sq. ft. of living space with a full unfinished basement and 1-car attached garage. Located on a triple lot that totals .5972-acre.1/4-mile to Madison Township Park and public beach access. Updated roof, windows, flooring and more. Lots of character. Madison Schools. Charlotte Baldwin (440) 812-3834



\$195,000 – 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) 228-2138.



Pending Sale! 1504 Gladding Ave. Ashtabula. \$179,900. Lots of extras in this 3-bedroom, 2-bath ranch home with full finished basement. 20 x 40 2-car attached garage. Rear patio, deck, above-ground pool and shed on .18-acre. Lots of updates – roof, siding, windows, CA and more. 2-miles to Lake Erie access. Ashtabula Schools Charlotte Baldwin (440) 812-3834



\$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

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

www.BaldwinSells.com

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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

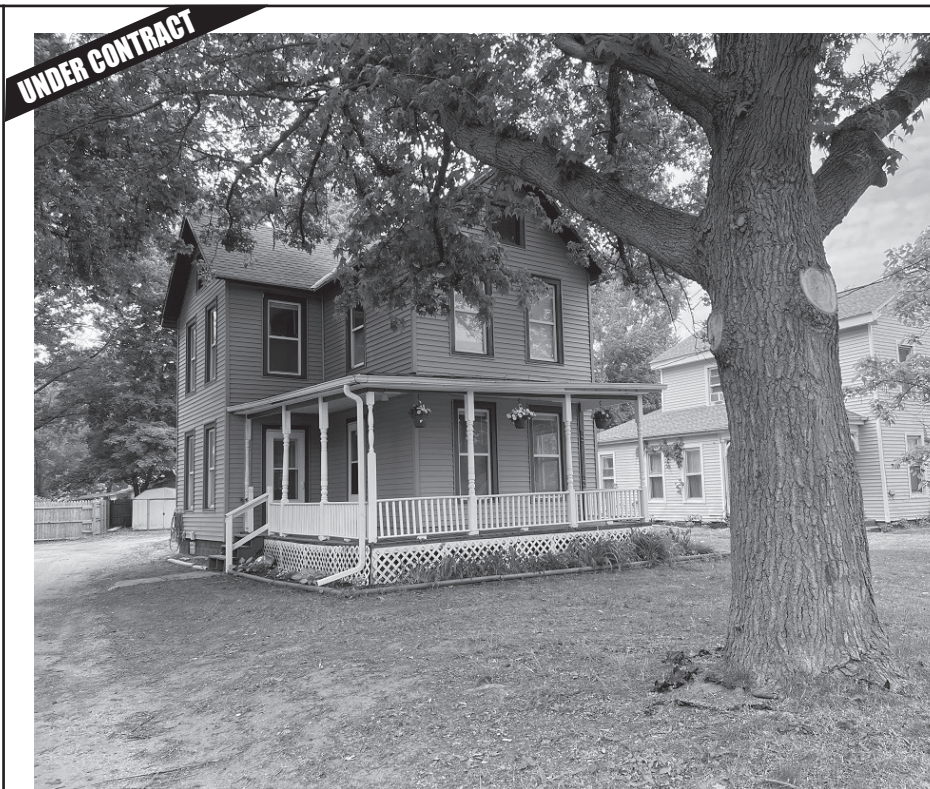


Geoff
Freeman
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LOTS & LAND

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. \$5,000 Debbie Lake & Mac Chafer 216-314-3335



730 W MAIN ST, GENEVA

Relax and enjoy the charming front porch on this quaint home build in 1890 that offers 3 bedrooms and 3 full baths. Home has a 1st floor bedroom w/private bath. The bonus room on the first floor could be an additional bedroom, home office, family room, craft room, the possibilities are endless. There are two bedroom and a full bath on the second floor with a doorway in the 2nd bedroom leading to a partially finished area that would be a great play space, media room or storage area. All appliances stay. This home has so much potential. Walking distance to downtown Geneva and just a short drive to Geneva-on-the-Lake, Spire, shopping, Rt 90, wineries and more! \$124,900 Debbie Lake & Mac Chafer 216-314-3335



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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.

★★★★★★★★★★

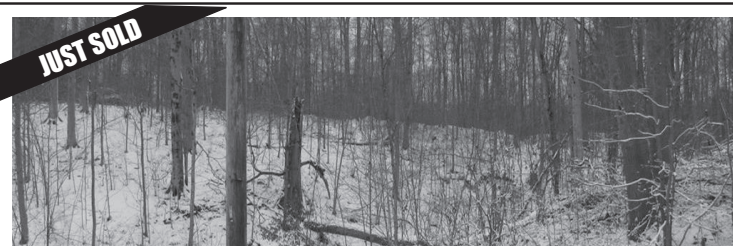
We had a short amount of time and a limited supply of homes to look at. Debbie & Mac screened properties and helped us achieve our goal of downsizing and finding the right property for our future. Great communication and advice throughout our experience!



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

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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!



COMMERCIAL
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.



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!

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

- 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
- 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 – 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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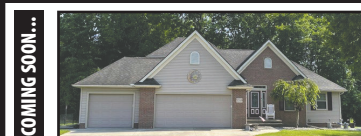
Lori Mackey
440-228-1740



Jenica Muscio-Lehman
440-855-8679



Amanda Vereshack-Erickson
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COMING SOON...
SAYBROOK TWP.
This 3 possible, 4 bedroom, 3.5 bath, 3+car Attached Garage, Custom Built Home on .41 acres is located on a beautiful Cul-De-Sac...This well designed home offers a heated Foyer, that leads to a Living Rm. with a Gas F.P. that opens to a Large Eat-In Kitchen and 1st Floor Laundry Room...The spacious Master BR. is located on the 1st Floor and has a peaceful view of the wooded backyard W/ Spa like 12 x 10 master bath. The full finished basement has an additional room that is carpeted and has a closet. There is a wonderful Family Room W/Gas Fireplace and Wet Bar Area. The Backyard View is Wooded w/a spacious 16 x 22 Deck perfect for entertaining. This is all situated within Walking Distance to Lake Erie! Call Theresa for more details...440-897-2184.



COMING SOON...
ASHTABULA TWP.
Check it out...3 BR. Cape Cod has 1 Bedroom and Full Bath on the First Floor and 2 Bedrooms on the 2nd Floor. Many new Updates...Furnace; AC; Roof; HW Tank; Windows and Appliances. Full Basement and 1 Car Garage with Screened in Room on the back. Located in Buckeye School District. Call Lori for more details 440-228-1740.

NEW LISTING



ASHTABULA HARBOR
Large 4 Bedroom Colonial on a Large Lot...1 Bedroom on the First Floor. Full Basement and 1 Car Garage. New Vinyl Fencing and New HW Tank. High Efficiency Furnace. Home Warranty Included. \$149,900 Call Mandy for more details 440-655-3342



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.



PIERPOINT TWP. WITH ACREAGE
Farmhouse Style Home w/4 BRS. OVER 2700 sq feet of living space in this home with a FIRST floor bedroom. Large living room and open concept dining room and kitchen. The wood work has been cared for and look at the craftsmanship! Pay attention in the foyer and admire your grand staircase every time you go up or down the stairs with that natural light! The front porch is enclosed and was just painted and the exterior porch too! Want a more private backyard outdoor space.....new deck awaits you as does new concrete sidewalks and an additional space (24 x 20) used as laundry/mud room with a second walkout stairwell to the basement. Three bedrooms on the second level, walk in closets and the ceiling height! Plus....space for a second floor laundry and/or en suite bathroom if you wish to use the "bonus" room space that way. Game room off a kids bedroom for those teenagers and kids? All situated on 10 acres with room for horses to graze in the fenced in pasture. Plenty of space to work or play in the outbuilding that could be a multi car garage...or storage for boats, campers whatever you needit's heated/insulated. Septic county approved 2018/2020. Old corn crib, original barn, & second barn too! \$244K Call Mandy for more Details 440-655-3342



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478 5th St. **COMMERCIAL**

\$1,200,000. Let's continue to grow the historical Bridge St area in Ashtabula! 25 boat slips with annual income of \$1500/each. Lake frontage is 442' and road frontage is 370'. Address 610 E 6th St features a space that was previously a 2-story restaurant building. Address 529 E 6th St you will find a lakefront cottage. Brown building by the road. Address 478 E 5th St is the property closest to the lift bridge and has. There is a 9100 sq ft warehouse divided into multiple spaces, 22x40, 40x60 and 40x60 along with a workshop/garage. This property along the lake has quite the potential for growth and wonderful space for multiple ideas!



3668 S Ridge Rd Kingsville **\$239,900**

Here is a quaint ranch home in a secluded area along the Conneaut Creek. This home feels much larger when touring, offering 3 beds, updated 1.5 baths, 3 car attached garage, 4 season sunroom (wall unit Heater). Welcoming front porch, updated kitchen, appliances stay, paved drive, full basement and updated mechanicals. This is a well cared for home and ready for the next buyer to enjoy. Surrounded by nature.



6334 Jefferson Rd Ashtabula **\$199,900**

Wow home to this meticulously maintained beauty, set back from the street on a corner lot with a lovely front deck. Enjoy the two car detached garage. The interior is a sight to behold. Upon entering the large bonus room, enjoy conveniences such as a full bath and laundry tucked away behind closet doors. The shiny new ceramic tile in the kitchen will catch your eye for sure! Upstairs you will find all 4 spacious bedrooms and full bath. Fully carpeted bedrooms, but hardwoods under all except Main bed/bath. All appliances stay. Furnace replaced in 2022, Hot water tank 2020.



4601 West Ave Ashtabula **\$150,000**

Opportunity for a business and residential combo. Currently used for U-Haul rental, automotive and cellular phone sales. The one story building includes approximately 600ft retail space and a 3000sq ft 4 bedroom 3.5 bath residence. Property has parking spaces for 16 cars - 12 business and 4 residential. This high traffic location can remain automotive sales or use as needed. Schedule an appointment today to see all that this unique property has to offer!



649 Madison St Conneaut **\$139,900**

Completely updated and remodeled 3 bed, 2 bath colonial with all fresh new finishes. Laminate flooring and new carpet throughout, new baths, and completely updated kitchen with backsplash and stainless appliances. Many special touches and character throughout. all new electrical, plumbing, insulation, furnace/AC, lighting, vinyl windows, roof (2022), and welcoming front porch. This is a must-see to appreciate home. Additional pictures will be added when the work is complete after 5/30/2023. Call the agent with any questions.



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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 - 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.



UNDER CONTRACT

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.



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 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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franklin blair has been providing title examination, title insurance, escrow and closing services in Ashtabula County since 2003.

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Email: escrow@franklinblairtitle.com



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
\$275,500



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