

HOME SEEKER

July 2024



Welcome to 45 Burrington Hts., Conneaut

This beautiful Brick Ranch home is located along the shores of Lake Erie on a desirable lot in Conneaut Ohio. Situated on a private street overlooking Lake Erie, this 3 bedroom 1 and a half bath home has been nicely updated while maintaining all the charm and character of homes from this era. Updates include NEW: roof, doors, windows, light fixtures, flooring, electrical, and plumbing. The completely remodeled kitchen features new cabinetry, countertops, LV flooring and fantastic views of Lake Erie. Both bathrooms have been updated as well with all new fixtures, a stylish new vanity and LV flooring. With original hardwood floors and coved ceilings throughout the living room and hallway, this home creates the perfect blend of charm and modern convenience. Well-built with double brick 2x6 construction, this is not a typical brick-built home. It has been insulated between both layers of brick as well as throughout the attic making it very cost effect to heat/cool along with reducing noise and creating a sturdy structure to withstand weather. The attic fan cools the whole house down nicely and eliminates the need for AC. In the breezeway you'll find a nice blend of updated flooring, original built in shelving and a gas fireplace. The fireplace chimney is lined and able to be converted back to wood burning if the home owner desires. The 1(+) car garage has a woodburning heat source, cement floor and plenty of storage. This garage also has 220 outside power for an RV hook up. The backyard overlooking the lake has plenty of space for entertaining along with an assortment of fragrant landscaping. Enjoy the lake breeze with French Lilacs, apple trees, and rose bushes. The cement patio once surrounded an inground swimming pool. All of the hardware is still intact as well as the cement structure. This could also be converted back to create your very own relaxing oasis on the lake. Don't miss out on this one! Schedule your appointment today and move right in!

\$349,000 Wren Swiney 440-813-9567



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PRICE REDUCED
**JEFFERSON
TWP.**

Location, Location, and Relaxation! This 2 bedroom, 2 bath, well maintained ranch open concept, style mobile home is move in ready! Situated on a beautiful lot with views of the woods in a nice quiet park. Close to highway, the Jefferson Fairgrounds, shopping, and restaurants. Heated shed for storage included. Seller has done some improvements like fresh paint inside and out, newer roof and installed gutters and downspouts on the shed, and has applied two coats of rubber roofing to the home's roof. All appliances stay! \$40's CALL Jenica for more details 440-855-8679.



**JEFFERSON TWP.
\$328,500**

3 bedroom ranch with a full basement, & a detached garage/outbuilding. The oversized, 2 car attached, heated, garage has a new shaft driven opener and plenty of storage. The magnificent detached garage has been significantly improved. A new, 14 foot insulated door and shaft driven opener, new 220 electric and water has been run to the building. New furnace installed 2021. The workshop/storage wing roof was raised, literally, with new trusses and added 3 more feet to the ceiling height. Entire structure Metal roof (2020). Concrete Driveway massive expansion, new front walk and front patio (2021). The home features a grand sized living room, formal dining room with built ins AND open to the kitchen with all stainless steel appliances remaining and additional cabinetry/pantry addition. The back patio, just off the kitchen, is private and the hot tub offers relaxation. 2 full bathrooms! You can entertain in your basement rec room with your own custom built bar (2023). Plenty of storage and even a second (aka the original) laundry area plus space to create a guest or additional living space if you wish. Cold storage room. NEW central air, existing attic fan, NEW HE gas furnace, Generac generator (just serviced 2023). Call Mandy for the complete list of upgrades and details 440-655-3362.



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it **SOLD** Quickly...Priced Right...
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ASHTABULA **NEW LISTING**

Here is your perfect starter or retirement home in a quiet area, all you need to do is move in! See you soon! Well maintained ranch home is cute as a button! Tucked away in the harbor area of Ashtabula...there are two nice sized bedrooms placed on either side of the one bathroom. The living room is large with a picture window that lets in the sunlight! The eat in kitchen has a refrigerator and gas range that are included with the sale. Your utility/laundry room has a newer hot water tank (2022) and a stackable washer and dryer that remain. Attached One car garage and a carport on a paved driveway with a shed placed right behind. Call Lori for more details 440-228-1740. for details 440-897-2184.



NEW LISTING
**SAYBROOK
TWP.**

Brick Century Duplex in nice location...close to Shopping, Schools, Lake Erie and close access to Rt. 45 and Rt. 90. Both Units have their own laundry rooms and both have their own separate access to the Basement. New Roof, New Siding, New Outside Porches. Newer Roof. The non-conforming zoning has potential for Commercial use or could be converted back to Single Family! All this is located on a 1+ Acre, Corner Lot with ample room for parking and some trees and woods around the back of the Property! Call Theresa for details 440-897-2184.

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319 PENDING/SOLD TRANSACTIONS IN 2024

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SUSAN CHAMBERLAIN-GARBUTT
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Owner/Realtor**NEW LISTING - LAKE FRONT**

Here is your opportunity to own this remodeled lake front ranch home. This home is better than building new! No problems finding a lakefront lot, going through the stress of getting a lot ready to build or designing the layout. Just move right in and start enjoying your carefree lake life. Nestled in a deep water cove at the beginning of highly desirable Plum Creek, it's a quick boat ride to the main lake where you will be water skiing, and pontooning with family and friends. The floor plan is open with so many modern updates throughout.

The kitchen has a large island with quartz countertops, luxury plank flooring throughout. The fireplace is a great focal point in the great room as it is centered right in the middle of 2 sets of sliding glass doors that lead you to the gorgeous patio. All 3 bedrooms are a great size with the master having an ensuite master bath, with a walk in closet. New in 2020 are the following: Roof, Windows, Furnace, Central Air, Flooring throughout, All bathrooms fully remodeled, all cabinets in kitchen, new quartz countertops in kitchen and bathrooms, New hot water tank, New updated electrical panel, New Gas fireplace. Within the last few years the owners really worked on the outside of the home to make it a true luxury lakefront home to enjoy. They installed a new composite dock with steps, lighting, rock landscaping at dock, ornamental backyard fencing with locked gates, additional decorative concrete patio, sidewalks, pergola with sunshades, added a whole house Kohler generator, and a lead guard system was put in place. This home has been meticulously taken care of. Enjoy all the amenities close by including Paradise Bay the waterfront restaurant, the full service marina, and the clubhouse with heated pool, tennis courts, pickleball court. Don't miss out on your summertime fun. Call Susan today.

**ACREAGE**

One of the most unique homes I have seen around this area! This property has 22+ acres, the home has 7 bedrooms, 4 full baths along with a full basement. In addition to the large bedrooms and baths there is also a huge room the family called, "the Christmas room". It is approx.. 40x40, you have to see it in person to see how huge it is! A first floor office space, laundry room, is also in addition to the bedrooms. If that isn't enough, the dining/great room/kitchen with fireplace, huge kitchen island and pantry is as big as a party center!! This property could be a family home for a large family or so many other things like a bed n breakfast, winery, could be turned into an assisted living home, there are unlimited possibilities. The detached garage has room for approximately 8 cars or motor homes can be stored. The upstairs can be a 3 bedroom apartment with a full bath. There is a separate septic, well, along with electrical service to this garage. Additional info on this property are as follows: The front porch is 95ft long, Basement is 96x40 w/10ft ceilings, 2 hot water tanks, 2 furnaces in basement and 1 upstairs, 3 central air units, home has separate septic and well from garage, mini log cabin in backyard, gazebo, picnic pavillion, sheds on property, pond, deck off back of home, underground utilities to home from pole by garage, generator to property. So much to offer! Call Susan Today!!

**TURN KEY RESTAURANT**

Always dreamed of owning your own restaurant? This one is TURN KEY all you have to do is walk in and start right away! The current owner has done so much in the last couple of years. All new equipment in the kitchen except a few items, list available upon request as it is long! You can see in pictures how neat & clean and updated it is. A new 32x40 concrete patio was just added for outdoor dining along with new picnic tables. Inside the dining room addition which was added in 2013 you can seat up to approximately 65 people with additional seating by the bar/dining area in the main area of the original restaurant. Electrical updates were done within the last 5-6 years. The main part has a furnace just for that area which is run off of gas and the extra dining room has a Mini split furnace with central air that is run on electric. A new 75 gal water heater will be installed in early October. Shed in back is also included along with 1.26 acre lot. A stream/river runs along the back of this property that runs from the Pymatuning Lake. Because of the location which is one quarter of a mile from the Causeway and Pymatuning State Park business is great especially in the summer months. Don't miss out on this opportunity. Call Susan Today!

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SUSAN CHAMBERLAIN-GARBUTT | REALTOR | 440.228.9317

**FEATURED LISTING**

Welcome to your dream 2.72 acre getaway on the shores of Lake Erie! This 2-bedroom Cape Cod-style home offers stunning, unobstructed views of the lake and a cozy, inviting atmosphere perfect for relaxation and leisure. Step through the front door into the enclosed breezeway, featuring beautiful handcrafted woodworking on the walls. This versatile space includes laundry facilities, access to a spacious 2-car garage with bonus storage or workshop area in the back, and an entrance to a serene back deck, ideal for relaxing with a book and a drink. The kitchen is a chef's delight, boasting handcrafted countertops and backsplashes, along with ample cabinetry for all your storage needs. Continue through the kitchen into the bright and airy living room, where large windows flood the space with natural light. This room offers French doors leading to an enclosed front porch, providing uninterrupted views of Lake Erie, perfect for enjoying sunrises and sunsets. The first-floor master bedroom is a true retreat, featuring stunning lake views to wake up to every morning and ample space for a bed and dresser. The master bathroom includes a large double-door closet and a standing shower. The main bathroom is conveniently located off the living room, and upstairs, you'll find the second bedroom and a versatile loft area, perfect for an additional sleeping area or an office. Outside, this charming property includes an adorable 12' x 11' bunkhouse, perfect for housing up to 4 guests and providing a rustic cabin experience close to home. This Cape Cod home is the perfect weekend escape, offering the tranquility of lakeside living with the comfort and convenience of a thoughtfully designed space. The fairly new breakwall additionally gives peace of mind against the crashing waves. Don't miss your chance to own this beautiful lakeside retreat—schedule your visit today!

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GOTL – This brand new 2024 Clayton model features 3 bedrooms, 2 full bathrooms, a nice open floor plan, a brand new large deck and a paved driveway with 2 parking spaces. The large kitchen has plenty of cabinet space, along with brand new stainless steel appliances. Located on a corner lot, this property overlooks a beautiful park like setting. Located in Lake Grove Mobile Home Park, directly across the street from Lake Erie and just minutes to GOTL. Call to schedule your showing today!! \$87,000.00 Call Wren 440-813-9567



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



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

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

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440-466-1191 or
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LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS • LAND LISTINGS

- Geneva- 15.21 acres in the City of Geneva! The over 15 acres are at the end of Oakridge off of Helwig. Close to Spire, Interstate 90, the national and internationally recognized wineries. The sewer tap in is available and there is a manhole. This is a great spot. There's a creek, endless wildlife, and many beautiful trees. Call Tiffany 228-1182
- Saybrook- Looking to move but can't find the right house? Build! This is the best lot in the whole development! It sits up nice and high. Great size lot that's not too big and not too small at 1.41 acres. Electric has been run underground! City water and natural gas are available for tap in. Call Tiffany 228-1182
- Ashtabula- Commercial corner lot located on U.S. Route 20 and Schenley Ave. This lot with high traffic counts and great visibility is the key piece to the redevelopment of this corner. RT. 20 is the main retail corridor through Ashtabula County, making this lot an ideal location for a new business. Owner financing or trades are a possibility for qualified buyers. Call Jamie 645-7811
- Madison- 15.53 Acres of prime development land on RT. 20 across from Walmart. Water, sewer and gas available on the north side of RT 20. 2 Entrance locations. Call Jamie 645-7811
- Madison- 15.54 acres of land (two parcels) with 968 feet of frontage on Green Rd. Cleared and leveled land Call Jamie 645 7811
- Madison- Premier development site directly across from Walmart Supercenter at signalized intersection. 11.47+/- acres, 675'+/- frontage. Call Jamie 645-7811

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*Multi-Million
Dollar Producer*



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TWILIGHT OPEN HOUSE

FRIDAY JULY 5TH - 5:00 - 7:00PM

New Listing! \$249,000 - 3221 Morningside Ave, Saybrook. \$249,000 - A beautiful summer place, year-round living or make it your new rental. The choice is yours. 2-cottages and large heated garage with enclosed patio. Main cottage is 1bedroom, 1-bath with newer kitchen, granite - A/C and lots of updates. 2nd cottage - 1-bedroom w/ small loft, 1-bath and laundry. 24 x 36 2-car heated garage, 12 x 20 enclosed porch. Storage shed. Private area for your hot tub and shower area. 10 lots total .806-acre. City water, septic. Ashtabula Schools.

Charlotte Baldwin - (440) 812-3834

Join the HOA
for Beach Access

3221 Morningside Ave. Saybrook



\$29,900 - SL 3 Brooke Lane, Ashtabula. Located in Mareddy Estates, this 1.33-acre corner building lot would fit your perfect new home! Wooded with paved streets, all utilities available and 7-year tax abatement on your new construction! Deed Restrictions. Ashtabula Schools.



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New Price! \$599,999 - 413 Geneva Point, Roaming Shores.

Outstanding sunsets from this Lakefront 3-bedroom, 4-bath brick 2-story with gorgeous water views from most windows. Great room/dining room combo. Wall of windows, 3-stone fireplaces, Granite kitchen with island and breakfast bar. Choice of 2 master bedrooms. Lower level office or craft room w/ bath. 3-car attached garage w/ Tesla charger. Located on .30 lakefront lot in the no-wake zone. Private



community with marina, pools, beaches, pickleball and more. Jefferson Schools.

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New Listing! \$179,900 - 2120 E. 40th St Ashtabula Twp.

Well cared for 4-bedroom, 2-bath Cape Cod style home sitting on .298-acre lot. 2-bedrooms on the main floor and 2 bedrooms upstairs. Full, partially finished basement offers additional living space and a 2nd bathroom. 2-car attached garage and shed for your lawn tools. Buckeye Schools.



Tara Dean
(440) 812-0508

New Listing! \$399,900 - 6090 Belle Rd. Trumbull Twp.

Geneva. Gorgeous 3-bedroom, 2-bath ranch with unique split floor plan. Master suite with tranquil master bath. Kitchen with granite counters and dining room leading out to your deck overlooking your fenced yard and horse pasture. 24 x 48 pole building with concrete floor currently set up for horses. Approx. 2-acres of fenced pasture. 5.61-acres with some woods. Great décor. Some furnishings stay. Newer roof. 2+ car garage with 220. Geneva Schools.



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New Price! \$897,000 - 2926 Amity Lane, North Kingsville.

Outstanding construction on this 5-bdrm, 5.5-bath 2-story custom built home in Kingsboro Allotment. 5,302 sq. ft plus finished basement. Top of the line products used throughout. Master suite, 2-ensuite bdrms. Open kitchen/great room. 2-story foyer/living rm, theatre rm, 3-car heated garage, rear patio w/ grill, hot tub, fire pit and large playground. 2.14-acres. Buckeye Schools.



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

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