

HOME SEEKER

August 2022



COUNTRY CABIN IN THE WOODS

Don't miss this hidden gem nicely tucked in the woods on almost 5 1/2 acres graced by tranquil mature trees that might even have some potential timber value. Property features a serene almost storybook setting cabin style home with a wraparound porch, open concept floor plan, vaulted ceilings, and a real hand cut log staircase leading to an upstairs loft style bedroom with a walk-in closet and a full bath to boot! Main floor has two more bedrooms and another full bath / laundry room combination. Spacious open kitchen-dining-living room floor plan is great for entertaining. Multiple outbuildings provide plenty of room for storage and man cave opportunities. With some TLC and a little elbow grease this property could also have the potential to be a desirable vacation rental get-a-way. The lifelong owners are in the process of re-locating and have priced this truly unique home for quick sale at only \$169,900. Hurry this is one of those diamond-in-the-rough once in a lifetime opportunity chances that you are not going to want to miss out on. Call your agent and schedule a showing appointment for: 6072 Root Road Conneaut, Ohio 44030 (Monroe Township) today! \$169,900



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A GUIDE TO HOMES, CONDOMINIUMS, ACREAGE AND OTHER PROPERTIES



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6280 South Main St. Unit #1
Ashtabula, OH 44004

Questions on the best way to list your property for sale in a Sellers Market? Contact Charlotte Baldwin & Company with all your questions. (440) 812-3834



Pending Sale! \$324,000 – 7284 Harmony Glen Dr. North Kingsville. Custom built Schumacher Home. 3-bedroom, 2-bath ranch with full unfinished basement. Split bedroom floor plan. Open, vaulted kitchen, living, dining and foyer. Main floor laundry, covered patio. 2-car garage. City water. Located on .91-acre in Buckeye Schools. **Call Charlotte Baldwin 440-812-3834**



Pending Sale! \$139,000 – 205 Salisbury Rd. Conneaut. 3-bedroom, 1-bath ranch with full basement. Eat-in kitchen. Located on 2-acre mostly wooded lot. 1+ car detached garage, deck, Patio enclosure. Kitchen and laundry appliances included. 3-miles to Lake Erie amenities. City water. Conneaut Schools. **Call Charlotte Baldwin 440-812-3834**



New Listing! \$119,000 – 207 S. Chestnut St. Jefferson. Fixer upper 4-bedroom, 2-bath Colonial with lots of room. Livable but needs some TLC. Main floor bedroom, full bath and laundry. Dining room with built-ins. Enclosed porch, deck and 2-story barn with sliding door. City water and sewer. Located on .30-acre in Jefferson Schools. **Call Charlotte Baldwin 440-812-3834**



New Listing! \$339,000 – 119 Green Rd. North Kingsville 3-bedroom, 2.5-bath charming Cape Cod nestled back in the woods on 8.93-acres. Beautiful upgrades. A must see home. Partially finished basement. Total of 2,500 finished sq. ft. Patio Enclosure, Covered porch, deck, patio, 2nd garage, barn w/ 2 stalls and fenced pasture. Paved road, city water, Buckeye Schools. **Charlotte Baldwin (440) 812-3834**



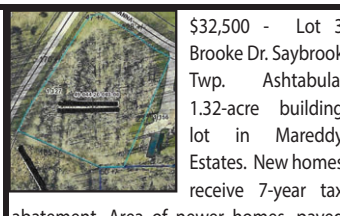
New Listing! \$127,000 – 830 Day St. Conneaut. Tons of storage/garage space with this 3-bedroom, 2-bath colonial just ¾ of a mile from Lake Erie Amenities. Solid house needs some updating but great space. HUGE 2-car extra deep detached garage with a large workshop, storage room and walk-up attic. Plus a 12x32 boat/rv pole building. Paved drive, extra parking, City water/sewer. Central Air. .25-acre. **Call Charlotte Baldwin (440) 812-3834**



Pending Sale! \$119,000 – 389 Peach St. Conneaut. Neat and tidy this 3-bedroom, 1-bath bungalow features a huge upper master bedroom, fresh paint and carpeting. Beautiful hardwood floors. Family room and office in the lower level. Deck, front porch, 1-car garage, 1-carport. Located on .11-acre corner lot in Conneaut Schools. **Charlotte Baldwin (440) 812-3834**

New Listing! \$11,000 – Harbor Ave. Ashtabula City lot .15-acre, cleared 40 x 150. All utilities available. Ashtabula Schools. **Call Charlotte Baldwin 440-812-3834**

New Listing! \$29,000 – Commercial Place, Ashtabula 7-lots total .50-acre on Commercial Place and E 24th Street. Mostly wooded. All utilities are available. Ashtabula Schools. **Call Charlotte Baldwin 440-812-3834**



\$32,500 – Lot 3 Brooke Dr. Saybrook Twp. Ashtabula. 1.32-acre building lot in Mareddy Estates. New homes receive 7-year tax abatement. Area of newer homes, paved streets and all utilities are available. Great location to Lake Erie, parks, beach, stores and restaurants. Ashtabula Schools. **Call Charlotte Baldwin 440-812-3834**

\$32,000 – 4.56-acres Village Green Dr. North Kingsville. Wooded building lot waiting for your new home. Lot dimensions approx. 412' x 518' Area of new homes. Small creek running through. Buckeye Schools. **Call Charlotte Baldwin 440-812-3834**



\$79,900 – 12.96-acres North Main St. (Rt 193) North Kingsville. Wooded land ready for your hunting trips or new home. Access to city water, gas, electric and high-speed internet. 270' frontage and widens out a few hundred feet back. Small creek running through the property. Buckeye Schools. **Charlotte Baldwin (440) 812-3834**



\$88,800 – 5.92-acres Red Oak Rd. Austinburg Twp. Located in Country View allotment, this fully wooded parcel is just the right space to give you peace and quiet with your new home. Well and septic would be required. Geneva Schools. **Call Charlotte Baldwin (440) 812-3834**

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

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

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

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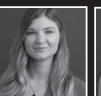
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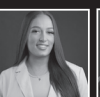
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\$239,900



Geneva on the Lake 4901 Thomas Blvd

Right in the heart of Geneva on the Lake! This 3 bedroom, 2 full bathroom home has been meticulously maintained and sits on a large lot - PLUS comes with two additional lots on separate parcel ID numbers. The home boasts an open concept living space with large kitchen, dining area and formal living room. The kitchen features plenty of cabinet and counter space. The spacious owner's bedroom includes an oversized closet and ensuite bath. The other two generous sized bedrooms feature large closets. Enjoy your evenings on the large deck in the back or have fun in the backyard green space. There is a shed to store your lawn and maintenance equipment and a cute out-building to make for whatever you wish! Everything that is in the home and sheds will be staying.

\$229,900



Madison 51 Deerfield Dr

This split level home has a living room on the main level with updated kitchen and dining room. Ceramic tile flooring. 3 Bedroom and 2 full baths on 2nd floor overlooking the vaulted ceiling living room with newer wood floors. The lower level has an over sized family room, wood floors and features a wood burning fireplace and walk out to serene back yard. Laundry room with outside access for easy use as well as a full bath and 4th bedroom to round out the lower/basement level. This home offers an exceptional amount of storage throughout. All situated on a half acre lot with 2+ car attached garage with access to lower level of home and a 10x20 workshop added to back of garage. Must see to appreciate all this space!

\$24,900



Saybrook Twp 1905 W 10th St

This cozy brick ranch located close to historical Bridge St offers 2 beds and 1 full bath. Great breezeway connecting the home to the 1 car garage. Plenty of extra space in the full basement and full attic with staircase access. This home would make a great full time residence or short term/long term rental!

\$19,900



Jefferson Twp 2312 Brown Rd

Welcome home to 2312 Brown Rd in Jefferson Township. Conveniently centralized a short distance away from Route 11, this home sits on a corner lot in a quiet neighborhood. The main floor hosts a large living room that is open to the dining room which fluidly takes you right into the kitchen. The porch off the dining room will draw you towards the outdoors and with approximately an acre, most of your time may as well be spent enjoying your land. The half bath is shared within the mechanical/ laundry room on the main floor and the full bathroom can be found upstairs adjoining to the master bedroom but accessible to the other bedrooms as well. Additionally, a 2 car detached garage can host all of your outdoor and vehicle necessities.

\$134,900



Jefferson Twp. 759 St Rt 307

Check out this 1452 square foot ranch in Jefferson Township on a little over a half acre. Features 3 beds, 1 full bath, a 32 x 24 (2) car detached garage with electric. Newer windows, furnace, lighting, some bath updates and doors. Tons of possibilities with this home! Call today for a showing and bring offers.

\$60,000



Saybrook Twp 5731 State Route 84

Here is a great opportunity to own 10+ acres in Saybrook Twp! Rolling property with some heavy woods in the back, great building potential with easy access to I-90. Conveniently located close to Lake Erie and all the tourist attractions in the county. This is a great country feel! Call today for more information.

it's
a
jungle
out
there!



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Geneva office



Congratulations!



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Geneva, OH



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Ron Varcette
Jr
440-415-4329



3509 SUPERIOR AVENUE ASHTABULA

This 3 bedroom, 1 full bath bungalow home is situated on .0925 acres in Ashtabula. The main area of the home includes the living room, dining room, kitchen, master bedroom, full bath and laundry room. The loft at the top of the stairs leads to 2 additional bedrooms and an extra room formerly used as an office. \$74,900 Stephanie Shaffer (937)728-5722

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



15677 LEROY CENTER RD LEROY

Build your dream home on this beautiful 50+ acre property located in Leroy Twp. This property has approximately 27 acres that is tillable and approximately 23.5 acres of wooded paradise. Mature trees provide for a peaceful, secluded retreat. Close proximity to Metro Parks, freeway access and amenities. The possibilities are endless with this expansive property. Call today to schedule your tour and see all that this property has to offer. \$310,000. Michael Vitale 440-251-5012 & Debbie Lake 216-314-3335



3120 WILSON AVE, ASHTABULA

This 3 bedroom bungalow with oversized two car garage is situated on a double lot in Ashtabula Township. The kitchen features custom made oak cabinets, all appliances and room for a table or island. Hardwood floors in the living room and lower level bedrooms.

The third bedroom upstairs is huge w/lots of storage. New washer (2022), ceiling fans and new A/C lines within last 4 yrs. Other recent upgrades include: garage roof ('09) and new furnace ('15). The garage has a 220 line and a covered patio that extends to the back of the house overlooking the garlic garden and grapes. The half bath in the basement makes the lower level even more useable for various uses. All appliances stay and the seller will be replacing the dishwasher as soon as the new one comes in. Great location close to all amenities w/easy access to Rt. 11! \$114,900 Deborah Powell 440-218-0475



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TESTIMONIALS



"Debbie is great. She will help you get the right home and help get the best deal. She will go the extra mile to make sure you don't waste your time and money on houses that don't fit into your budget ..."

-Ronald H. on Debbie Lake



"Debbie was more than helpful! She went above and beyond even helping me with a few things that the house needed to get it sold! Very Prompt and easy to work with. Such a smooth transaction"

-Steven M. on Debbie Lake



300 ROOSEVELT DR, GENEVA

This 4 bedroom, 2 full bath ranch home with a highly sought after additional living suite is situated on a 1/2 acre lot on a quiet dead end street in Geneva. Upon arriving at the home, you will notice the concrete driveway leading to the attached one car garage. The main area of the home includes the living room, dining room, kitchen, 3 bedrooms, a full bath and a laundry room. The original hardwood floors remain in the bedrooms and under the carpet in the hallway, living room and dining room areas. Below this portion of the home is a large, unfinished, basement. The additional living suite is located at the rear of the home and has a separate entrance. This living space includes an extra living room, bedroom and full bathroom. Outside there is a small porch overlooking a back yard with mature trees. There is also a shed in the back yard for extra storage space! This home is being sold "As Is". Contact your agent today!! \$179,900 Stephanie Shaffer 937-728-5722

515 EASTWOOD ST, GENEVA

It's a personality place featuring beautiful hardwood floors & woodwork throughout with a layout to accommodate families of all sizes. Most rooms painted with past 5 yrs., insulation & new laminate floor in family room (2015), new furnace (2004 or '05), central air (2017) & new hot water heater (2020), electrical panel updated around 2007. The dining room w/nice built ins is open to the living room w/fireplace (seller hasn't used in years). First floor bedroom & full bath offers privacy from bedrooms & half bath upstairs. Galley style kitchen is perfect for the practical cook & overlooks the family room. Two car detached garage w/1 car att.

carport. Just East of downtown Geneva w/easy access to I-90 and all the amenities of the area. Upright fridge in bsmt. stays but seller will remove all other chattel inside & out. \$142,500 Deborah Powell 440-218-0475



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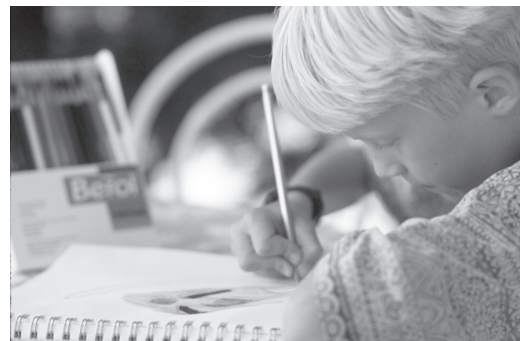
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Tiffany Miller: (Broker): 440-228-1182

Chris Dewey: 440-812-0528
Alicia Johnston: 563-8930

NEW LISTING



CONNEAUT – Don't miss this hidden gem nicely tucked in the woods on almost 5 1/2 acres graced by tranquil mature trees that might even have some potential timber value. Property features a serene almost story book setting cabin style home with a wraparound porch, open concept floor plan, vaulted ceilings, and a real hand cut log staircase leading to an upstairs loft style bedroom with a walk-in closet and a full bath to boot! Main floor has two more bedrooms and another full bath / laundry room combination. Spacious open kitchen-dining-living room floor plan is great for entertaining. Multiple outbuildings provide plenty of room for storage and man cave opportunities. With some TLC and a little elbow grease this property could also have the potential to be

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UNDER CONTRACT



CONNEAUT – This 2 bedroom 2 bath property sits on 4.54 acres of land. Tucked away and set far off the road, you can enjoy your peace and quiet in a beautiful setting. New metal roof 2019, new chimney 2019. \$109,900 Call Wren 440-813-9567

UNDER CONTRACT



fenced back yard and updated interior in a great location. \$179,000 Call Jamie 645-7811

HARPERSFIELD – Harpersfield, OH 3 bedrooms, 2 full baths, ranch on 0.35 acres with in-ground pool,

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

- GOTL – Commercial lot for sale. Call Jamie 645-7811
- Orwell – 23.73 acres of land. 7 acres has huge timber. Front 12-14 acres planted in soy bean. Small 2 car garage. \$149,900 Call Ed 440-576-2811/440-223-1410
- Geneva-on-the-lake – 2.6 acres on Geneva-on-the-Lake Golf Course. Perfect large building lot for your dream home. Public water available on Shadowbrook Dr. Call Jamie 440-645-7811
- Geneva-on-the-lake – Undeveloped sub lots. Total of 19 acres. Perfect location for a subdivision in booming GOTL. Call Jamie 440-645-7811
- 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 – 3.114 acres \$40,000 Call Jamie 645-7811
- Austinburg – 8 acres of commercial land just off the corner of Route 45 and I90. Adjacent to "Red Roof Inn" in the heart of Saybrook/Austinburg new development area. Call Ed 223-1410/576-2811
- Madison – 14.79 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

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LIST TODAY...SOLD TOMORROW

A woman with long brown hair, wearing a white short-sleeved button-down shirt and blue pants, stands next to a black real estate sign. The sign is on a metal stand and has the following text: "Kathy & Donnie Kopp" at the top, "949-867-2884" below it, the "CENTURY 21" logo in the middle, and "SOLD" in large white letters at the bottom. A small circular logo with the number "21" is also visible on the sign. The background shows a house with a porch and some landscaping.