

AMERICAN HERITAGE REALTY, INC.

Open 6 Days a Week!
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Fostoria, OH 44830

www.ahrealty.com



KRISTY PERSOHN

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1302 WEDGEWOOD DR.



ASKING PRICE: \$162,900

CITY: FOSTORIA, OH

LISTER: KRISTY (SHUMAKER) PERSOHN

BEDROOMS: 3

BATHROOMS: 2

LEGAL DESC.: Fairway Estates Lot 3

PARCEL #: 550001014958

LOT SIZE: 88 x 124

AGE: 1998

SQUARE FOOTAGE: 1622

BASEMENT: CRAWL SPACE

POSSESSION: IMMEDIATE

SCHOOLS: ARCADIA

TAXES: \$1017.90 PER HALF

COUNTY: HANCOCK



	<u>LIVING ROOM</u>	<u>FAMILY ROOM</u>	<u>DINING ROOM</u>	<u>KITCHEN</u>	<u>UTILITY</u>	<u>BATH #1</u>	<u>BATH #2</u>
SIZE	14.2 x 24.6	12.4 x 16.10		9.9 x 11.4	CLOSET	FULL	FULL
LOCATION:	MAIN	MAIN		MAIN	MAIN	MAIN	UP
FLOORS:	CARPET	CARPET		VINYL TILE	LINO	LINO	LINO
WALLS:	PAINT	PAINT		PAINT	PAINT	PAINT	PAINT
FEATURES:	BAY WINDOW CEILING FANS	PATIO DOORS GAS FIREPLACE		D.W., STOVE REFRIG & MICROWAVE			

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>STORAGE ROOM</u>
SIZE	15.1 x 12.5	12.1 x 13.2	11.1 x 13.2	
LOCATION:	MAIN	UP	UP	ABOVE GARAGE
FLOORS:	CARPET	CARPET	CARPET	
WALLS:	PAINT	PAINT	PAINT	
FEATURES:	DOUBLE CLOSET	CLOSET	CLOSET	

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
WATER:	CITY	TYPE: 1 1/2 STORY	SIZE: 2 CAR
SEWER	CITY	LANDSCAPE: YES	ATTACHED: YES
HEAT/AC:	GFA/CA	STORMS: N/A	OPENER: YES
BUDGET:		SCREENS: YES	FEATURES:
PLUMBING:		ROOF: ASPHALT SHINGLE	
ELECTRICAL:	200 AMP BB	CONSTRUCTION: BRICK	

ADDITIONAL COMMENTS: Appealing Brick Home in Fairway Estates. Arcadia School district this home has great touches of luxury. Vaulted ceilings in family room, 9 foot ceilings on main floor and Trey ceiling in master bedroom. Master suite with 2 large closets and attached bath. Patio, front porch. Home is located on dead end street, with minimal traffic. VISIT WWW.AHREALTY.COM. **THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.**

419-435-6677 OR 888-677-SALE