

AMERICAN HERITAGE REALTY, INC.

Open 6 Days a Week!
1201 Perrysburg Road
Fostoria, OH 44830

www.ahrealty.com



KRISTY PERSOHN

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2405 Hawthorne Dr.

ASKING PRICE: \$176,000

CITY: FOSTORIA, OH

LISTER: KRISTY (SHUMAKER) PERSOHN

BEDROOMS: 4

BATHROOMS: 2.5

LEGAL DESC.: Caldwell Add'n Inlots 6 Less W'LY 1'N 105'

PARCEL #: N53-312-250401023000

LOT SIZE: 1.6 ACRES

AGE: 1958

SQUARE FOOTAGE: 2568

BASEMENT: CRAWL SPACE

POSSESSION: OTHER

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$1509.08 PER HALF + \$228.74 SPECIAL ASSESSMENT

COUNTY: WOOD



	<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	22.8 x 21.6	23.6 x 13.10	14.8 x 10.10	13.6 x 12	9.6 x 7.8	HALF	FULL
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	MASTER
FLOORS:	CARPET	CARPET	CARPET	TILE	TILE	CERAMIC	CERAMIC
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	CEILING FAN WOOD BURNING FIREPLACE	SLIDING DOORS	CHANDELIER	DW, GD COOKTOP, OVEN	W/D		GARDEN TUB GLASS SHOWER

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>BATH #3</u>
SIZE	14 x 10	14.6 x 11.6	17 x 14.6	17 x 14.6	FULL
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET	CERAMIC
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	DBL CLOSETS	DBL CLOSETS	DBL CLOSETS MASTER SUITE	DBL CLOSETS	WALK-IN TILE SHOWER

	<u>MECHANICAL</u>
WATER:	WELL
SEWER	CITY
HEAT/AC:	GFA/CA
BUDGET:	
PLUMBING:	
ELECTRICAL:	BREAKER BOX

	<u>EXTERIOR</u>
TYPE:	1 STORY
LANDSCAPE:	MATURE
STORMS:	YES
SCREENS:	YES
ROOF:	ASPHALT SHINGLE
CONSTRUCTION:	VINYL

	<u>GARAGE</u>
SIZE:	2 1/2 CAR
ATTACHED:	YES
OPENER:	YES
FEATURES:	CRAWL ACCESS, BUILT-INS

ADDITIONAL COMMENTS: SOME REPLACEMENT WINDOWS, GREAT STORAGE THROUGHOUT HOME. WATER SOFTENER IS RENTED THROUGH FLAG CITY WATER. BLOWN-IN INSULATION. SHED. NEW HOT WATER HEATER. GREAT SCENIC VIEW WITH BACK HALF OF HOME FULL OF WINDOWS AND DOORS. GREAT NATURAL LIGHT AND VALUTED CEILINGS THROUGHOUT. SELLER IS OFFERING A 1 YEAR HOME WARRANTY THROUGH AMERICAN HOME SHIELD. VISIT WWW.AHREALTY.COM FOR VISUAL TOUR.
THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.

419-435-6677 OR 888-677-SALE