

# AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



*KRISTY PERSOHN*



CELL: 419-306-6478  
 HOME: 419-436-9966  
 E-MAIL: KRIST-  
 YAHREALTY@AOL.COM

## 333 W. NORTH ST.

**ASKING PRICE: \$79,999**

**CITY: FOSTORIA, OH**

**LISTER: KRISTY (SHUMAKER) PERSOHN**

**BEDROOMS: 4**

**BATHROOMS: 1.5**

**LEGAL DESC.: 556 28' E Side 557 29' W SIDE**

**PARCEL #: P51030960680000**

**LOT SIZE: 57 x 135**

**AGE: 1938**

**SQUARE FOOTAGE: 1714**

**BASEMENT: FULL**

**POSSESSION: 30 DAYS AFTER CLOSING**

**SCHOOLS: FOSTORIA/ST. WENDELING**

**TAXES: \$534.01 PER HALF**



	<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>
<b>SIZE</b>	22 x 13		10 x 9	12 x 8		FULL	HALF
<b>LOCATION:</b>	MAIN		MAIN	MAIN	BASEMENT	UP	MAIN
<b>FLOORS:</b>	NEW CARPET		NEW CARPET	LINO		LINO	LINO
<b>WALLS:</b>	PAINT		PAINT	PAINT		PAINT	PAINT
<b>FEATURES:</b>	WOODBURNIG FIREPLACE		BUILT-IN CABINET	APP. NEGOTIABLE			

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>DEN</u>
<b>SIZE</b>	14 x 13	10 x 12	11 x 11	8 x 9	12 x 10
<b>LOCATION:</b>	UP	UP	UP	UP	MAIN
<b>FLOORS:</b>	HARDWOOD	CARPET	CARPET	CARPET	CARPET
<b>WALLS:</b>	PAINT	PAINT	PAINT	PAINT	PANELING
<b>FEATURES:</b>	BUILT-INS DOUBLE CLSOETS	LG CLOSET	CORNER CLOSET	CLOSET	BUILT-IN SHELDDING

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
<b>WATER:</b>	CITY	<b>TYPE:</b> TWO STORY	<b>SIZE:</b> 2 CAR
<b>SEWER:</b>	CITY	<b>LANDSCAPE:</b> UPDATED	<b>ATTACHED:</b> NO
<b>HEAT/AC:</b>	GFA/CA	<b>STORMS:</b> SOME REPLACEMENTS	<b>OPENER:</b> NO
<b>BUDGET:</b>	\$90-\$110	<b>SCREENS:</b> SOME REPLACEMENTS	<b>FEATURES:</b>
<b>PLUMBING:</b>	COPPER	<b>ROOF:</b> ASPHALT SHINGLE	
<b>ELECTRICAL:</b>	200 AMP BB	<b>CONSTRUCTION:</b> FRAME/VINYL	

**ADDITIONAL COMMENTS:** NEW ROOF IN MAY 2009. GREAT FAMILY HOME W/ PLENTY OF SPACE TO GROW! BASEMENT SYSTEMS HAS TRANSFERRABLE WARRANTY. SUMP PUMP. FRESHLY PAINTED THROUGHOUT, MANY NEW LIGHT FIXTURES. EXCELLENT STORAGE, PANTRY IN KITCHEN, COAT CLOSET, BUILT-INS IN UPSTAIRS HALLWAY AND EXTRA STORAGE CLOSET. NICE PATIO OFF LIVING ROOM W/ BEAUTIFUL FRENCH DOORS. WINDOW TREATMENTS STAY. A MUST SEE!!

**THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.**

# 419-435-6677 OR 888-677-SALE