

# 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

## 1016 N. Vine St.



**ASKING PRICE: \$88,500**

**CITY:** FOSTORIA, OH

**LISTER:** KRISTY PERSOHN

**BEDROOMS:** 3

**BATHROOMS:**

**LEGAL DESC.:** HART'S SUB-DIVISION INLOT 171

**PARCEL #:** O55-312-360403038000 & O55-312-360403039000

**LOT SIZE:** .24 ACRES

**AGE:** 1966

**BASEMENT:** CRAWL SPACE

**POSSESSION:** IMMEDIATE

**SCHOOLS:** FOSTORIA/ST. WENDELIN

**TAXES:** \$710.21 PER HALF

**COUNTY:** WOOD



	<u>LIVING ROOM</u>	<u>DINING ROOM</u>	<u>KITCHEN</u>	<u>UTILITY</u>	<u>BATH #1</u>	<u>BATH #2</u>
<b>SIZE</b>	15 x 18.8	9.2 x 9.1	9.2 x 11.9	5.5 x 8.2	FULL	HALF
<b>LOCATION:</b>	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN
<b>FLOORS:</b>	CARPET	CARPET	CARPET	CARPET	CARPET	CARPET
<b>WALLS:</b>	PAINT	PANELING	PAINT	PAINT	PAINT	PAINT
<b>FEATURES:</b>	LARGE PICTURE WINDOW	CEILING FAN	STOVE, REFRIGERATOR	ALSO HALF BATH	LINEN CLOSET	

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>
<b>SIZE</b>	10.4 x 12.6	12.2 x 12.6	12 x 12.4
<b>LOCATION:</b>	MAIN	MAIN	MAIN
<b>FLOORS:</b>	CARPET	CARPET	CARPET
<b>WALLS:</b>	PAINT	PAINT	PAINT
<b>FEATURES:</b>	CLOSET	CLOSET	CLOSET

<u>MECHANICAL</u>		<u>EXTERIOR</u>		<u>GARAGE</u>	
<b>WATER:</b>	CITY	<b>TYPE:</b>	RANCH	<b>SIZE:</b>	2 CAR
<b>SEWER:</b>	CITY	<b>LANDSCAPE:</b>	MATURE	<b>ATTACHED:</b>	YES
<b>HEAT/AC:</b>	GFA/CA	<b>STORMS:</b>	YES	<b>OPENER:</b>	YES
<b>BUDGET:</b>	N/A	<b>SCREENS:</b>	YES	<b>FEATURES:</b>	GREAT STORAGE
<b>PLUMBING:</b>	MIXED	<b>ROOF:</b>	ASPHALT SHINGLE		
<b>ELECTRICAL:</b>	BREAKER BOX	<b>CONSTRUCTION:</b>	FRAME/BRICK		

**ADDITIONAL COMMENTS:** MOVE RIGHT INTO THIS MAINTENANCE FREE RANCH HOME. Freshly painted 3 Bedroom, 1.5 Bath Brick Home. Nice front porch, eat-in kitchen. Vent less gas heater for additional heat source. Attic storage in garage. Beautiful hardwood floors under carpet in all Bedrooms and Living room. 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