

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: KRISTYAHREALTY@AOL.COM

1220 N. Union St.



ASKING PRICE: \$69,500

CITY: FOSTORIA, OH
LISTER: LIZ YOUNG
BEDROOMS: 3
BATHROOMS: 1.5

LEGAL DESC.: W 1/2 OF VAC ALLEY—LOT 03944
PARCEL #: P51-010848280000
LOT SIZE: 47 x 156
AGE: 1900
SQUARE FOOTAGE: 1775

BASEMENT: FULL
POSSESSION: IMMEDIATE
SCHOOLS: FOSTORIA/ST. WENDELIN
TAXES: \$753.36 PER HALF
COUNTY: SENECA



	<u>LIVING ROOM</u>	<u>SITTINGROOM</u>	<u>DINING ROOM</u>	<u>KITCHEN</u>	<u>UTILITY</u>	<u>BATH #1</u>	<u>BATH #2</u>
SIZE	17 x 20		11.3 x 20.6	17.2 x 12.2		6.11 x 7.10	4.3 x 7.7
LOCATION:	MAIN		MAIN	MAIN	BASEMENT	UP	MAIN
FLOORS:	LAMINATE		TILE	TILE		TILE	TILE
WALLS:	PAINTED		PAINT	PAINT		PAINT	
FEATURES:	GAS FIREPLACE		FRENCH DOORS DBL CLOSET	DW, REMODELED			

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>OFFICE</u>	<u>FOYER</u>
SIZE	13.4 x 11.6	9.1 x 11.9	11.4 x 16.1	6.2 x 7.2	5.6 x 9.9
LOCATION:	UP	UP	UP	MAIN	MAIN
FLOORS:	CARPET	CARPET	CARPET	LAMINATE	LAMINATE
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	WALK-IN CLOSET			AQUARIUM	AQUARIUM

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
WATER:	CITY	TYPE: 2 STORY	SIZE: 12 x 21
SEWER:	CITY	LANDSCAPE: MATURE	ATTACHED: YES
HEAT/AC:	GFA	STORMS: SOME	OPENER: YES
BUDGET:		SCREENS: YES	FEATURES: ATTIC STORAGE ACCESS
PLUMBING:	COPPER	ROOF: 30 YR ASPHALT SHINGLE (2007)	
ELECTRICAL:	BREAKER BOX	CONSTRUCTION: FRAME/VINYL	

ADDITIONAL COMMENTS: REMODELED KITCHEN (NEW DISHWASHER, SHEETROCK, CEILINGS, ELECTRIC AND PLUMBING). NEW WINDOWS ON MAIN LEVEL. PORCH IS 5x5 COVERED WITH WROUGHT IRON RAILS. 9 x 24 BACK PORCH WITH CONCRETE FLOOR. SHED DOES NOT STAY. VISIT WWW.AHREALTY.COM
THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.

419-435-6677 OR 888-677-SALE