

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER

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HOME: 419-435-1524
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1366 Laurel Dr.



ASKING PRICE: \$109,900

CITY: FOSTORIA

LISTER: PAM SHUMAKER

BEDROOMS: 3

BATHROOMS: 2.5

LEGAL DESC.: MADSON ADD'N INLOT 48

PARCEL #: N53312250206016000

LOT SIZE: 100 x 140

AGE: 1967

SQUARE FOOTAGE: 1566

BASEMENT: PARTIAL

POSSESSION: 30 DAYS AFTER CLOSING

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$802.53 PER HALF + \$210.71 SEWER ASSESSMENT.

COUNTY: WOOD



| | <u>LIVING ROOM</u> | <u>FAMILY ROOM</u> | <u>KITCHEN/DINING</u> | <u>BATH #1</u> | <u>BATH #2</u> |
|------------------|--------------------|--------------------|--|----------------|------------------------|
| SIZE | 21 x 15 | 12.4 x 15.4 | 8 x 18 | MASTER (3/4) | FULL |
| LOCATION: | MAIN | MAIN | MAIN | MAIN | MAIN |
| FLOORS: | CARPET | HDWD | LAMINATE | VINYL | VINYL |
| WALLS: | PANELING | PANELING | PLASTER | PLASTER | PLASTER |
| FEATURES: | VAULTED CEILINGS | WBFP | DISHWASHER, STOVE, GARBAGE DISPOSAL, REFRIGERATOR | | HANDICAPPED TUB/SHOWER |

| | <u>BEDROOM #1</u> | <u>BEDROOM #2</u> | <u>BEDROOM #3</u> |
|------------------|---------------------------------|-------------------|-------------------|
| SIZE | 10.4 x 15 | 10.4 x 12 | 10 x 11 |
| LOCATION: | MAIN | MAIN | MAIN |
| FLOORS: | CARPET | CARPET | CARPET |
| WALLS: | PLASTER | PLASTER | PLASTER |
| FEATURES: | DOUBLE CLOSETS ATTACHED BATH | DOUBLE CLOSETS | CEILING FAN |

| <u>MECHANICAL</u> | | <u>EXTERIOR</u> | | <u>GARAGE</u> | |
|--------------------|----------|----------------------|---------------|------------------|-------|
| WATER: | WELL | TYPE: | RANCH | SIZE: | 2 CAR |
| SEWER | CITY | LANDSCAPE: | YES | ATTACHED: | YES |
| HEAT/AC: | GFA/CA | STORMS: | | OPENER: | YES |
| BUDGET: | NA | SCREENS: | | FEATURES: | |
| PLUMBING: | MIXED | ROOF: | DUROLAST | | |
| ELECTRICAL: | BREAKERS | CONSTRUCTION: | BRICK & CEDAR | | |

ADDITIONAL COMMENTS: WELL PLANNED RANCH ON A QUIET STREET NORTH OF FOSTORIA. WOOD BURNING FIREPLACE, DRY BASEMENT, ATTACHED STORAGE SHED AND A 3 SEASONS ROOM. AMPLE STORAGE THROUGHOUT. VISIT WWW.AHREALTY.COM

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

419-435-6677 OR 888-677-SALE