

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER

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E-MAIL: PISHU@AOL.COM



2310 Foxfire Lane

ASKING PRICE: \$156,900

CITY: FINDLAY

LISTER: PAM SHUMAKER

BEDROOMS: 3

BATHROOMS: 2.5

LEGAL DESC.: FOX RUN 2ND ADD LOT 24

PARCEL #: 570000157180

LOT SIZE: 101 x 197

AGE: 1979

SQUARE FOOTAGE: 2538

BASEMENT: CRAWL SPACE

POSSESSION: IMMEDIATE

SCHOOLS: FINDLAY

TAXES: \$1458.94 PER HALF

COUNTY: HANCOCK



| | <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 | 14 x 18 | 16 x 22 | 12 x 15 | 12 x 12 | 7 x 7 | FULL | FULL |
| LOCATION: | MAIN | MAIN | MAIN | MAIN | MAIN | MAIN | MAIN |
| FLOORS: | CARPET | CARPET | CARPET | CERAMIC TILE | CERAMIC TILE | CERAMIC TILE | CERAMIC TILE |
| WALLS: | DRYWALL | DRYWALL | DRYWALL | DRYWALL | DRYWALL | DRYWALL | DRYWALL |
| FEATURES: | | FIREPLACE | FRENCH DOORS | CORIAN COUNTERTOPS | | JACUZZI TUB | ATTACHED BR |

| | <u>BEDROOM #1</u> | <u>BEDROOM #2</u> | <u>BEDROOM #3</u> | <u>SUNROOM</u> | <u>BATH #3</u> |
|------------------|-------------------------|-------------------|-------------------|----------------------------|----------------|
| SIZE | 17 x 18 | 12 x 15 | 12 x 13 | 12 x 16 | HALF |
| LOCATION: | MAIN | MAIN | MAIN | MAIN | MAIN |
| FLOORS: | CARPET | CARPET | CARPET | TILE | CERAMIC TILE |
| WALLS: | DRYWALL | DRYWALL | DRYWALL | DRYWALL | DRYWALL |
| FEATURES: | ATTACHED MASTER BATH | | | BACK ENTRY TO DECK/YARD | |

| | <u>MECHANICAL</u> |
|--------------------|-------------------|
| WATER: | CITY |
| SEWER | CITY |
| HEAT/AC: | GFA/CA |
| BUDGET: | UNK |
| PLUMBING: | MIXED |
| ELECTRICAL: | BREAKER BOX |

| | <u>EXTERIOR</u> |
|----------------------|-----------------|
| TYPE: | RANCH |
| LANDSCAPE: | YES |
| STORMS: | NA |
| SCREENS: | MOST |
| ROOF: | ASPHALT SHINGLE |
| CONSTRUCTION: | BRICK |

| | <u>GARAGE</u> |
|------------------|------------------------|
| SIZE: | 2 CAR |
| ATTACHED: | YES |
| OPENER: | YES |
| FEATURES: | PULL DOWN ATTIC ACCESS |

ADDITIONAL COMMENTS: DON'T MISS THIS BRICK RANCH WITH NICE OPEN FLOORPLAN. UPDATED KITCHEN WITH CORIAN COUNTERS. MASTER BATH WITH JACUZZI TUB. SUNROOM OPENS UP TO THE DECK AND LARGE YARD. BANK OWNED FORECLOSURE, NOT A SHORT SALE! EASY, QUICK PURCHASE PROCESS. 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