

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



KRISTY PERSOHN

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2405 Hawthorne Dr.

ASKING PRICE: \$179,900

CITY: FOSTORIA, OH

LISTER: KRISTY (SHUMAKER) PERSOHN

BEDROOMS: 4

BATHROOMS: 2.5

LEGAL DESC.: Caldwell Add'n Inlots 6 Less W'LY 1'N 105'

PARCEL #: N53-312-250401023000

LOT SIZE: 1.6 ACRES

AGE: 1958

SQUARE FOOTAGE: 2568

BASEMENT: CRAWL SPACE

POSSESSION: OTHER

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$1509.08 PER HALF + \$228.74 SPECIAL ASSESSMENT

COUNTY: WOOD



	<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	22.8 x 21.6	23.6 x 13.10	14.8 x 10.10	13.6 x 12	9.6 x 7.8	HALF	FULL
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	MASTER
FLOORS:	CARPET	CARPET	CARPET	TILE	TILE	CERAMIC	CERAMIC
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	CEILING FAN WOOD BURNING FIREPLACE	SLIDING DOORS	CHANDELIER	DW, GD COOKTOP, OVEN	W/D		GARDEN TUB GLASS SHOWER

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>BATH #3</u>
SIZE	14 x 10	14.6 x 11.6	17 x 14.6	17 x 14.6	FULL
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET	CERAMIC
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	DBL CLOSETS	DBL CLOSETS	DBL CLOSETS MASTER SUITE	DBL CLOSETS	WALK-IN TILE SHOWER

	<u>MECHANICAL</u>
WATER:	WELL
SEWER	CITY
HEAT/AC:	GFA/CA
BUDGET:	
PLUMBING:	
ELECTRICAL:	BREAKER BOX

	<u>EXTERIOR</u>
TYPE:	1 STORY
LANDSCAPE:	MATURE
STORMS:	YES
SCREENS:	YES
ROOF:	ASPHALT SHINGLE
CONSTRUCTION:	VINYL

	<u>GARAGE</u>
SIZE:	2 1/2 CAR
ATTACHED:	YES
OPENER:	YES
FEATURES:	CRAWL ACCESS, BUILT-INS

ADDITIONAL COMMENTS: SOME REPLACEMENT WINDOWS, GREAT STORAGE THROUGHOUT HOME. WATER SOFTENER IS RENTED THROUGH FLAG CITY WATER. BLOWN-IN INSULATION. SHED. NEW HOT WATER HEATER. GREAT SCENIC VIEW WITH BACK HALF OF HOME FULL OF WINDOWS AND DOORS. GREAT NATURAL LIGHT AND VALUTED CEILINGS THROUGHOUT. 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