

# AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



**PAM SHUMAKER**

CELL: 419-306-6477  
HOME: 419-435-1524  
E-MAIL: PJSHU@AOL.COM

## 2426 Hawthorne Drive



**ASKING PRICE: \$269,900.00**

CITY: FOSTORIA

LISTER: PAM SHUMAKER

BEDROOMS: 4/5

BATHROOMS: 2.75

LEGAL DESC.:

PARCEL #: N53-312-25040102500000

LOT SIZE: .83 ACRES

AGE: 1968

SQUARE FOOTAGE: 3120

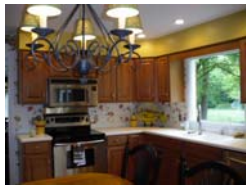
BASEMENT: PARTIAL

POSSESSION: 30 DAYS

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$ 2174.40 PER HALF

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	15 x 35	24 x 15	SEE LIVING ROOM	11'6 x 12	17 x 9	MASTER	MAIN
LOCATION:	MAIN	MAIN		MAIN	MAIN	UP	UP
FLOORS:	CARPET	CARPET		LAMINATE	CARPET	TILE	TILE
WALLS:	DRYWALL	PANELING		DRYWALL	DRYWALL		
FEATURES:	CLOSETS	WBFP TRIPLE PATIO DOORS		CORIAN TOPS SEE BELOW	SINK AND CLOSETS	DBL SINKS TUB AND SHOWER	WALK IN SHOWER

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>LAUNDRY</u>	<u>OFFICE/BR</u>
SIZE	14 x 19	14 x 13	14 x 13	13 x 12	17 x 9	14 x 11
LOCATION:	UP	UP	UP	UP	MAIN	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET	CARPET	HDWD
WALLS:	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL
FEATURES:	ATTACHED BATH DBL CLOSET	DBL CLOSET CEILING FAN	LG CLOSET CEILING FAN	CEILING FAN	SINK CLOSETS	CLOSET ATTACHED TO BATH

	<u>MECHANICAL</u>
WATER:	WELL
SEWER	PUBLIC
HEAT/AC:	DUAL GFA AND AC
BUDGET:	NA
PLUMBING:	MIXED
ELECTRICAL:	200 AMP BREAKER

	<u>EXTERIOR</u>
TYPE:	2 STORY
LANDSCAPE:	ELOBERATE
STORMS:	PELLA REPLACEMENTS
SCREENS:	YES
ROOF:	MANSARD
CONSTRUCTION:	BRICK

	<u>GARAGE</u>
SIZE:	3 CAR
ATTACHED:	YES
OPENER:	YES
FEATURES:	

**ADDITIONAL COMMENTS:** KITCHEN APPLIANCES INCLUDE: STOVE, REFRIGERATER, DISHWASHER AND GARBAGE DISPOSAL. SHED AT BACK OF PROPERTY. PARTIALLY FINISHED BASEMENT. REAR PATIO. WONDERFUL LANDSCAPING.

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

# 419-435-6677 OR 888-677-SALE