

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER

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2511 Fostoria Road

ASKING PRICE: \$245,000

CITY: FOSTORIA

LISTER: PAM SHUMAKER

BEDROOMS: 4

BATHROOMS: 2.75

LEGAL DESC.:

PARCEL #: N53-312-250401002000

LOT SIZE: 4.91 ACRES

AGE: 1993

SQUARE FOOTAGE: 1916

BASEMENT: PARTIAL

POSSESSION: 30 DAYS AFTER CLOSING

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$1390.15 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	13.7 x 12	23x13	12x7	11.7x13.7		FULL	3/4
LOCATION:	MAIN	LOWER	MAIN	MAIN	BASEMENT	UP	LOWER
FLOORS:	CARPET	CARPET	HDWD	HDWD			
WALLS:	DRYWALL	DRYWALL	DRYWALL	DRYWALL		DRYWALL	DRYWALL
FEATURES:		GAS FIREPLACE	PATIO DOORS	SEE BELOW			

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>BATH #3</u>
SIZE	13x13.7	10 x 12.6	9 x 11	9 x 12	FULL
LOCATION:	UP	UP	UP	LOWER	ATTACHED TO MASTER BEDROOM
FLOORS:	CARPET	CARPET	CARPET	CARPET	
WALLS:	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL
FEATURES:					

	<u>MECHANICAL</u>
WATER:	WELL
SEWER	SEPTIC/LEACH
HEAT/AC:	GFA/CA
BUDGET:	\$100
PLUMBING:	
ELECTRICAL:	200 AMP BB

	<u>EXTERIOR</u>
TYPE:	TRI-LEVEL
LANDSCAPE:	YES
STORMS:	
SCREENS:	YES
ROOF:	ASPHALT SHINGLE
CONSTRUCTION:	FRAME/VINYL

	<u>GARAGE</u>
SIZE:	2 CAR
ATTACHED:	YES
OPENER:	YES
FEATURES:	PULL DOWN ATTIC, WORK BENCH

ADDITIONAL COMMENTS: KITCHEN INCLUDES: DISHWASHER, GARBAGE DISPOSAL, BUILT-IN MICROWAVE, OAK CABINETS AND CORIAN COUNTERTOPS. 1/4 ACRE POND WITH ARRARIATION SYSTEM, LINER AND FLOATING DOCK. BASEMENT INCLUDES LAUNDRY/BONUS ROOM. SHED, 1ST PATIO HAS FOUNDATION, ALL UNDERGROUND UTILITES, SUMP/BATTERY BACK-UP, CULLIGAN WATER SYSTEM IS OWNED, HI-EFFICIENCY FURNACE AND HOT WATER HEATER, WISHING WELL STAYS. VISIT WWW.AHREALTY.COM.
THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.

419-435-6677 OR 888-677-SALE