

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER



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305 N. PEARL



ASKING PRICE: \$92,900

CITY: RISINGSUN, OH

LISTER: PAM SHUMAKER

BEDROOMS: 3

BATHROOMS: 1.5

LEGAL DESC.: Inlot 351

PARCEL #: L48-412-250405014000

LOT SIZE: 69 x 213

AGE: 1963

SQUARE FOOTAGE: 1634

BASEMENT: CRAWL SPACE

POSSESSION: NEGOTIABLE

SCHOOLS: LAKOTA

TAXES: 736.39 PER HALF



PROPERTY FEATURES:

	<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	21 x 11	14.6 x 34	7 x 13	13 x 9		FULL	HALF
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET	LINO	LINO	MASTER
WALLS:	PLASTER	PANELING	PAPERED	PAPERED		SOAKER TUB	
FEATURES:	WBFP	FIREPLACE PATIO DOORS		PANTRY		REMODELED 2009	

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>BEDROOM #5</u>	<u>BATH #2</u>
SIZE	10 x 9.6	9 x 13.6	13 x 11			
LOCATION:	MAIN	MAIN	MAIN			
FLOORS:	CARPET	HDWD	HDWD			
WALLS:	PANELING	PLASTER	PLASTER			
FEATURES:			HALF BATH			

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
WATER:	WELL	TYPE: RANCH	SIZE: 1 CAR
SEWER	CITY (\$59/MO)	LANDSCAPE: YES	ATTACHED: YES
HEAT/AC:	GFA/WALL UNIT	STORMS:	OPENER: YES
BUDGET:	\$138	SCREENS: MOST	FEATURES: STORAGE SHELVES
PLUMBING:	COPPER/GALVANIZED	ROOF: ASPHALT SHINGLE	
ELECTRICAL:	BREAKERS	CONSTRUCTION: BRICK/WOOD	

ADDITIONAL COMMENTS: SEWER ASSESSMENT PAID. FR-GAS/SELF IGNITOR AND BLOWER. FURNACE AND WATER HEATER NEW IN 2005. VISIT US AT WWW.AHREALTY.COM

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

419-435-6677 OR 888-677-SALE