

# AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



*KRISTY PERSOHN*



CELL: 419-306-6478  
HOME: 419-436-9966  
E-MAIL: KRIST-VAHREALTY@AOL.COM

## 333 W. NORTH ST.

**ASKING PRICE:** \$79,999

**CITY:** FOSTORIA, OH

**LISTER:** KRISTY (SHUMAKER) PERSOHN

**BEDROOMS:** 4

**BATHROOMS:** 1.5

**LEGAL DESC.:** 556 28' E Side 557 29' W SIDE

**PARCEL #:** P51030960680000

**LOT SIZE:** 57 X 135

**AGE:** 1938

**SQUARE FOOTAGE:** 1714

**BASEMENT:** FULL

**POSSESSION:** 30 DAYS AFTER CLOSING

**SCHOOLS:** FOSTORIA/ST. WENDELING

**TAXES:** \$534.01 PER HALF



	<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>
<b>SIZE</b>	22 X 13		10 X 9	12 X 8		FULL	HALF
<b>LOCATION:</b>	MAIN		MAIN	MAIN	BASEMENT	UP	MAIN
<b>FLOORS:</b>	NEW CARPET		NEW CARPET	LINO		LINO	LINO
<b>WALLS:</b>	PAINT		PAINT	PAINT		PAINT	PAINT
<b>FEATURES:</b>	WOODBURNIG FIREPLACE		BUILT-IN CABINET	APP. NEGOTIABLE			

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>DEN</u>
<b>SIZE</b>	14 X 13	10 X 12	11 X 11	8 X 9	12 X 10
<b>LOCATION:</b>	UP	UP	UP	UP	MAIN
<b>FLOORS:</b>	HARDWOOD	CARPET	CARPET	CARPET	CARPET
<b>WALLS:</b>	PAINT	PAINT	PAINT	PAINT	PANELING
<b>FEATURES:</b>	BUILT-INS DOUBLE CLOSETS	LG CLOSET	CORNER CLOSET	CLOSET	BUILT-IN SHELDRING

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
<b>WATER:</b>	CITY	<b>TYPE:</b> TWO STORY	<b>SIZE:</b> 2 CAR
<b>SEWER</b>	CITY	<b>LANDSCAPE:</b> UPDATED	<b>ATTACHED:</b> No
<b>HEAT/AC:</b>	GFA/CA	<b>STORMS:</b> SOME REPLACEMENTS	<b>OPENER:</b> No
<b>BUDGET:</b>	\$90-\$110	<b>SCREENS:</b> SOME REPLACEMENTS	<b>FEATURES:</b>
<b>PLUMBING:</b>	COPPER	<b>ROOF:</b> ASPHALT SHINGLE	
<b>ELECTRICAL:</b>	200 AMP BB	<b>CONSTRUCTION:</b> FRAME/VINYL	

**ADDITIONAL COMMENTS:** GREAT FAMILY HOME W/ PLENTY OF SPACE TO GROW! BASEMENT SYSTEMS HAS TRANSFERRABLE WARRANTY. SUMP PUMP. FRESHLY PAINTED THROUGHOUT, MANY NEW LIGHT FIXTURES. EXCELLENT STORAGE, PANTRY IN KITCHEN, COAT CLOSET, BUILT-INS IN UPSTAIRS HALLWAY AND EXTRA STORAGE CLOSET. NICE PATIO OFF LIVING ROOM W/ BEAUTIFUL FRENCH DOORS. WINDOW TREATMENTS STAY. A MUST SEE!!  
**THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.**

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