

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



KRISTY PERSOHN



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4447 S. State Route 231



ASKING PRICE: \$269,900

CITY: FOSTORIA, OH

LISTER: KRISTY PERSOHN

BEDROOMS: 4

BATHROOMS: 3.5

LEGAL DESC.: MOHAWK CLUB VILLAGE SUB LOTS 15 & 16

PARCEL #: E18000277000115

LOT SIZE: 116 x 208 & 100 x 204 (1 ACRE)

AGE: 2007

SQUARE FOOTAGE: 2946

BASEMENT: FULL

POSSESSION: 30 DAYS AFTER CLOSING

SCHOOLS: MOHAWK

TAXES: \$1471.35 PER HALF

COUNTY: SENECA



	<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	16 x 17.1	12.9 x 21	12 x 13.4	23 x 13	CLOSET	10 x 9.3	10.4 x 8.7
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN	MASTER	UP
FLOORS:	CARPET	CARPET	CARPET	VINYL	VINYL	VINYL	VINYL
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	WOODBURNING FP CEILING FAN	CEILING FAN	CEILING FAN	BUILT-IN OVEN & MICRO, DW, COOKTOP		SOAKING TUB SHOWER	TUB/SHOWER

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>LOFT</u>	<u>BATH #3</u>	<u>BATH #4</u>
SIZE	14.8 x 18.1	10.11 x 12.4	11.8 x 12.10	13.7 x 13.1	8.11 x 10.5	7.11 x 10.5	3.6 x 6.7
LOCATION:	MAIN	UP	UP	UP	UP	UP	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET	CARPET	VINYL	VINYL
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	DOOR TO DECK ATTACHED BATH	DOUBLE CLOSET ATTACHED BATH	ATTACHED BATH	ATTACHED BATH CEILING FAN	CEILING FAN	TUB/SHOWER	HALF BATH

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
WATER:	WELL	TYPE: 2 STORY	SIZE: 3 CAR
SEWER:	SEPTIC	LANDSCAPE: NEW LAWN	ATTACHED: YES
HEAT/AC:	HEAT PUMP/CA	STORMS: NEW WINDOWS	OPENER: YES
BUDGET:		SCREENS: YES	FEATURES: SEPARATE BASEMENT ENTRANCE
PLUMBING:	MIXED	ROOF: ASPHALT SHINGLE	
ELECTRICAL:	BREAKER BOX	CONSTRUCTION: FRAME/VINYL/BRICK	

ADDITIONAL COMMENTS: You won't be disappointed when entering into this 4 Bedroom, 3.5 Bath two story home built in 2007. Open floor plan with second story overlooking great room. State of the art kitchen with built-in appliances. Master suite with separate exterior entrance onto the new composite deck. The property sits on private Mohawk golf course, with an acre of land. 3 car attached garage with separate basement entrance. Entire home is electric. VISIT WWW.AHREALTY.COM **THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.**

419-435-6677 OR 888-677-SALE