

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER



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445 PARK AVE #401



ASKING PRICE: \$65,000

CITY: FOSTORIA, OH

LISTER: PAM SHUMAKER

BEDROOMS: 2

BATHROOMS: 1.5

LEGAL DESC.: CONTINENTAL CONDOMINIUM UNIT 401

PARCEL #: O55-312-360413011207

LOT SIZE: CONDO

AGE: 1968

SQUARE FOOTAGE: 1280

BASEMENT: NONE

POSSESSION: IMMEDIATE

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$523.36 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	15 X 17		11 X 13	12 X 15	4 X 6	FULL	HALF
LOCATION:	MAIN		MAIN	MAIN	MAIN	MAIN	MAIN
FLOORS:	CARPET		CARPET	CARPET		LINO	LINO
WALLS:							
FEATURES:				STOVE, DW			

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>SUN ROOM</u>	<u>LOFT</u>
SIZE	12 X 14	11 X 11				
LOCATION:	MAIN	MAIN				
FLOORS:	CARPET	CARPET				
WALLS:						
FEATURES:						

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
WATER:	CITY	TYPE: CONDO (2ND FLOOR)	SIZE: 1 CAR
SEWER	CITY	LANDSCAPE: YES	ATTACHED: YES
HEAT/AC:	CABLE CEILING/CA	STORMS:	OPENER: YES
BUDGET:	\$69 AVERAGE	SCREENS:	FEATURES:
PLUMBING:		ROOF: SHINGLE	
ELECTRICAL:	BREAKERS	CONSTRUCTION: BRICK	

ADDITIONAL COMMENTS: ENJOY ALL THE SEASONS FROM THIS 2ND FLOOR CONDOMINIUM OVERLOOKING THE QUARRY. EAT-IN KITCHEN, PRIVATE PATIO. CONDO FEES ARE \$335 PAID QUARTERLY DUE THE FIRST OF THE MONTH IN JANUARY, APRIL AND OCTOBER. \$385 IS DUE ON JULY 1. VISIT WWW.AHREALTY.COM

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

419-435-6677 OR 888-677-SALE