

AMERICAN HERITAGE REALTY, INC.

Open 6 Days a Week!
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Fostoria, OH 44830

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KRISTY PERSOHN

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6020 W. COUNTY RD 62

ASKING PRICE: \$144,900

CITY: FOSTORIA, OH

LISTER: KRISTY (SHUMAKER) PERSOHN

BEDROOMS: 3

BATHROOMS: 1.5

LEGAL DESC.: IRREG PT COM 162.67 W NE COR W 1/2 SE

PARCEL #: N53-312-230000012004

LOT SIZE: 2.63 ACRES

AGE: 1977

SQUARE FOOTAGE: 1644

BASEMENT: CRAWL SPACE/SLAB

POSSESSION: IMMEDIATE

SCHOOLS: LAKOTA

TAXES: \$723.01 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	16.5 x 13.6	18.9 x 12.2	9.1 x 11.6	10.6 x 17.1	IN BATH	HALF	FULL
LOCATION:	MAIN	MAIN	MAIN	MAIN	UP	MAIN	UP
FLOORS:	CARPET	CARPET	CARPET	CARPET	LINO	LINO	LINO
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:		PATIO DOORS	CEILING FAN				

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>SUNROOM</u>
SIZE	11.7 x 15	10.8 x 13.7	9.11 x 10.8	15.3 x 13.6
LOCATION:	UP	UP	UP	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET
WALLS:	PAINT	PAINT	PAINT	PANELING
FEATURES:	DOUBLE CLOSET	CLOSET	CLOSET	

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
WATER:	WELL	TYPE: 1 1/2 STORY COLONIAL	SIZE: 2 CAR
SEWER	SEPTIC (AEREATION)	LANDSCAPE: YES	ATTACHED: YES
HEAT/AC:	PROPANE FA/CA	STORMS: MOST REPLACEMENTS	OPENER: YES
BUDGET:	\$95/MO (GAS) \$118/MO (ELECTRIC)	SCREENS: N/A	FEATURES:
PLUMBING:		ROOF: ASPHALT SHINGLE	
ELECTRICAL:	200 AMP BB	CONSTRUCTION: FRAME/VINYL	

ADDITIONAL COMMENTS: 26 x 30 outbuilding with 60 Amp Service, phone, water line and concrete floor. Large fenced-in yard. Electric Hot water heater. Whole house fan. Crawl access is in garage. Septic is an aeration unit. Softener is Kinetico (owned). Shed does not stay, swing set 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