

# AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER

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## 70 N. State Route 587

**ASKING PRICE: \$159,900**

**CITY:** FOSTORIA

**LISTER:** PAM SHUMAKER

**BEDROOMS:** 3

**BATHROOMS:** 1.75

**LEGAL DESC.:** PAR SE 1/4 LESS .50 A

**PARCEL #:** I34000551320112

**LOT SIZE:** 1.53 ACRES

**AGE:** 1978

**SQUARE FOOTAGE:** 1632

**BASEMENT:** TRI-LEVEL

**POSSESSION:** 30 DAYS AFTER CLOSING

**SCHOOLS:** HOPEWELL LOUDON

**TAXES:** \$683.82 PER HALF

**COUNTY:** SENECA



	<u>LIVING ROOM</u>	<u>FAMILY ROOM</u>	<u>DINING/KITCHEN</u>	<u>UTILITY</u>	<u>BATH #1</u>	<u>BATH #2</u>
<b>SIZE</b>	20 1/2 x 11 1/2	25x24	20.6 x 11.6	7 x 9.6	FULL	3/4
<b>LOCATION:</b>	MAIN	LOWER	MAIN	LOWER	UPPER	LOWER
<b>FLOORS:</b>	LAMINATE	CARPET	TILE	LINO	TILE	LINO
<b>WALLS:</b>	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL
<b>FEATURES:</b>	CEILING FAN	CEILING FAN	DW, MICROWAVE		WHIRLPOOL	SHOWER
					DBL SINKS	

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>
<b>SIZE</b>	14.6 x 13	14.6 x 11.6	10.6 x 11
<b>LOCATION:</b>	UPPER	UPPER	UPPER
<b>FLOORS:</b>	LAMINATE	CARPET	CARPET
<b>WALLS:</b>	DRYWALL	DRYWALL	DRYWALL
<b>FEATURES:</b>	CEILING FAN	CEILING FAN	CEILING FAN
	DBL CLOSETS	CLOSET	CLOSET

	<u>MECHANICAL</u>
<b>WATER:</b>	WELL
<b>SEWER</b>	SEPTIC
<b>HEAT/AC:</b>	OUTDOOR HEATING/AC
<b>BUDGET:</b>	\$151 (PRISIM)
<b>PLUMBING:</b>	MIXED
<b>ELECTRICAL:</b>	200 AMP BB

	<u>EXTERIOR</u>
<b>TYPE:</b>	TRI-LEVEL
<b>LANDSCAPE:</b>	YES
<b>STORMS:</b>	YES
<b>SCREENS:</b>	YES
<b>ROOF:</b>	ASPHALT SHINGLE (NEW 2009)
<b>CONSTRUCTION:</b>	FRAME/VINYL

	<u>GARAGE</u>
<b>SIZE:</b>	2.5 CAR
<b>ATTACHED:</b>	YES
<b>OPENER:</b>	YES
<b>FEATURES:</b>	STORAGE

**ADDITIONAL COMMENTS:** 12 x 16 SHED, 10 x 16 SHED, BEAUTIFUL 16 x 24 DECK WITH HOT TUB. GREAT LANDSCAPING. WATER HEATER IN GARAGE (1999), LOWER LEVER CLOSET WITH ELECTRICAL PANEL. CATHEDRAL CEILINGS IN LIVING ROOM, FIREPLACE IN FAMILY ROOM. 1 DECK AT POOL AREA, POOL IS 18 x 24. SEPTIC NEW IN 1999, AIREATION PUMP REPLACED IN 2007. VISIT WWW.AHREALTY.COM FOR DETAILS.

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

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