

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



PAM SHUMAKER

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E-MAIL: PJSU@AOL.COM



701 Stinchcomb Dr.

ASKING PRICE: \$328,000

CITY: FOSTORIA

LISTER: PAM SHUMAKER

BEDROOMS: 4

BATHROOMS: 3.5

LEGAL DESC.: T2N R12 S01 PT MID 1/3 NW 1/4 PARCEL C

PARCEL #: 540001006719

LOT SIZE: 1.03 ACRES

AGE: 1991

SQUARE FOOTAGE: 3534

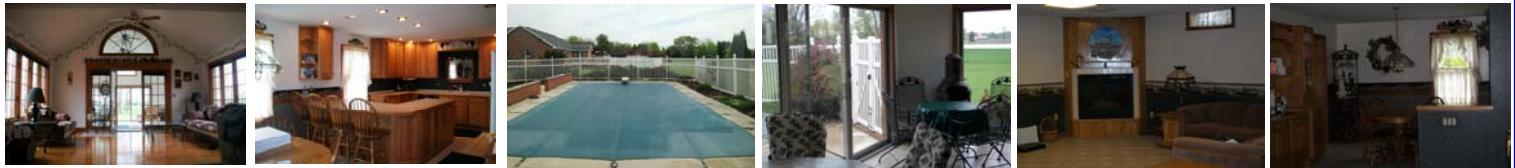
BASEMENT: FULL (PARTIALLY FINISHED)

POSSESSION: NEGOTIABLE

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$2812.54 PER HALF

COUNTY: HANCOCK



	<u>GREAT ROOM</u>	<u>DINING ROOM</u>	<u>KITCHEN</u>	<u>UTILITY</u>	<u>BATH #1</u>	<u>BATH #2</u>	<u>MASTER BATH</u>
SIZE	20 x 40 (IRREG)	12 x 11.6	17.6 x 11.6	OFF BATH	FULL	FULL	FULL
LOCATION:	MAIN	MAIN	MAIN	MAIN	MAIN	LOWER	MAIN
FLOORS:	TILE & HARDWOOD	TILE	TILE		LINO	LINO	LINO
WALLS:	DRYWALL	DRYWALL	DRYWALL		DRYWALL	DRYWALL	DRYWALL
FEATURES:	VAULTED CEILINGS		DISHWASHER, G.D. MICROWAVE				WHIRLPOOL TUB

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>	<u>BEDROOM #4</u>	<u>SUN ROOM</u>	<u>DEN/OFFICE</u>	<u>BATH #4</u>
SIZE	13.6 x 19	12 x 13.6	11.6 x 14.6	13.4 x 14.6	20 x 16.6	9 x 8	HALF
LOCATION:	MAIN	MAIN	MAIN	LOWER	MAIN	MAIN	MAIN
FLOORS:	CARPET	CARPET	CARPET	CARPET	TILE	TILE	TILE
WALLS:	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL
FEATURES:	2 CLOSETS ATTACHED BATH	WALK-IN CLOSET	WALK-IN CLOSET		CEILING FANS		

	<u>MECHANICAL</u>
WATER:	PUBLIC & WELL
SEWER	PUBLIC
HEAT/AC:	GFA/CA
BUDGET:	NA
PLUMBING:	COPPER
ELECTRICAL:	200 AMP BREAKER

	<u>EXTERIOR</u>
TYPE:	RANCH
LANDSCAPE:	MATURE
STORMS:	YES
SCREENS:	YES
ROOF:	ASPHALT SHINGLE
CONSTRUCTION:	BRICK

	<u>GARAGE</u>
SIZE:	24 x 40
ATTACHED:	YES
OPENER:	YES
FEATURES:	STORAGE ABOVE

ADDITIONAL COMMENTS: 11 x 22 BONUS ROOM ABOVE GARAGE. 2 ENTRY WAYS. IN-GROUND POOL. 22 x 42 REC ROOM IN BASEMENT, 24 x 12.6 WORKOUT ROOM IN BASEMENT. BONUS STORAGE ROOM IN BASEMENT. 7 x 11 BUTLER PANTRY OFF KITCHEN. LARGE STORAGE CLOSETS AT BOTH ENTRIES. AEP RENTED HOT WATER HEATER. VISIT US AT WWW.AHREALTY.COM

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

419-435-6677 OR 888-677-SALE