

HOME SEEKER

February 2014

A Special Supplement of the Star Beacon

**1945 Dadeyville Rd., AUSTINBURG TOWNSHIP
\$129,900**



Spacious 4 bedroom 2 bath ranch with newer carpet throughout. Totally remodeled and much larger than it looks! Garage was remodeled to 4th bedroom...could be nice rec rm. instead of extra bedroom or converted back to garage if needed. Very private one acre lot located close to town and not far from Rt. 90. Almost all newer windows, roof and outbuilding. Enclosed screen porch. Must see inside to appreciate! Call Theresa for details...440-897-2184

**VACANT LAND LOTS - CENTURY BAY SUBDIVISION
SAYBROOK TOWNSHIP \$28,900 - \$39,900**



Great Location! close to Lake Erie...Walk to Park and Marina. Single family lots in subdivision with all utilities @ road. City Water and Sewer. Fabulous opportunity to build your dream home. Builders available with plans or build a custom home. Call Theresa Berrier-Pope for more details...440-897-2184.



THERESA-BERRIER POPE

BROKER/Active Buyer & Seller Agent
thepope@windstream.net

440-897-2184

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Lois Blank
440-265-0820
loisblank75@yahoo.com



NORTH KINGSVILLE - \$169,900 - Great 4 BR/2 Full bath ranch with approx. 1.2 lovely acres with plenty of garden room and lots of fruit trees. Open concept LR/DR/Kitchen. Eat in kitchen with breakfast bar, beautiful appliances and ceramic flooring. Large cathedral ceilings in the family room situated off the kitchen/dr area. Basement is partially finished with a rec room and the 4th bedroom. Great location. Great family home.



New List \$134,900 - Country living but minutes from town! This 3 BR ranch is situated on approx. 4.7 Acres. This home features a large living room with fireplace, glass sliding doors to a large deck for entertaining and also boasts a full basement and attached garage. A plus is the extra garage for a workshop or extra vehicles.



NEW LIST Conneaut - \$179,900 0 - Enjoy this lovely and immaculate 3 BR brick ranch boasting a large eat-in kitchen with island and tons of storage and cupboards, large living room, 2 large bedrooms, full basement, large backyard and 3 season room.



NEW LIST - CONNEAUT - \$129,900 - Great colonial in downtown Conneaut boasts huge rooms thru-out. Enjoy the formal dining room, setting room and living room. This home features the most awesome woodwork you will ever find. House is very original. Great front porch for your rocking chairs! Lovely back yard. At one time was a duplex and could generate great income. Would make a great bed and breakfast, flower shop and any other business.



New List - \$99,900 - Ash Harbor - Large 1700 sq ft home boasts a huge family room, finished basement with bar, 3-4 bedrooms, 2 full baths up and up-dated kitchen. Enjoy the deck off the family room and the beautiful flower garden in the rear. Ready for a new family.



REDUCED!

NEW LIST North Kingsville - \$99,900 - Enjoy this lovely 3BR/2 full bath ranch situated on over 1/2 acre. Large side yard but cozy secluded flower garden are behind house. Home boasts pergo flooring, luxury tub/bath in master, 1st floor laundry, enclosed back porch with hot tub and so much more.



NEW LISTING!

CONNEAUT - MONROE - \$164,900 - 4 BR/2 Full bath ranch situated on approx. 7 plus acres. Enjoy the 24 x 48 building plus a 2 car detached garage and a 1.5 attached garage. A large addition was added on with a great room, office and bedroom plus a covered patio with hot tub. Also includes an inground pool 17 x34. Great secluded area.



NEW LISTING!

Conneaut - \$149,900 - Views and access to Lake Erie from this adorable 2 BR/2 Bath. Open concept kitchen/livingroom, full basrment, 2 Fireplaces. Great access road to walk to the beach. Garage/shed/double lot.



Kingsboro Allotment - N. Kingsville - \$279,900 - Beautiful 4 BR/2.5 Bath ranch situated on just less than an Acre. 4,156 Sq. Ft. living space includes an eat-in kitchen with new granite counters, cathedral ceiling in LR with beautiful stone fireplace, large formal dining room, 1st floor laundry, master BR w/bath, full finished basement includes large fam. rm., sewing room, 4th br and more. Great yard with deck, large garage plus stg. shed. Don't miss out on this one.



NEW LISTING!

Harbor - \$84,900 - Owner has added a new complete upstairs addition making this a 4 BR/2 Full bath colonial. Up-upgrades thru-out include a high efficiency furnace, fully insulated and new drywall in addition, huge bedrooms and so much more. This is a must see! Great price for this home.



NEW LISTING!

Harbor - \$59,900 - 5 BR/2 Full bath colonial with large livingroom, formal dining, 1st floor laundry, and seller is giving a \$3000 flooring allowance. Ceramic tile in the bathroom, 3rd floor finished. 2 car garage.



Conneaut - \$47,900 - Awesome 4BR colonial with over 1700 Sq. Ft. includes a large eat-in kitchen, breakfast room, dining and living room, plus 1.5 baths and a large 2 car garage and nice backyard.



REDUCED!

Commercial - Now \$99,900 - Large commercial space includes 2 large rooms plus an office. There is an apartment above the commercial unit plus a large garage. Seller will also consider rent with option to buy.



NORTH KINGSVILLE - \$159,900 - Great beach access and views of Lake Erie. This property boasts a 2 BR cottage plus 2nd cottage that would make a great bunk house for week-end guests. Large 1.35 Ace yard great for all those summer family games of volleyball or football. Plenty of room to add on to the main cottage.



New List! Jefferson - Enjoy this stately 2 story colonial within walking distance to schools, stores and library. This awesome house boasts an up-dated kitchen with cherry cabinets, fireplace and so much more. Large rooms thru-out. Enjoy the large living room, formal dining room, 4-5 BR/2 Full baths. Priced to sell at \$122,000.



NEW LISTING!

CONNEAUT - \$49,900 Lovely 3 BR colonial featuring large rooms thru-out. Enjoy this lovely home which features a large 2 car garage and great backyard.



CONNEAUT - \$325,000 - Rare find on Lake Erie. 3 cottages on approx. 44 Acres (9 Lots) with spectacular views of the Lake. Minutes from the boat launch and Township Park and beach. East cottage has 2 BR/1 Full bath and up-dated. These currently are rented by the month but would be great weekly rentals for families or fisherman. Or would make a great family compound.



NEW LISTING!

JEFFERSON - \$189,900 - This move-in condition ranch has all the bells and whistles. Large open concept livingroom/kitchen plus 3 large bedrooms and 2 full baths. Enjoy the large cathedral ceiling in the family room plus a 3 car attached garage with a rear overhead door. New flooring, new Trane heat pump, beautiful 20 x 16 deck, rear cement patio, completely landscaped and so much more. On a very private road. Must see.

REDUCED!

Commercial - Now \$79,900 - Downtown Conneaut - Large open 1st floor space with stairs leading up to several offices. Also access to offices from outside. Includes a fenced in area at the rear that could be used as extra parking.



KINGSVILLE - \$129,900 - Large 4 BR Victorian with 4 large Br's, living room and parlor plus a large formal dining room. This property is situated on approx. 1.7 A with free gas to heat this large home. Great mud room and lots of small porches on all sides of the home.



CONNEAUT - NEW LIST - \$192,400 - Spectacular Victorian Farm House featuring 6 Large Bedrooms and 2 Full baths and has been lovingly remodeled from top to bottom w/beautiful floors & walls in an early century era. Formal DR boasts a fireplace, foyer and sitting room with a fireplace and great staircase. Beautiful original woodwork thru-out. Up-dated kitchen with sliding doors to a deck and hot tub. New 2.5 garage plus shed with a newly cemented drive way. Plenty of parking. Full basement with sauna. Was a bed and breakfast and could be again.



REDUCED!

closets plus laundry/side entrance. Great front porch. New roof and chimney in 2012. Newer vinyl tip-out windows. Priced to sell.

CONNEAUT - NEW AND REDUCED OWNER LOOKING AT OFFERS - \$58,900 - Large 2100 Sq. Ft colonial boasting 4 large bedrooms, formal dining room with built-in's, 2 living rooms, huge office/foyer with fireplace. Minutes from the Conneaut boat launch. Large double lot with plenty of boat storage. Lots of closets plus laundry/side entrance. Great front porch. New roof and chimney in 2012. Newer vinyl tip-out windows. Priced to sell.

BUILDING LOT ASH. TWP - \$19,900
1.5 Acres and includes a 484 Sq. Ft. garage/outbuilding.

BUILDING LOT LAKE RD NORTH KINGS. - \$18,000
3/4 Acres on corner lot - Ready for a new home.



NEW LISTING!

NORTH KINGSVILLE - \$129,900 - Enjoy this 2 possible 3 BR ranch on a quiet street. This home features a 1 car attached garage plus a large pole building with overhead garage doors all situated on approx. 3.28 Acres. Up-dated kitchen, large livingroom, 1st floor laundry and more. Call today for more details.

SOLD

CONNEAUT - Three bedrooms, one and a half baths in this home with carpeting on most floors that cover beautiful hardwood. Eat in kitchen and also a formal dining room. Wood burning fireplace in living room, and on either side of it are glass enclosed bookshelves. Charming, small room off living room for reading, computer area or whatever. Plenty of storage areas throughout the house, plus a full, high basement. One car detached has an attached room for wood working, etc. Full covered front porch. .65 acres. House freshly painted in 2012. **\$39,900**



KINGSVILLE 4 BR, 2 1/2 bath on 6 acres just minutes from I-90. 2012 stainless steel appliances surrounded by oak cabinetry in kitchen which is open to dinette and family room w/fireplace. Sliders open onto a 2-tiered deck. 1st floor laundry, of lower level is completely finished w/wet bar, family room w/2nd fireplace, bedroom and sliders to patio w/hot tub. Not enough room to explain all! **\$245,500.**



ASHTABULA - Very park like .66 acres is the site of this quality custom made home. Could be changed back in to a 2 bedroom. Tile or hard wood floors through out. A 98% efficient down flow furnace w/all new duct work in 2013. HWT 2013. Roof replaced 2010, newer windows. Enjoy the large yard by swinging on the covered deck to the east or resting on the tiered deck to the west. Also a 2 car detached garage. Close to all amenities; malls, hospital, lake, Bridge street with in walking distance to the dock and boat ramp. Alarm on the house and garage and utility building. A very unique home **\$79,900**



SAYBROOK! 2,056 sq. ft. of retail space. All chattels are going with sale. Shelving, beer coolers, front desk with cash registers, and other office equipment, meat slicers, refrigerators. Bathrooms, office room, meeting room, huge display area. More than 50 parking spaces. **\$50,000**



ASHTABULA TWP. New roomy ranch w/fireplace in living room and built-ins in formal dining room. Eat-in kitchen has sliders to a sunroom that could be finished into an all seasons room. Furnace 2009, roof 2008. Attic is heavily insulated. Garage has 220, concrete floor & door opener. Good-sized backyard. Close to, but far enough away from Walmart and Mall. **\$30,000.**



CONNEAUT COMMERCIAL! Owners want sold! Great location in downtown area close to the new Dollar General store to be built in 2013. Two stories with full basement. Over 2210 sq. ft. Shelving, display racks, phone, fax, credit card machine and American Alert System and more going with sale. **\$59,900**

SOLD

CONNEAUT - Great Brick ranch in a desirable location comfortable TV/Family room with gas fireplace, built-in bookshelves, picture windows and French pocket doors. Eat-in kitchen or breezeway. Kitchen has ample Kraft-maid cabinetry and all appliances go with sale. 3 bedrooms and 1 bath complete the main floor. GFA Furnace has 2011 firebox. Roof-2011. Large front and back yard. Walk to Lake Erie and Conneaut Park. **\$89,500.**



ASHTABULA - 3 bedroom (1 a walk thru) & 1 bath ranch resting on adouble lot of .62 acres. Full bath and one bedroom on first floor. Good sized eat in kitchen, with ample cabinetry is furnished w/oven, stove, refrigerator and microwave. Nice sun room between kitchen and oversized 2-car garage. Plenty of room to add on if needed. New roof in 2010. **\$59,500**



JEFFERSON - 4 bedrooms - 2 up and 1 down . 2 baths 1 up and 1 in lower level. Beautiful hardwood floors in kitchen, dining room, and living room. Other rooms have carpeting over hardwood floors. Kitchen has ample Kraft-maid cabinetry and all appliances go with sale. Windows are newer. Gas hot water boiler - 2010. Vinyl siding - 2008. Roof - 2012. Newer Wiring. What's there to do? Sit on front or back covered porch or work in your 2 1/2 car garage with electric, water, and heat. **\$86,500**

SOLD

E. Jay Hybert
440-224-0564
ehybert@bhhspro.com



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440-998-4663 OFFICE
3120 Market Place Rd.,
Suite 3C, Ashtabula



ASHTABULA 4 BR, 1.5 BA home, newer carpeting and laminate flooring in living room and dining room. All BRs are ample size and have newer carpeting. Walk-up attic is floored and insulated. Partially finished basement. Furnace and HWH - 2009, Roof - 2008. Move-in condition. **\$66,900**



MONROE TWP. 3 BR ranch with large LR and good sized kitchen open to dining area. Full, high basement with bil-co door to outside. House rests on 1.21 acres, has covered front porch & back, concrete patio. Your mechanical and artistic ambitions can be fulfilled on the expanse of land or in the 48'x32' steel pole barn with concrete flooring, 5/8" thick roof, paint booth, furnace, attic, 10' ceilings, and more. **\$132,500**



COMMERCIAL PROPERTY
\$875,000.00

5 Rental Spaces, 4 have contracts already. The other one is a fully furnished restaurant that can be rented as is or used for any type of office space.



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SAYBROOK TWP. - Marvelous 4 bedroom, 3 1/2 bath home in a desirable location. 1st floor laundry. The kitchen and dinette have beautiful cabinetry, garages, corian counter tops, island, chandelier and bay window with bench. Right off the kitchen you have the family room with a comforting, electric fireplace. Huge formal living room, large dining room, 1/2 bath for guests, master bedroom and bath and WIC complete the 1st floor. Second floor has a sitting room, 3 bedrooms (all large) and a full bath. Full, high basement is not finished, except it does have a full bath. Furnace & CA - 2011. Deck. BEACH ACCESS & PRIVILEGES. **\$249,000.**



CONNEAUT Lake Erie views. Close to Marina. Complete & beautifully rebuilt of 11 rooms. Master BDRM., & BA, on main floor along w 1/2 BA, to service guests. 3 BR & full bath & sitting room on 2nd floor. All baths have tile flooring - 2013. 3rd floor is semi-finished w/sewing room & plenty of area for a 5th BR. Laundry room on 1st floor as the basement is used as a utility area only, for furnace, HWH, electrical panel, etc. 2 car garage, utility bldg, 2 decks, patio, RV/Boat pad, privacy fence & more. **\$167,500**



CONNEAUT - THREE APARTMENTS in this freshly painted house. Super INVESTMENT property. Close to all amenities - medical services, grocery stores, beauty shops, ball fields and more. 3rd floor apartment is completely furnished. Each has own entrance. Carpeting in all rooms except bath. Mini blinds on windows. Full basement. Newer water line from street. Newer 65 Gal hot water heater. 2 car garage & an area for 2 or 3 more cars. **Only \$65,900.**

MARTIN TEAM REALTY

Penny Martin, Broker/Owner & Dale Martin, Owner

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440-554-1036

NEW



Kirtland-\$52,500: I feel so empty without your loving! Won't you come and fill me up with a whole lot of TLC? This 2 bedroom bungalow with a 2 car detached garage sits on over 4 acres with 2 wooded acres in prime Kirtland locale! #3471077

REDUCED



Jefferson-\$33,000: Experience country living in this Priced To Sell ranch! 3br/1.5ba ranch on 5 ac lrg eat-in kit w/oak cabinets. Vaulted ceiling, covered deck, master bath 2-car detached garage. #3463472

NEW



Madison-\$134,500 Spacious 3 bdrm, 2 bth ranch home on nearly 2 ac in prime Madison locale near Village but, very country. 2 car att garg & corner frpl assures you can stay warm on these cold winter nights. #3466855

NEW



Madison-\$81,900: Desirable Chapel Grove Estates home offers 3 bdrms, 2 car att grg, c/a, big yard yet small cul-de-sac. You can have the area you have desired, the house you have wanted at a price you can afford. Just bring your decorating ideas. #3466219t

NEW



Madison-\$66,330: Bring your imagination & elbow grease. Home needs a little TLC. Convenient one floor living w/3 bdrms, 1 1/2 baths. Close to the lake. #3469721

NEW



Madison \$99,900 Always wanted to live in Madison Village? Here's your chance!! This home needs some TLC, but has great potential. Bring some imagination and some elbow grease to make this one your own. #3472325

PENDING



Leroy-\$124,900: This 1996 home is electrifying! Ranch home on over 10 acs, plenty of room to roam, w/close access to freeway, you can easily get everywhere. 2-3 bdrms (library could be changed back), 2 1/2 bths, full bsmt can be easily finished. # 3465295

NEW



Geneva-\$119,900:THIS IS IT! The feeling of country w/close access to the freeway. 4 bdrm 2 full bths, 2+ ac. Home completely renovated. 2 car det, full fin bsmt. New electric, bsmt water proofing, paint, flooring, cabinets. DON'T miss your chance at a GREAT property in a PRIME LOCATION. #3468052

Madison - \$56,750: Just up from Lake Erie this sharp looking ranch w/floor to ceiling brick frpl & mantel, big back yard w/privacy fenced, 3 season room, enclosed breezeway, 2 car att, large kit, more. This home does need much work however, at this price you can afford to do it and live like you always dreamed! #3452959

PENDING



Mentor-\$69,900: Fresh & fabulous 2nd floor condo. New flooring, paint & furnace. 25 x 13 great room is perfect for entertaining. 2 bdrm, 1.1 bth w/att 2 car grg. Master bdrm w/dbl closets. home. Move in cond. #3463996

NEW



Wickliffe \$34,900 Low to no maintenance is the ticket with this sweet brick townhouse located in Wickliffe. Close to everything, this home features 2 bedrooms and a bath and a half. #3472089

REDUCED



Madison - \$113,100: Ahoy mates! This 4 bedroom, 2.5 bth home could be just what you & your crew have been looking for. Lrg living rm features cozy gas frpl & slider to a deck. Master suite has its own bath. Laundry is on 2nd floor. Lg, privacy fenced back yard, rich wood floors, trim, cabinets, lots of trees. A little TLC here & a little tweak there will go a long way. Sail on over today. #3455013

The Miller Realty Co.

100 YEARS OF SUCCESS

JEFFERSON

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OR NORTHEASTERNOHIOPROPERTY.COM



LAKE FRONT ranch, 3 lots, 90 lineal foot dock, cozy brick fireplace, Stunning custom built cabinets. Come relax on Lake Roaming Rock. \$225,000 call Ed 223-1410



4 bedroom century home in village of Jefferson, grand foyer, 3 gas fireplaces, formal dining room, gazebo, koi pond, storage sheds, outdoor lighting \$124,000 call Vickie 858-5125



ROAMING SHORES 5 bedroom, 2 bath Bi-Level with 2 tier deck, Newly renovated. on a corner lot \$145,000 Call Vickie 858-5125



GENEVA, 4 Bedroom, large city lot spacious rooms, full basement \$59,000 call Bob 855-1876



4.5 Acres, 2 bdrm home, Rt 193, Buckeye school system. \$30,000 Call Vickie 858-5125



Kingsville, 3.25 acres, 3 bedroom, 2 full bath, huge deck, full walkout basement, central air, lovely woods. Call Bob 855-1876



JEFFERSON, Very well kept ranch with 3 bedroom, 2 full bath, 2 car attached garage, back patio, roofed area out side garage, scenic hill side setting with lots of trees. \$129,900 Call Jim 669-2262



Jefferson Village, 2 bedroom ranch w/new roof, designed around maximum livability, 1 1/2 baths, 2 car attached garage, glass slider off dining room to patio. \$94,000 Call Bob 855-1876



51ST Street, 3 bedroom, 1 bath, 1 car garage \$23,900 Call Ed Curie 576-4507



GENEVA, 4 bedroom home, 20 Acre farm, perfect for horses, barn many out buildings, pasture and woods. Zoned residential/commercial \$199,900 Call Vickie 858-5125



2,865 Sq Ft stone custom build ranch sits on a treed lot on the lake at Roaming Shores and has 3 bdrms, 2 baths, fireplace, wet bar, \$249,000 call Ed 576-2811



Charming two story Brick home w/fireplace and built in shelves, Modern bath, full finished basement 1 1/2 car detached garage. Newly updated \$44,900 Call Bob 855-1876



Austinburg. 3 bedroom, shaded Corner lot, wood stove. Priced to sell Call Jim 669-2262



KINGSVILLE, LOG CABIN on 18+ acres, 2 bedrooms, 2 baths, walk out basement leads to a stone patio with hot tub. Free gas heat. Call Ed 223-1410



Ashtabula, 3 bedroom, cape cod, 2 full baths Excellent condition, furniture included, Move In Ready. \$74, 900 Call Ed 223-1410



3 spacious bedrooms, 2 full baths, full basement enclosed front and rear porchs, fenced yard. \$49,000 Call Bob 855-1876



Jefferson, 3,300 sq. ft., 4 bdrm custom built, on 12 Acres Geothermal heat, maple cabinets, trim and floors. 3 1/2 baths, Finnish Sauna, Brazillian Walnut deck, stone Patio w/fire pit, 3 car garage, full basement, \$489,900 Call Ed 576-2811



Charming 4 bdrm 2 bath with vinyl siding. Formal dining, fireplace, fenced yard, detached garage. \$33,300 Call Bob 855-1876



Commercial 1800 Sq. Ft. Dentist Office - 1/2 basement. All Brick, excellent condition, Jefferson Ohio \$119,900 Call Ed 440-576-4507



Large 2 story, 10 room home with 2 full baths. Need complete rehab. \$10,000 Call Bob 855-1876

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JEFFERSON

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(Broker): 576-4507

Jim Reuschling:
(Broker): 669-2262

Robert Long:
(Broker): 855-1876

Clorice Dlugos:
812-2542

Linda Comp:
645-8024

Sheldon Bryner:
724-208-4896

Donna Tropp:
862-2886

Marjorie Bort:
576-2811

Tim Hunt:
563-5840

Jackie Stewart:
563-6656

Vickie Taylor:
858-5125



ORWELL, 3.5 Ac 3 bdrm, 3 bath, jacuzzi, hot tub, sauna, fire-place, family room, first floor laundry, workshop, lots of storage, 2 car attached and 4-5 car drive in garages. \$375,000 call Ed 223-1410



ORWELL, Rt. 322, 6 unit Renal House, One and 2 bedroom units \$219,900. Call Ed 223-1410



2 Orwell, ranch style rental units, 2 bedrooms, 1 bath each \$149,900 Call Ed 223-1410



AUSTINBURG, Rt. 45 & 307 2 story store front and residential, Needs major renovation. \$73,900

VACANT LAND

Lenox, New Lyme Road, 5 heavily wooded acres, Watere well \$22,900 Call Ed 223-1410

Saybrook zoned commercial and residential, no know gas leases, mineral rights will transfer \$129,900 Call Jackie 563-6656

Commercial Building, 50,000 sq ft on 14.5 Acres, Saybrook (Rt 20) Formerly Brown furniture building. \$499,000

Cherry Valley, 10.5 acres, septic installed, huge woods \$49,900 Call Ed 223-1410

25 Acres, on Bulah Road, \$89,900 with all mineral rights. \$69,900 without mineral, rights transferring. Call Ed 440-223-1410

Saybrook Twp., Investors, 19.6 Acres vacant land, \$169,900 Call Bob 855-1876

Clay Road, 6.59 Acres, 1 mile from RT 11, wooded with small creek, over 350 feet frontage. Just \$29,900 Call Bob 855-1876

Austinburg, 10.5 Ac City water, end of Cul De Sac in new subdivision, large lake frontage, \$59,900 Call Ed Curie 576-4507

1/2 Acre on Clay St., Geneva, city water & sewer, wooded \$21,900 Call Ed Curie 576-4507

3 Scenic wooded acres on Stanhope Kellogsville Rd, Area of new homes. \$15,000 Call Jackie 563-6656



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\$39,999 - Beautifully maintained 2 bedroom 1.5 bath home. Great location in downtown Ashtabula in the Bunkerhill area. Seller's would like it sold. Make an offer. MLS#3418678



\$69,900- Reduced! Highly motivated seller! Great Colonial with plenty of room. Four bedrooms all newly carpeted and painted. Plenty of room in this colonial! New carpet in living and dining rooms, also a fabulous third level recreation room to entertain or transform into a master suite. Fabulous front porch. There is also access to the back of the home in the alley. MLS#3427648



\$85,000- Great storage and plenty of space in this 4 bedroom Victorian in Jefferson. Relax in the 2 person hot tub or enjoy watching the world past by on a wonderful front porch! Owners are relocating and need to sell. MLS#3446956



\$97,335- Owners are relocating and are highly motivated! Remarkable 1800's colonial fully restored to the period. The kitchen has modern conveniences with 1 year old appliances. Bathroom has been completely remodeled with a new shower and anti-bacterial flooring. Step through time as you enter the hearth room with a beautiful brick fireplace, from there you walk into a relaxing living room. Also located on the main floor is an office/den space and a newly painted/restored tavern room. Two sets of stairs will bring you to the second level which boasts 4 large bedrooms with the master having a fireplace to warm cool nights. The natural woodwork and attention to detail will stun as well invite you in. Looking to own a piece of history, this historically registered home will not disappoint!



\$244,000- Location! Location! Location! This home will not disappoint! Located on beautiful Edgewater Dr., this home boasts 2 fireplaces, an updated kitchen and a 24x16 family room. 3 spacious bedrooms and a main bath with jacuzzi tub showcase the second level. Hardwood floors invite you in to this Tudor designed home, make your appointment today to view your new address! MLS#3457714

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GENTLEMAN'S ESTATE! 3 BEDROOMS & 2.5 BATHS
MADISON

Almost 7 Acres/Updated/1991 Addition - Great Rm w/Vaulted ceilings, hardwood floors, fireplace & built-in Bar-Screened in wrap around porch 2 BR Apt. above 4 bay Garage/4 Outbuildings/This home is not a Drive-By List Price.....\$375,000



PLUS AN INCOME PRODUCING DUPLEX 4 BEDROOMS & 1 & 2-1/2 BATHS
MADISON
Vinyl Sided Cape Cod on 3.2 Acres/Plus Duplex of 2BR each/Finished Bsmt/2 Car Det. Garage/Roofs - 5 yrs. old/House Furnace - 7 yrs old & freshly painted/Ideal location - Madison Village.
List Price..... \$229,900



NEWLY REMODELED RANCH 3 BEDROOMS & 2 BATHS
GENEVA - 5 Wooded Acres/Vaulted GreatRm w/Loft & WoodStove/Formal DinRm/Eat in Kit/Updated Baths w/Jacuzzi/City Water/Many Updates...\$134,900



VINYL SIDED RANCH 3 BEDROOMS & 1.5 BATH
GENEVA - Freshly Painted Interior/Hardwood Flrs/Vinyl Windows/Central air/Newer Roof/FP/All Appliances/Waterproofed Bsmt w/Rec Rm...\$117,900



UPDATED COLONIAL! 3 BEDROOMS & 2.5 BATHS
GENEVA

Liv Rm/Large Eat-in Kitchen/FamRm w/GasFP/32x10 Screened in porch, 2 Car Garage/Shed/Many Improvements call for details!
List Price..... \$159,900



PEACH, PRIVACY, & SERENITY 4 BEDROOMS & 3 BATHS
HARPERSFIELD
Split level on 10 Acres/2000 Addition - 1st Flr Master Ste, Country Kit w/skylight/Trex Deck/1st Flr Utility w/walkin Pantry & Desk/Fam Rm w/Pellet Stove/2 Story Barn/Large workshop in Bsmt/2 Newer Heat Pumps.
List Price..... \$239,900



MOVE IN READY 3 BEDROOMS & 2 BATH
GENEVA ON THE LAKE - Open Floor Plan Ranch/Kit w/Oak Cabinets & Appliances/Master Ste w/Walk-In closet & Bath/Shed/Workshop/Deck/Full Privacy Fence/A Weekend Getaway! \$79,900



COLONIAL IN GOOD CONDITION 3 BEDROOMS & 2 BATHS
ASHTABULA - Liv Rm w/Gas FP/Formal Din Rm/Most Newer Windows/2 Car Gar Basement...\$88,800

BUILDABLE LOTS - Madison
Fully Improved Lots in Huntington Woods. Electric, Gas, Underground Utilities, Other. Close to I-90 & walking Distance to Downtown Madison Village. List Price - \$34,900 And \$39,900 NEW LISTING!
BUILDING LOTS-Willoughby
3 Separately Parcelled listed as one. Zoning requires 50' frontage, need variance to built on each lot. All city utilities & Osborne Park at your doorstep. Call for details. New Listing \$60,000
BUILDING SITE- Madison
1.72 Acres cleared site. City Water & Sewers. Taxes TBD & in process of getting Parcel # & Surveyed. Owner's home is listed, both properties could be purchased as one. NEW LISTING List Price - \$29,900
VACANT LAND-Madison
Two-3 Acres wooded parcels with water, sewer, gas & electric at Street. 250+ of frontage extending back over 1030'. LIST PRICE - \$59,900 NEW LISTING!

VACANT LAND-Madison
11 Acre Parcel w/Pond for Irrigation or to Build House. 151ft. Road Frontage. Great for Horses! Some Stakes. Convenient Location & Price to Sell! Call for Details! LIST PRICE - \$59,900
VACANT LAND- Madison
7+ Acres of level land with gas, electric, & water available on the street- NEW LISTING PRICE - \$64,900
BUILDABLE LOT- Geneva
1+ Acre building lot on cul de sac. Utilities available at the street. Close to I-90, Winery's & The Spire Institute. List Price - \$29,900
VACANT LAND- Madison
1.44 Acres, ready for your Dream Home. Close to Route 90 List Price - \$14,900
BUILDABLE LOTS-Madison
1 Lot, 100'x370'. Water & sewer lines are installed and paid for by seller. List Price \$19,995.



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**Mike Stroup
Top Lister**

W/4 Million in listings



**Priscilla Mikolsky
Top Sales**

W/4 Million in Sales



**\$59,000
GENEVA**

Here you Go! Lake Erie Beach access right across the street. Vinyl sided Cottage with view of Lake Erie. Nice little front porch/deck. Concrete driveway. Perfect summer place but able to use all year around. 2 wall mounted heaters that heat the place nicely. #3410635 Mike Stroup 440-466-8987



\$54,900 CONNEAUT

This 2 bdrm, 1.5 sty Bungalow just might be what you are looking for. The living room is naturally bright with large windows. Brighten it up in the chilly evenings with a cozy fire in the fireplace. The eat-in kitchen aff-

ords plenty of cupboards and counter space. Enjoy the rear deck overlooking a shady back yard. The large detached garage has a work/garden/craft room as well as an additional work area. The attic room can be bonus living space and includes the whole upstairs. Close to Lake Erie. #3472248 Connie Emus 440-812-8374



**\$54,900
ASHTABULA**

Charming home. Open the front door to a beautiful foyer graced by hand crafted woodwork. Walk into a large living room with gas fireplace. Large, bright eat in kitchen with a wall of cabinets & old fashion double sink. Expansive back yard for entertaining & fun! 3447325 Pam Williams 440-381-2774



**\$70,000
JEFFERSON**

This adorable home is ready to move into. Newer kitchen with oak cabinets and laminate flooring that is open to both the living room, dining room & family room. The family room has slider doors that open to the patio & above ground pool with a fenced in yard. #3398401 Mary Pawlak 440-415-6281

\$19,900 ASHTABULA
This home has had many recent improvements including. Furnace, HWT, Basement waterproofing and new sewer line, and some glass block windows. It needs new plumbing and a bathroom remodel and new shingles. It features a very large yard for the kids to play. #3392449 Carolyn Ensell 440-645-7616.



**\$41,250
ASHTABULA**

Move-right-in, all remodeling is complete including 1st floor full bath w/shower and 2nd floor full bath w/tub/shower. It has new carpeting in all 3 bedrooms, hallway, stairs, living room and dining room. This 2 story home has newer vinyl siding, roof, front porch, deck, furnace, central air,

plumbing, h2o heater, electrical and panel box. It also has newer flooring in the kitchen and both baths, a newer range, refrigerator, dishwasher, security system, washer, dryer and built-in microwave. #3451320 Call Carolyn Ensell 440-645-7616



**\$49,900
ASHTABULA**

WoW! Newer Large Kitchen, 2 Full Baths, Newer carpet throughout. One Bedrm on main Fl, 2 Bedrooms on second floor. Laundry room on first floor. Large Backyard and deck. Vinyl Sided exterior Vinyl Windows & roof put on in 2008 #3402213 Mike Stroup 440-466-8987



**\$60,000
ROCK CREEK**

Charming country home oversized eat in kitchen with wood burning stove. Two Full Baths First floor bath remodeled in 2009. Newer windows. Covered front porch attached heated 2 1/2 car garage built in 2012. Needs TLC. #3443628 Mary Pawlak 440-415-6281



**\$89,900
ASHTABULA**

Effective year 2001 Newer roof, siding, plumbing furnace, Hot Water tank & water proof basement. 4bd 1.5 bth currently used as a Rental property for \$900 tenants pay all utilities. Double lot! Great for investment or living yourself. #3422258 Carolyn Ensell 440-645-7616 or Susan Laupp 440-637-5143



**\$99,900
AUSTINBURG**

Experience wildlife from your great covered 24 x 12 & 24 x 10 Back Porch!! This deck offers so much additional living space 3 seasons a year! Quiet setting off the hectic roads but less than 1/2 mile to I-90! You will be pleasantly surprised by this value! First Floor Bedroom! #3440167 Robin Tilburg 440-823-0277



**\$89,000
GENEVA**

Overlooking the Grand River this 2 bedroom Ranch with eat in Kitchen & Dining Room, Large Living room with wood burner, Sun Room off of Living Room with deck overlooking the Grand River. Looking for a retreat to kickback and enjoy nature! Here we Go! Fish or Canoe on the Grand River! #3443234 Mike Stroup 440-466-8987



**\$77,900
SAYBROOK**

Beautiful Harbor home on Norwood Drive. 1st floor boost 2 bedrooms and 2 bathrooms, with eat in Kitchen & first floor Laundry room. Beautiful heated Sun Room with 2nd bath to accommodate the

swimmers using the 20' by 16' in ground pool over looking the beautiful fenced in back yard. 1 bedroom up. Garage has been converted into a bedroom and bath. Second floor has unfinished room that can be turned into another bedroom. #3449203 Loretta Simmons 440-344-5073



**\$79,000
JEFFERSON**

Charming 2 bdrm Brick Ranch Full Bsmt with bedroom area and one half bath. Lovely front porch-dining room-cozy living room with gas fireplace-good size backyard-one car garage-newer furnace-

newer roof. Great starter home. #3444822 Sharon Wright 440-289-2382 or Mary Pawlak 440-415-6281



\$104,900 - GENEVA

5 Acre w/great frontage and scenic creek. Century home in good condition just needs cosmetic updating! Absolutely picturesque all times of the year! 2 car detached garage with workshop. City water and septic. #3451971 Robin Tilburg 440-823-0277



\$104,900 GENEVA

Welcome to this 3 bedroom 1.5 bath home with a living room, dining room, family room, and a bonus room which could be used as storage or a 4th bedroom, on a dead end street. Enjoy the woods while sitting on the back deck. #344382 Celeste Kenst 440-413-9430



**\$97,000
GENEVA**

Serenity overlooking Palmetto Lake! You will enjoy this 3 bedroom Ranch house with vaulted ceilings accented by wood

beams and natural wood makes this the ideal getaway or year round living. You will love the two woodburning stoves inserts in the dining & living room. Plus gas forced air heating to keep one toasty all winter long. Large Kitchen with plenty of counter space & cabinetry. The 17ft by 10ft sunroom overlooking the backyard & Palmetto Lake. Need a greenhouse it is here! All set up to start your spring plants. Basement, large garage with front & back doors. Bonus 12 x 30 RV building to store boat or RV. Plus entire property is fenced with chain linked fencing. #3453074 Mike Stroup 440-466-8987



**\$84,900
MADISON**

This cute 2 story home has been brought back to life by the seller and is just waiting for you! Renovations completed include a new sidewalk, kitchen counters, all new flooring and carpet. New paint and remote control ceiling fans w/ light kits, brand new stove & refrigerator. Fresh Landscaping and more!! All this and a price that is just right! Robin Swearingen 440-361-1645

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\$114,000
ROAMING SHORES
Resort Style Living in a Private Lake Community. Enjoy your patio and pool in wooded seclusion & quick access to Roaming Shores Lake for boating, skiing, and community activities. Stone landscaping beds surround the house and in-ground pool on the spacious patio. Elegance and Quality throughout 4400 sq/ft 1st floor Master suite is Bedroom #5. Ample storage + unfin basement with easy access crawl space. Garages & Bonus Rooms. #3423839 Priscilla Mikolsky 440-478-5456



\$139,900 - ASHTABULA
Unique Bi-Level/Split Level on 3 parcels. 5 Bd 2 full baths. Newer Everything; including 12x24 shed, multi-level deck, roof, entry doors, forced-air gas furnace, central air, solid wood interior doors, wide trim wood, ceiling fans and living room carpeting. Kitchen renovation includes Kraft Maid Maple cabinetry, ceramic flooring, granite counter tops and stainless steel appliances. #3452893 Priscilla Mikolsky 440-478-5456



\$179,900 - ASHTABULA
Impeccable 4 bdrm 2.5 bath Tudor Colonial with Great front porch & backyard deck! Large Master Suite with Master Bath and dressing closet. Living room with fireplace. Formal Dining room. Open kitchen to eating area adjoin to family room with new sliding glass doors overlooking the deck & landscape. Finished rec room & partially finished kid playroom in basement. #3438962 Mike Stroup 440-466-8987



\$499,000 SAYBROOK
Incredible investment opportunity or a fabulous Lake Front home site w/a private sandy beach complete w/private concrete pier & erosion control. This Rare property boasts 3 rental homes on a 750' deep private drive to the private beach/lakefront. Lakefront one bedroom cottage comes with stove & frig/has washer/dryer hookup & gas heat and is lakefront. It presently rents for \$400 plus utilities. The modular home has 3 bedrooms has washer/dryer hook-ups full crawl, gas stove and rents \$625 mo plus utilities. The duplex home closest to Lake Road has 2 one bedroom units & is in need of repair due to recent water leak & both need carpet. #3455864 Marilou Tipton 440-862-5423



\$119,900 WINSOR
Great 3+ Ac prop. Ranch w/4bdrm/2ba, approx 2000 sqft, Family Rm, Lg Bdrms, Master Bathk Deck. Bring your 4-wheelers, horses & garden plans. Home Warranty included. #3450451 Robin Tilburg 440-823-0277



\$150,000 ASHTABULA
Bi-level. Kitchen is large and open. Sliders to rear deck from dining area. Beautiful view of lot from the deck. Lower level has a huge family room and a large bedroom including a LARGE walk-in closet, as well as full bath and laundry. Furnace new in 2013. 2 car attached garage opens into lower level. Cement drive, above ground pool. #3468593 Connie Emus 440-812-8374



\$139,900 GENEVA ON THE LAKE
Fantastic Vacation Home or Year round vacation living! Large 4 bdrm 2 bath with view of Lake Erie all on a double lot. This must see also has first floor laundry room, bonus room, & formal Dining room newer furnace & A/C #3456158 Wendy Gerlica 440-796-8018



\$189,000 - ASHTABULA
This lovely, custom constructed 4-5 bedroom, 3 full bath home sits on 5.56 acres and is a must see. Hand crafted curved staircase & walk around balcony. Each room is unique, but the huge master bedroom with fireplace and sliding door leading to a private deck will be your favorite. Master bath has garden tub with Jacuzzi jets. There are 4 bedrooms upstairs and an extra room downstairs that could be used as another bedroom or an office. It also has a formal living room with a fireplace, formal dining room, family room and a very large kitchen with plenty of storage and room for a kitchen table. Very private, quiet and serene. #3460242 Mike Stroup 440-466-8987



\$170,000 - LENOX
Great ranch, 4 bedrooms, 1 1/2 baths, central air, foyer, large eat-in-kitchen, full basement with workshop area and possible 5th bedroom. 2 car attached garage, attached carport for 1 car, circle driveway with extra gravel parking space, 10.35 acres of land, all mineral rights stay, landscaped, home warranty. #3440614 Call Carolyn Ensell 440-645-7616



\$124,900 ASHTABULA
Classic Ranch across from Lake Erie walking distance of Walnut Beach Park & on .33 acre lot. Two car att gar. House was professionally renovated in 2008-2009. Bonus living space in the basement includes a full bath, large family room with fireplace, play space, laundry room, mechanicals room/workshop and storage. Has it all: Condition, Value and Location #3420543 Call Priscilla Mikolsky 440-478-5456



\$127,900 GENEVA
Enjoy country living close to Geneva on the lake in this A frame cabin. Stroll thru 2.14 acres to your private wooded retreat with pond. 4 car heated detached garage, storage shed. Double doors upstairs to your own privacy deck. Cozy living all appliances stay. #3445317 Heidi Greenman 440-668-6865



\$199,500 - ASHTABULA
Spacious and gracious brick ranch with full basement. 3-acre lot, the basement rec-room. One owner home was built in 1957 with an effective age of 1989. The vaulted great room is AMAZING and includes walls of windows, gas fireplace, wood flooring with custom rug, wood beams, custom window treatments, wet bar and leaded glass entry door. Kitchen/Dinette has island counter with Jennair grill/cooktop, eating bar, Italian porcelain flooring and bay window. Quality materials throughout include slate tile entry, ceramic in bathrooms, 3 leaded glass entry doors, wood flooring, black glass basement windows and newer furnace/air cleaner. First floor laundry with newer washer/dryer and laundry tub. #3446159 Call Priscilla Mikolsky 440-478-5456



\$159,900 - CONNEAUT
This spacious brick house sitting on a 24.51 acre lot is awaiting a new owner. Main floor consists of a large eat-in kitchen, LR, huge family room with sliders, master bedroom and full bath. Another room could be a study or 4th BR(no closet). Upstairs you will find two more bedrooms and a HUGE attic with TONS of storage. The house and 2 car garage both have 1 year old roofs. A great outdoor wood burning furnace keeps the mess out and the warmth inside with 3 heating zones. Your animals will appreciate the large barn-potential for 4 stalls in upper area, chickens in lower. The property itself yields a great producing blueberry patch as well as fruit trees and maple trees. Full, unfinished walk out basement. Includes storage shed, dishwasher, range, and refrigerator AND mineral rights. #34689085 Connie Emus 440-812-8374



\$148,900 ASHTABULA
Colonial 4 Bdrms, 1.5 bts, 2 car attached garage, paved driveway, and a full basement. It has new energy efficient vinyl windows throughout including a new picture window. This home is situated on lot that has room for a children's play or swing set. #3434266 Call Carolyn Ensell 440-645-7616



\$139,900 - GENEVA
Enjoy the peace & quiet of the country living with all the convenience of suburbs. This home is 8 minutes from I-90 and is 40 min drive to either Cleveland or Erie PA. The deck is overlooking your 2.5 acres of land & view of the woods, and shaded by a massive weeping willow tree. #3449894 Mary Pawlak 440-415-6281



\$169,900 AUSTINBURG
California A Frame. What a Beauty in an exclusive location! 3 bedrooms (possible 4). The perfect house for entertaining with a 29x27 Great room with walls of windows and a fireplace. Heated Sun Room. The family room has a fantastic view of the 2nd story A framed windows and it features a private sitting pit with a cozy wood burning fireplace. Dining room is opened to the large kitchen The master bedroom is on the first floor and has sliding glass doors to private second patio. All this sits on .53 acres with a 3 car garage. This is truly a one of a kind. Loretta Simmons 440-344-5073



\$170,000 - CONNEAUT
Lovely 2002 1-1/2 story Cape w/fin. upper dormitory bedroom/bonus room, first floor has 3 bedroom, 2.5 baths, spacious open kitchen with full breakfast counter. formal dining room, open entranceway - cozy family/living room with frplce- Master bedroom has Jacuzzi and shower, walk in closet- upper dorm has full storage space- full basement, 2-car att. garage nestled on 1.8 acres- turn-around driveway. Great family home! #3471017 Sharon Wright 440-289-2382

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549 LAKEVIEW - CONNEAUT - Cozy ranch-style house ready to make someone a new home. 3 bedrooms, 1 bathroom with jacuzzi tub, full basement, fenced in yard and detached garage. Updates include new roof 3 years ago with 30 year shingles, new programmable thermostats, baseboards, carpeting and basement waterproofing with lifetime guarantee. Very usable backyard with children's play set made of pressure treated lumber that stays. Take a drive by, then schedule your showing today. \$84,900 cbh459 to 85377 Geoff Freeman 440-812-4134



5731 POPLAR - ASHTABULA - Well maintained, clean split-level with 3 bedrooms, bath and a half and comfortable family room and dining area directly off of the kitchen. Features include a cozy living room, two car attached garage, concrete driveway and partial basement. Open the lower-level family room sliding glass doors to a concrete patio. Forced air gas heat, city water and sewer. New roof in 2009. one year home warranty. \$64,900 For details and photos, text CBH467 to 85377. Geoff Freeman 440-812-4134.



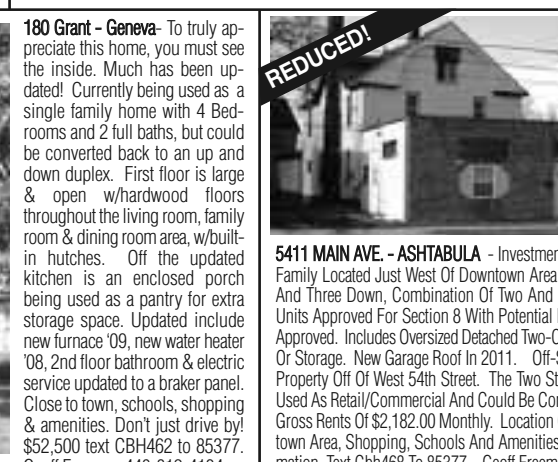
2559 BARNUM - GENEVA - Great Hobby Farm! Nice 4 Bedroom, 2 Full Bath Home With 2 Car Detached Garage, And Large Timber Frame Barn. All Sitting On Almost 10 Acres. Frontage Is Flat With Ravine Overlooking Creek And Wooded Acreage. Bring The Kids, Animals, Horses, And Vegetable Seeds. Live The Dream Of Having Your Own Organic Farm. Complete With Tractor And Mower. \$159,900 Mickey Johnson Havel 440-537-4556



4904 HAWLEY DR - GENEVA ON THE LAKE - Vinyl Sided Split Level On 2 Lots. 2 Garages, Large Balcony. Deck Off Of Spacious Family Room. Home Needs Some Cosmetic Interior Refreshing. Attached Garage Can Easily Be Converted To Additional Living Space. Detached 2 Car Garage Is Heated. This Could Be A Gem. \$69,900 Bill Drenik 440-466-5005



180 Grant - Geneva - To truly appreciate this home, you must see the inside. Much has been updated! Currently being used as a single family home with 4 Bedrooms and 2 full baths, but could be converted back to an up and down duplex. First floor is large & open w/hardwood floors throughout the living room, family room & dining room area, w/built-in hutch. Off the updated kitchen is an enclosed porch being used as a pantry for extra storage space. Updated include new furnace '09, new water heater '08, 2nd floor bathroom & electric service updated to a breaker panel. Close to town, schools, shopping & amenities. Don't just drive by! \$52,500 text CBH462 to 85377. Geoff Freeman 440-812-4134



5411 MAIN AVE. - ASHTABULA - Investment Opportunity! Multi-Family Located Just West Of Downtown Area. Four Units, One Up And Three Down, Combination Of Two And One Bedrooms. Two Units Approved For Section 8 With Potential For Other Units To Be Approved. Includes Oversized Detached Two-Car Garage For Parking Or Storage. New Garage Roof In 2011. Off-Street Parking On The Property Off Of West 54th Street. The Two Street Level Units Once Used As Retail/Commercial And Could Be Converted Back. Current Gross Rents Of \$2,182.00 Monthly. Location Convenient To Downtown Area, Shopping, Schools And Amenities. \$65,000 For Information, Text Cbh468 To 85377. Geoff Freeman 440-812-4134



483 W. LIBERTY ST. - GENEVA - 3 bedroom, 1 bath Ranch. Enclosed front porch. Handyman special. Investment opportunity. \$29,900 Sherri Jastrzembki 440-415-2026



239 REIG AVE-CONNEAUT - just bring your stuff. Conneaut 3 bdrm, one bathroom colonial with an inviting front porch. Hardwood floors throughout the first and second levels. Well-maintained home with an open first floor, large living and dining room. Updated kitchen with a bar/counter area flows to the open dining room area with a window set. Det. 2 car gar, full unfinished basement with glass block windows and bilco doors to the exterior. Walk-up attic on third level with flooring and insulation. Home also features lots of ceiling fans, newer water heater and forced air gas furnace, updated electric with breaker panel and all new vinyl tilt replacement windows. Plus, all kitchen appliances included. \$97,500 text cbh446 to 85377. Geoff Freeman 440-812-4134,



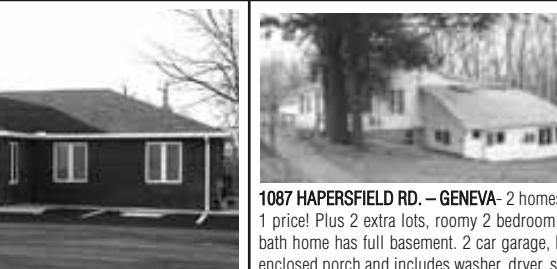
1985 AUSTINBURG RD. - GENEVA - 3 Bedrooms, 2 Full Bathrooms In This Ranch Home With 2 Car Attached Garage On A Wooded, Park-like Setting With A Total Of 3.2 Acres. Master Bedroom With Master Bath And Walk-in Closet, A Stone, Fireplace In The Living Room, Wood Burner In The Family Room With Sliders With Access To The Rear Deck. Plenty Of Closet Space Throughout And Main Level Utility Room. Property Includes A 24 X 32 Outbuilding With Electric. Above Ground Pool Stays. \$143,000 For Details And Photos, Text Cbh472 To 85377. Geoff Freeman 440-812-4134.



776 CENTER ST. - ASHTABULA - Calling All Investors! Mixed-use, 10,000 Sq Commercial Building On Over Half Acre Available For Sale. Building Is Mostly Block And Brick With Drive-in Doors. Currently At Full Occupancy With Four Business Tenants Leasing Spaces. Grossing Over \$2,000 Per Month. Located On Center Street Between Busy Route 20 And Downtown Ashtabula. \$139,000 Geoff Freeman 440-812-4134



1723 STATE RT. 45 AUSTINBURG - Make this century home your home! Vinyl sided colonial just one mile south of I-90. spacious kit. with lots of cabinets & counter space. 3 bdrms w/an extra rm. for many uses. Comfortable liv. rm & large dining rm. front porch will welcome visitors, while the 18 x 23 rear deck is perfect for summer entertaining. Level backyard w/ storage shed. mstr bdrm has a walk-in closet. Enclosed porch off of kitchen provides plenty of storage space and can also act as a mud room. Seller providing a one year home warranty. \$49,000 for details and photos, text cbh448 to 85377. Geoff Freeman 440-812-4134



1728 HARBOR AVE - ASHTABULA - Desirable 1.5 story brick home with 3 bedrooms located in the Harbor, beautiful woodwork, large yard (2 parcels), full basement, detached 2 car garage, large front porch. Won't Last! \$57,500 Ron Varcette 440-415-4329



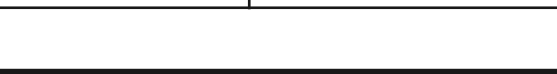
517 W. PROSPECT - ASHTABULA - Office Space For Lease Off Of Busy Route 20. Suite 'C' Is 1,764 Sq Ft And Available On A Gross Lease Of \$1,400 Per Month With A Minimum Three Year Lease. Previously Used As Physician's Offices. Currently 7 Rooms, Reception And Waiting Area, 1 Common And 1 Private Restroom. One Level Brick Building With Usable Basement. Handicap Features And Accessible. Plenty Of Parking Front And Rear. Owners Have Acquired Additional Adjacent Properties To Create More Future Parking And Access Off Of Station Avenue. Forced Air Gas Heat, Central Ac, City Water And Sewer. Suite 'D' Is 1,464 Sq Ft, Also Available And Is Rough; Owner Will Build To Suit. Entire Building Is 3,228 Sq Ft And Available As One Unit. For Details And Photos, Text Cbh455 To 85377. Geoff Freeman 440-812-4134



1087 HARPERSFIELD RD. - GENEVA - 2 homes for 1 price! Plus 2 extra lots, roomy 2 bedroom one bath home has full basement. 2 car garage, barn enclosed porch and includes washer, dryer, stove and refrigerator. 2nd home has 1 bedroom, large living room and kitchen with appliances, full bath and shower and enclosed porch which could also be second bedroom. Also has 1 car garage. Both homes have awesome valley views. Large wood shed on property as well. 2 additional lots included. Over 3 acres total. Both homes are serviced by the same septic system and must be sold together. \$88,900 Bill Drenik 440-812-4622



4641 NORTH RIDGE EAST - GENEVA - Vacant Land Available On Route 20 In Geneva Township East Of City Of Geneva. Former School Building Location. More Than 8 Acres With City Water And Natural Gas Available. If Sanitary Sewer Needed, Site Will Need Septic System Installed. Septic And Utilities Were Disconnected With School Building Demolition. For Details And Photos, Text Cbh466 To 85377. \$49,900 Geoff Freeman 440-812-4134,



V/L HARPERSFIELD - GENEVA - 5 acres, level parcel at corner of Harpersfield Road and Bishop Road just off of State Route 534. Currently zoned commercial but available for development. Excellent location just a short distance south of interstate 90 Geneva exit interchange and Spire Institute. City water, sewer and gas available. This is an opportunity to take advantage of growth and development in the Geneva area and around the I-90 interchange! \$350,000 Geoff Freeman 440-812-4134



5948 GRANGER - SAYBROOK - Beautifully redone home. There is an extra lot included. This great home features many updates including carpet, windows, hotwater tank, kitchen cabinets, countertops just to name a few. The walk up attic is floored and could easily be converted into a third bedroom. The extra deep one car detached garage has a new roof. Nothing to do but move in this well maintained home! \$69,900 Sherri Jastrzembki 440-415-2026



1627 W 6TH - ASHTABULA - Beautiful 2 possibly 3 bedroom home. This home is truly turn key ready. Nothing to do but move in. Very well maintained and updated home. Tastefully decorated and redone. Living room with gas fireplace. Extra room on first floor is currently a playroom but can be converted into a 3rd first floor bedroom. Nice size kitchen with all appliances. Full basement, enclosed front porch. This home is a must see! \$55,000 Cora Arkkelin/Sherri Jastrzembki 440-415-2026



4790 LAKEVIEW - GENEVA ON THE LAKE - Totally private fully furnished cottage right on palmetto lake. Great getaway or rent it out by the week! The cottage features 2 bedrooms with a workroom that can be used as a bedroom if needed. Kitchen with solid oak flooring. Cozy living room with wood burning fireplace and newer carpet. All electric has been updated as well as new gas line and water line. Newer windows and roof, and insulation. Sit on the back deck and enjoy the view of the lake. There is also boat dock and a storage shed. Located close to the Geneva on the lake strip, lake Erie and local wineries. \$76,500 Sherri Jastrzembki 440-415-2026

VACANT LAND

4641 NORTH RIDGE EAST - GENEVA - Vacant Land Available On Route 20 In Geneva Township East Of City Of Geneva. Former School Building Location. More Than 8 Acres With City Water And Natural Gas Available. If Sanitary Sewer Needed, Site Will Need Septic System Installed. Septic And Utilities Were Disconnected With School Building Demolition. For Details And Photos, Text Cbh466 To 85377. \$49,900 Geoff Freeman 440-812-4134,

V/L HARPERSFIELD - GENEVA - 5 acres, level parcel at corner of Harpersfield Road and Bishop Road just off of State Route 534. Currently zoned commercial but available for development. Excellent location just a short distance south of interstate 90 Geneva exit interchange and Spire Institute. City water, sewer and gas available. This is an opportunity to take advantage of growth and development in the Geneva area and around the I-90 interchange! \$350,000 Geoff Freeman 440-812-4134

V/L HARPERSFIELD - GENEVA - Lovely land, and homesite. walk to river and covered bridge. 1.81 acres. Public water available. small pond on property. nicely wooded with cleared frontage. \$19,900 Bill Drenik 440-812-4622

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Most people have fire, car and life insurance. You pay premiums every year to continue your protection. When you purchase an Owner's Title Insurance Policy, you pay your premium only once for coverage that will protect your initial investment for as long as you own your home.

What Owner's Title Insurance covers:

It is likely there are no hidden risks connected to your new property. However, such risks do exist, often as a result of errors made during past title transfers. Many different people may have owned the land and buildings over the years and there was a chance of error each time the title was transferred. If an error occurred but is not discovered until you buy the property, you may face a hidden risk.

Owner's Title insurance protects you from such errors. Some of the more common examples of "Hidden Risks" covered under Owner's Title Insurance are:

- Confusion caused by similar names
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- Carol Fulwiler



CONNEAUT. Nice Remodeled 2 bedroom Home With Newer Furnace, Hot Water Tank, Wiring and Heat Ducts. Finished Garage, Deck and Much More. \$49,900. Denny Ruck (440) 812-5245



JEFFERSON VLG. 4 Bedroom, 2.5 Bath Home on Deadend Street Bordered By Trees and Fields. Built With Extra Amenities and Very Well Maintained. Great Floor Plan, Basement, Extra Garage/ Out-building. One of Those "Ready to Enjoy" Homes. \$240,000. Carol Fulwiler (440) 969-0674.



JEFFERSON VLG. 3 Bedroom, 2 Bath Cape Cod, Absolutely Adorable and Well Maintained. 1-Acre Lot. Tons of Storage and Basement. \$119,000. Carol Fulwiler (440) 969-0674



JEFFERSON VLG. Meticulous 3 or 4 Bedroom, 2 Bath, 2 Story Home. Barn/Garage, 2 Sunrooms, Gazebo. This Home Truly Makes You Feel Like The Sun is Shining on a Cloudy Day. Spacious Rooms, Beautifully Kept With Park-Like Yard. \$135,000. Carol Fulwiler (440) 969-0674

VACANT LAND

SHEFFIELD TWP. FREE GAS! 70 Acres that is Truly a Wonderland Filled With Trails and Woods. Interspersed With Fields and Meadows. Pond, Scenic Meandering Creek, 16'x24' Pole Barn, CAUV- Surround Yourself With Tranquility. \$189,000. Carol Fulwiler (440) 969-0674

AUSTINBURG. Nice 2.30 Building Lot. Close To I-90 Within an Exclusive Alot-



CAROL FULWILER

Office: (440) 576-6985
Call Carol at (440) 969-0674
Or E-mail me at: cfulwiler@hotmail.com



DENNY RUCK

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BHHS Professional Realty, Ashtabula is excited to announce the addition of four established agents to the office! EJ Hybert, Rhonda Blades, Gary Pape and Katrina Beitz (all formerly with Howard Hanna) are now team members of BHHS Professional.

Asked why they made the change, the agents cited the excitement of the name recognition of the new brand and the impressive list of tools and agent support services provided. Please take a moment to welcome these agents to the Berkshire Hathaway Home Services Professional Realty family.

EJay Hybert ... ehybert@bhhspro.com 440-224-0564

Gary Pape ... gpape@bhhspro.com 440-319-8885

Rhonda Blades ... rblades@bhhspro.com 440-265-9029

Katrina Beitz ... kbeitz@bhhspro.com 440-969-3163

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ASHTABULA \$139,000

Brick Beauty, 2nd story offers 2 - 2BR Apts, main level offers 7 office, 2 restrooms, lunch rm & conference rm, on 2 lots. #3392907 Debbie Powell 1-877- 467-2100



ASHTABULA \$389,000

Well established bowling alley in high traffic location, 12 lanes, 13,000 sq.ft., all equip & Chattel, D5 liquor license. #3455947 Bruce Schlosser 1-877- 467-2100



ASHTABULA \$875,000

Many options. Fully furnished El Grande Steakhouse w/option to rent & two occupied rentals on one parcel. #3469361 Jeanne Hybert 1-877-467-2100



ASHTABULA \$30,000

Roomy Ranch w/FP in LR, blt ins in formal Din rm. E/I kit w/sliders to sun rm. New furnace '09, roof '08. Gar w/220. #3470290 Jeanne Hybert 1-877- 467-2100



ASHTABULA \$59,500

3BR, 1BA Ranch on .62 acre. Good sized eat in kit w/ample cabinetry, sun rm, oversized 2 car gar. New roof in 2010. #3470287 Jeanne Hybert 1-877- 467-2100



ASHTABULA \$60,000

Nice 4BR, 2BA Ashtabula home that sits on a dble lot. Complete w/hardwood floors thru out + Wd fireplace. #3453520 Sal Jackson 1-877- 467-2100



ASHTABULA \$69,900

3BR, 1.5BA Col w/LR, DR, bsmt, encl front porch, finished 3rd flr & raised deck to above ground pool. #3470267 Gary Pape 1-877- 467-2100



ASHTABULA \$79,900

A very unique home on .66 acre park like lot. Quality custom made home, could change back into a 2BR. Tile or hdwd flrs, New furnace '13. #3469367 Jeanne Hybert 1-877- 467-2100



ASHTABULA \$99,900

Meticulously cared for 3Bdrm Cape Cod, XL 1st flr Bdrm, Two 1st flr baths, fenced yard, partially fin bsmt. #3464637 Rick Furnage Team 1-877- 467-2100



ASHTABULA \$120,000

Fantastic Ranch, 3BR, 1 full BA, 1,920 SF, 5.54 acres, updates: Roof (2009), hot H2O tank (2012), furnace (2004), A/C (2007). #3447569 Michael Kaim Team 1-866-456-2100



ASHTABULA \$122,800

Completely renovated. Roof, windows, flooring, appls, counter tops & more, 3BR, 2BA Ranch, 2 car att gar. #3408957 David Fortney 1-877- 467-2100



ASHTABULA \$149,900

Totally renovated home w/HGTV style & quality 4BR, 2 full BA, Hdwd flrs, kit w/island, walk in tile shower, 1st flr master, LR & FR, bsmt #3457209 Bruce Schlosser 1-877- 467-2100



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ASHTABULA \$169,000

Unique hard to find Century Brick Home on .81 acres, 5BR, 3BA 3523 SF w/country kit, updated electric & plumbing, 2 Fps & storage. #3436681 Darla Zawacki 1-877- 467-2100



ASHTABULA \$169,900

Completely remodeled home, 3BR, 2 full BA, 1 half BA, 2170 SF, .40 acres. Newer carpeting, granite countertops, deck w/hot tub. #3430249 Michael Kaim Team 1-866-456-2100



ASHTABULA \$244,000

Spectacular 3BR, 2BA Tudor close to Lake Erie, Beautiful hdwd floors, updates, room to entertain, huge deck & Must See! #3457714 Jennifer Bartone 1-877- 467-2100



CONNEAUT \$209,000

Prime location for restaurant. Tables, chairs, equipment & bar stay. 19166 sq ft bldg w/newer furnace & hot water tank D6 liquor license. #3470173 Linda Dube 1-877- 467-2100



CONNEAUT \$750,000

This church has one of the most beautiful all wood sanctuaries in the area. Large Sunday school wing w/daycare center. Hall seat 200-300. #3470314 Gary Pape 1-877-467-2100



CONNEAUT \$65,900

Three story home turned into a tri-plex for investment.Bsmt, loads of closets. Situated close to all amenities Parking for 4-5 cars #3470293 Jeanne Hybert 1-877- 467-2100



CONNEAUT \$195,000

Lake Erie front 3BR, 2BA home w/2 decks, 2 car gar & amazing views of Lake Erie sunsets. Fam rm w/wdbn 1st flr office. #3427488 Rick Furnage Team 1-877- 467-2100



GENEVA \$67,500

Fantastic Opportunity, 1st flr Retail Building 3280 SF, 2nd flr Apartment, 3BR, 1640SF of living space, .20 acre, 650sf gar. #3439121 Michael Kaim Team 1-866-456-2100



GENEVA \$85,000

Fantastic Col, 3BR, 2 full BA, 1752 SF, .76 acres, four Season rm, hdwd flrs in LR, total tear off roof in 2012. #3441693 Michael Kaim Team 1-866-456-2100



GENEVA \$134,900

3BR, 2 full BA, 2 car garage home w/expansive deck overlooking 1 acre yard. Woodburner in Fam rm, Lower level entry. Home Warranty. #3453825 Cyndi Humar 1-877- 457-2100



GENEVA \$174,900

Gentleman's farm blt in 1874, home has been tastefully updated, full wall masonry FP, modern kit. on 7.53 acs w/add'l land available. #3373384 Donald Welsh 1-877- 457-2100



JEFFERSON \$79,900

2BR, 1BA Ranch on .652 acre lot, front deck, rear patio, 3 car det garage, perfect for hobbies. #3450859 Kevin Shelton 1-877- 986-1110



KINGSVILLE \$174,500

3/4BR, 3BA Colonial on 5 acres, formal LR, DR, Family rm w/fp. Partially fin bsmt w/rec rm, patio, 2 car att garage. Beautiful! #3412671 Cyndi Humar 1-877- 457-2100



MADISON \$900,000

Over 200 acres for sale in Wine Country! A home that needs some work but has tons of potential, barns & Storage buildings. #3328692 Michael Kaim Team 1-866-456-2100



N. KINGSVILLE \$225,000

Tavern business & Real Estate for sale . D-5 Liquor license, food service, game room, over 2 acres, 3BR apartment included. #3470139 Chriss Gerhardt 1-877- 467-2100



N. KINGSVILLE \$69,500

Well maintained 3BR Bi-Level w/open kit, spacious dinette, huge Rec rm in Lower Level, deck overlooking back yard, 2.5 car gar. #3353709 Michael Kaim Team 1-866-456-2100



ORWELL \$79,900

Cute 2BR Ranch on .50 acre 2+car att garage, 18X10 private deck, C/A, vinyl sided, great location. Good Buy! #3442531 Judy Ronyak 1-877- 986-1110



SAYBROOK \$79,900

Move in ready 3 Unit property, Commercially Zoned, 2 units up each w/1BR & 1 BA, 1 Unit down w/2BRs, 2 story barn, 1 acre. #3462677 Rick Furnage Team 1-877- 467-2100

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Large Duplex with 2 Bedrooms each, sitting on nice 0.39 acre lot. Call for complete details. #3459569 Tara Dean 440-576-6785



ANDOVER \$105,900
Large commercial duplex. Beautiful woodwork & a large lot. In East rented for \$1500/month for the whole house. #3459633 Tara Dean 440-576-6785



ASHTABULA \$30,000
Wooded building lot in an area of newer homes. Close to new Ashtabula City Elementary schools. #3426196 Rick Furnage Team 1-877-467-2100



ASHTABULA \$24,900
Great Starter Home or Investment with 2 extra lots, 3BRs, newer windows, furnace water heater. #3455287 Dennis Ruck 440-576-6785



ASHTABULA \$39,900
Harbor 2BR, 1BA, vinyl siding, central air, new roof & furnace 2011, att garage. All appls, just move in & enjoy. #3353306 Chris Gerhardt 1-877-467-2100



ASHTABULA \$47,500
Cozy 3BR home, 1/2 block from Lake Shore Park extension. Enjoy fenced in back yd, 2 car gar. can expand to barn. #3465410 Carol Fulwiler 440-576-6785



ASHTABULA \$74,900
Nice 3BR 1.5BA Col. Close to Lake Erie w/beach privileges. Updated & low maintenance. Fenced backyard. #3418121 Joanne Yemys 1-877-457-2100



ASHTABULA \$79,900
Ranch home w/2BRs, 1BA, attached garage w/paved drive sitting on 1.29 acres. Room for that garden you have been wanting. #3461758 Gary Heaven 440-576-6785

Berkshire Hathaway Home Services Professional Realty is excited to announce the creation of our new Jefferson Office! We have acquired and merged with Old Reserve Realty an established company with over 70 years of service to Jefferson and the surrounding communities. Carol Fulwiler, principal broker and owner was impressed and excited by BHHS Professional Realty's philosophy and core values. She felt that it was a perfect match for the values established first by her father, Jim Case, and continued with her in their well-known and respected company. In addition to Carol there will be 8 other Realtors joining us. This merger provides Berkshire Hathaway Professional Realty with an immediate and respected presence in the Jefferson community. Please join us in welcoming these agents to the Berkshire Hathaway Home Services Professional Realty family.

Carol Fulwiler, Broker ... cfulwiler@bhhspro.com
440-969-0674

Denny Ruck... druck@bhhspro.com

440-812-5245

Nick Mazzaro... nmazzaro@bhhspro.com
440-346-5356

Sean Kennedy... skennedy@bhhspro.com
440-415-4090

Tara Dean... tdean@bhhspro.com
440-812-0508

Bruce Vance... bvance@bhhspro.com
440-655-9960

Gary Heaven... gheaven@bhhspro.com
440-477-7778

Buzz Furman... hfurman@bhhspro.com
440-812-0610



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ASHTABULA \$106,000
Modern Ranch on .258 acre lot built in 2004 Open floor plan, high ceilings, oak cabinetry, 3BRs, 2BAs, sliders off dining area to rear deck. #3393027 Darla Zawacki 1-877-467-2100



ASHTABULA \$110,000
Fabulous home on treed lot & close to Lake Erie, 4BRs, 1.5BS, hwd floors & loads of beautiful oak cabinets. Must See. #3466476 Tara Dean 440-576-6785



ASHTABULA \$115,000
3BR, 2BA home in a great neighborhood. Updated kit, 1st flr laundry w/newer appls, deck, pool & spacious yard. #3449944 Chris Gerhardt 1-877-467-2100



ASHTABULA \$139,900
4BR, 2BA Ranch on dble corner lot. LR w/FP, Fam rm, fenced yd w/inground pool. Updated & Handicap accessible. #3421412 Tara Dean 440-576-6785



ASHTABULA \$225,000
53.95 Acres of rolling land, Avesene 2560 SF Col in great condition w/FREE GAS! Huge rms. 8 outbldgs, stocked pond. #3462424 Carol Fulwiler 440-576-6785



ASHTABULA \$239,900
Beautiful 3BR Col on extra large lot. Basement is fully fin w/rec rm. Master ste has beautiful bath. #3464412 Rick Furnage Team 1-877-467-2100



ASHTABULA \$240,000
FREE GAS! 95 acres in charming valley setting w/3BR, 2BAs, pond, barn & outbldgs. Wooded & open. Lots of potential. #3459753 Carol Fulwiler 440-576-6785



CONNEAUT \$49,900
Nice remodeled 2BR home w/newer furnace, H2O tank, wiring & heat ducts. Finished garage, deck & more. #3444751 Dennis Ruck 440-576-6785



CONNEAUT \$79,900
2BR, 1.5BA Condo, end unit w/1 car att gar. Gorgeous Hdw'd flrs in natural oak kit. Close to Lake Erie. #3402125 Cyndi Humar 1-877-457-2100



GENEVA \$49,900
Beautiful wooded bldg lot in an area of fine homes. Minutes to great golf - wineries - rivers - covered bridges & more. #3432822 Bruce Schlosser 1-877-467-2100



JEFFERSON \$55,000
Col w/4 or 5BRs w/ham & out-buildings. Home needs work but has the potential to be a doll-house, almost 2 acres. #3427829 Carol Fulwiler 440-576-6785



JEFFERSON \$55,000
Absolutely adorable 2BR Condo. Porch on front. Pool to enjoy. Rooms are large, but cozy w/gas FP in Liv rm. #3466397 Carol Fulwiler 440-576-6785



JEFFERSON \$120,000
5BR, 2BA home w/ft porch, 1 car att & 4 car det gar. Home has character from the wkdw to the cozy breakfast nook. #3454183 Carol Fulwiler 440-576-6785



JEFFERSON \$240,000
4BR, 2.5BA home on deadend st. Built w/extra amenities. Great floor plan, bsmt, extra gar/outbldg. #3464989 Carol Fulwiler 440-576-6785



KINGSVILLE \$104,200
Enjoy Country Living in this 4BR Ranch sitting on 3.34 acres. Open kitchen & Dining room, 2 barns & horse pasture. #3436579 Carol Fulwiler 440-576-6785



MONROE TWP \$18,900
Scenic rural location, partially treed. Close to Pymatuning Lake perfect for building a second home. #3449903 Linda Dube 1-877-467-2100



MONROE TWP \$18,900
Best of both worlds. Peaceful Rural area - only 15 mins to town. Boating, Lake Erie, vacation mecca! #3449923 Linda Dube 1-877-467-2100



SAYBROOK \$24,900
Grab your toolbox & bring this place back to life! 3BR, large. Bath, bsmt, det garage. #3459286 Debbie Powell 1-877-467-2100

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PAINESVILLE TWP

1505 Madison Ave.

MADISON

5813 N. Ridge Rd.

440.639.0002

asacoxhomes.com



Wendy Ruiz
1505 Madison Ave.
Painesville OH
440.354.5206

CO. ID3029 MB #803095.002
NMLS ID 218548 BRANCH ID 264542



Where Real Experience Meets True Compassion



THOMPSON Welcome home to this one owner custom built home which sits on a little over 12 acres! You'll enjoy the spacious layout which boasts over 4200 sq ft of living space. This geothermal home has lots of features with the active family in mind! In the kitchen, you'll find hardwood floors, leading into the dining rm which boasts

newer appliances. Leading off the dining rm, you'll enter into the all-season rm which has floor-to-ceiling windows. Heading upstairs, you will find 5 spacious bedrooms and 3 full baths. ASA COX HOMES 440.639.0002



enjoy the outdoors too with the rear wrap around porch and 1 car detached garage. ASA COX HOMES 440.639.0002

GENEVA This home has it all! The first floor has a huge living rm with a fireplace that leads to a full size dining area. You will just fall in love with the beautiful eat in kitchen that has brand new flooring and cabinets. The first floor also features a bedroom with an attached half bath. Upstairs has 3 more bedrooms and a full bath. You with



porch and rear deck surrounded by an apple orchard. Don't miss this charming family home. ASA COX HOMES 440.639.0002

SAYBROOK This home has 5 bedrooms and 3 baths. Tons of space for the whole family with a living rm featuring a fireplace and a family room on the first floor and a recreation rm in the lower walkout level. The kitchen is large and open to the eating area with all the appliances staying. Upstairs has 3 bedrooms and a 2nd full bath. The setting is perfect with the front



ASHTABULA TWP \$129,500 - Don't miss the opportunity to own this charming home. There are a total of 3 bedrooms and 1.5 baths. The home also has a full bsmt, multi-level deck, pool, shed, fenced in yard and a 2 car attached garage. Call Asa Cox homes 440-639-0002



ROAMING SHORES Brand new and perfect for you! This great Ranch home is just shy of 1600 Sq. Ft. with 3 bedrooms and 2 full baths. Tons of Kraftmaid cabinets and ceramic on all hard surfaces. The master suite has a walk in closet and full master bath. The floor plan is open and features a vaulted living rm with a gas fireplace. The 2 car attached garage is situated across from the 1st floor laundry room. All this sits on a full basement! ASA COX HOMES 440.639.0002



LEROY \$549,900 This great opportunity at 13145 Carter Rd. in Leroy is the best brick home and 19 acre horse farm on the market! You will love the layout that includes a one bedroom in-law suite with a fireplace in the living rm and separate attached garage. The main home has 5 bedrooms and 3 1/2 baths with a first floor master suite. The property is breathtaking with an indoor and outdoor arena, several barns and outbuildings. The indoor arena has a living area for a caretaker. 13 stalls and lush pasture areas.



THERESA-BERRIER POPE

BROKER/Active Buyer & Seller Agent
thepope@windstream.net

440-897-2184



NEW LISTING!



ASHTABULA HARBOR - Spacious, solid 3 bedroom, 11/2 bath ranch with nice hardwood floors throughout! Large eat-in kitchen; Full, large basement could be finished off into family/rec room. Not a drive by...much larger than it looks...Call Theresa for more details \$70's...440-897-2184



127 Stacey Ct, MADISON Executive Colonial 4 bed, 2.5 bath, formal dining, open fl plan, first fl laundry, welcoming foyer. A must see at \$229,900 Call Clorice for more details 440-812-2542

REDUCED!



SAYBROOK TOWNSHIP REDUCED \$149,500 Move right into this spacious, well-maintained 3Br., 2BA. Brick Ranch with large family room; eat in Kit.; finished basement with additional Kit. + Family room in lower level; 2 Car Att. Garage...all situated on a 3 acre lot. Call Theresa 440-897-2184.

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6423 AUSTINBURG - ASHTABULA TWP.

\$109,900. Lots of room in this 1,612 sq. ft. 2-story. 3-bedrooms, 2-baths. Living, family and dining rooms. Updated furnace and electrical panel. 2-car attached garage, 2-sheds. .45 acre fenced yard. Ashtabula Schools.



7223 REGAL- NORTH KINGSVILLE

\$169,000. Room to Roam in this 2,400 sq. ft. center hall colonial. 4-bedrooms, 2.5-baths. Large vaulted family room w/FP overlooking the golf course. Rec room in full basement. 2-car attached garage. 1.17 acre/ Buckeye Schools. 12-month Home Warranty.



3102 AVON - ASHTABULA TWP.

\$79,500. Great starter or down-sizer. 1,190 sq. ft. bungalow with 3-bedrooms, 1.5 baths, Main floor bdrm. and remodeled full bath. Dining Rm. Rec Room in basement. Updated windows and siding. Privacy Fence. 1-car garage. Buckeye Schools.



1730 W 7TH- ASHTABULA HARBOR.

\$52,700. Well-maintained 1,508 sq. ft., 2-story with 3-bedrooms, 2-baths, large updated kitchen. Beautiful woodwork. Full waterproofed basement with dry sauna. 2-car garage & 1-car carport. 12-month warranty. Ashtabula Schools.

VACANT LAND

\$35,000 – SAYBROOK TWP.

Completed subdivision. Area of newer homes. .43 acre building lot with all utilities available. Close to golf course. Deed restrictions apply. Ashtabula Schools.

\$27,000 – SHEFFIELD TWP.

Ready to Build? 3.78-acre L-shaped lot with frontage on 2 roads. Great lot for a house and pole building. Paved road frontage, city water available. Buckeye Schools.



5400 N. RIDGE W. SAYBROOK TWP.

\$109,000. Loads of character in the 1,248 sq. ft. Cape Cod. 3-bedrooms, 2-baths. Unique rooms and gorgeous hardwood floors. Main floor bdrm. and full bath. Complete new kitchen in 2010. 2-car garage. .86 acre. Ashtabula Schools.



2130 W. 13TH - ASHTABULA HARBOR

\$81,000. Well-maintained 986 sq. ft. ranch. Great layout for a smaller home. 3-Bedrooms, 1-bath. Main floor everything. All appliances included. 1-car garage, fence back yard, covered deck. 12-month warranty. Ashtabula schools



7398 FIELDSTONE - NORTH KINGSVILLE

\$181,000. Uniquely designed 2,511 sq. ft. ranch. 3-bedrooms, 2-baths. Vaulted Living, kitchen, dining rooms. Large family room off the back with pool table and hot tub. Easily made handicap accessible. 12-month warranty. Buckeye Schools.



2611 W. 9TH - ASHTABULA HARBOR

\$89,900. Tons of space in this 2,389 sq. ft. ranch. 3-bedrooms, 2.5-baths. Needs updating but what a great space! Full basement, newer furnace/central air. (2) 1.5-car attached garages. 3-fireplaces. Ashtabula Schools.



6112 OLD WOODS - ASHTABULA TWP.

\$199,000. Below tax value! Fighting over bedrooms and baths? This 2,800+ sq. ft., 4-bedrooms, 4.5-bath custom built home is for you! Loads of living space. 2-fireplaces. Security System. 2-car garage, back patio, 1-acre lot. Ashtabula Schools

*Winter conditions bring
 shortage of available
 homes for sale.
 List yours today. Buyers
 are out there waiting!*

FEATURED HOME



**870 CENTER RD.
CONNEAUT**

71⁽⁺⁾ ACRE FARM

Land lovers – take a look at this 71+ acre farm split by Rt 7. The 4 bedroom 2 bath house sits on 14 acres on a low traffic street with garage, H-U-G-E barn and tool shed on the West side of Rt 7 and there is another 57 acres on the east side of Rt 7 that allows for farming opportunities, hunting, camping, ATV recreation and countless other options. Positioned within a mile to the I-90 exit on Rt 7 – this home is priced at \$174,900 and the owners are anxious to move South – so come take a look – you'll be pleasantly surprised!

\$174,900



CALL RICK

FEATURED AGENT



VICTORIA MILLER
8440- 13-3379

This being her 20th year as a full time licensed Realtor, Vicki offers experienced personal and professional service to each client - both buyers and sellers. Vicki believes that professional real estate service begins with personalizing her service to your wants and needs, and not only communicating well, but having the knowledge and established relationships in the trade to get the job done. Specializing in residential homes, condos, farms and vacant land, she is experienced with first time buyers, short sales, bank owned homes and investors.

As a lifetime resident of Ashtabula County, Vicki not only knows and serves the community, she's proud to live and work here and call it home. You could say growing up on her family's farm taught her about a hard days work and instilled a don't quit until it's done attitude. She also learned early on that any service must be tailored to the individual client, and that exceeding client expectations leads to success. She also learned that with determined action most problems can be solved, and that she loved both the challenge and the gratification of meeting that challenge.

When not assisting buyers and sellers, Vicki enjoys spending quality time with her family and friends including sons Jed and Tyler, and grandson Tanner. Vicki has been actively involved with the Ashtabula County Board of Realtors serving as a Director and chairing numerous fund raisers including the Hospice Cake Auction, Relay for Life Team, Children's Christmas Reverse Raffle and the Realtor's Golf Outing.

CELEBRATING 2013 AND LOOKING FORWARD TO A GREAT 2014

Berkshire Hathaway HomeServices and The Rick Furmage Real Estate Team - The recent acquisition of the Prudential Select Properties real estate brand by Berkshire Hathaway has changed the signage around the area – but the people and the level of service that you have become accustomed to receiving from the Rick Furmage Real Estate Team have not! The Furmage Team is poised to continue providing a high level of service to our clients and look forward to serving you, your friends, family and co-workers in 2014. We have added Associate Broker and my personal mentor, Jim Paulchel to the Team as well as Mark Salvaterra, a well known educator in the Conneaut City School District. From Conneaut to Orwell, Geneva to Andover and all points in between, our experienced team of agents have led the Ashtabula County area in sales the last 4 years and are thankful for the referrals and loyalty of our clients that have made it possible for us to succeed even in these difficult economic times. Give me or one of my team members a call and experience the difference! The Rick Furmage Real Estate Team.....We'll Get you Movin'!



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Monroe
Twp.



CALL RICK

5566 WEAVER ROAD
\$325,000

- 38 Acres
- 2 Ponds
- Master Bath
- Workshop
- Never Used Horse Barn - New 2013
- 2 or 3 Bedrooms
- Full Basement
- Custom Built in 2007

Ashtabula
Twp.



CALL RICK

6426 JEFFERSON RD.
\$189,900

- 4 Bedrooms
- 4.5 Baths
- Sprawling Ranch
- 4.4 Acres
- 1st Floor Laundry
- Central Air
- Finished Basement
- Whole House Generator

Kingsville



CALL GRETCHEN

4313 RT. 193
\$189,900

- 4 Bedrooms
- 3 Baths
- Spacious Master Suite
- 30x40 Pole Barn
- Pond
- Oak Kitchen
- Central Air
- 4.49 Acres

Saybrook
Meadow
Wood



CALL ANGELA

1655 ASHWOOD DR.
\$147,500

- 3 Bedrooms
- Master Bath
- 2400(+) Sq. ft
- 2 Car Garage
- 2.5 Baths
- Corner Lot
- Wood Fireplace
- E-Z Access to I-90

Saybrook
Twp.



CALL GRETCHEN

5420 CARLSON LN.
\$136,500

- 4 Bedrooms
- 2.5 Baths
- Spacious Kitchen
- Central Air
- Gas Fireplace
- 1st Floor Laundry
- Central Air
- 2 + Car Attached Garage

North
Kingsville



CALL VICKI

7018 WESTWOOD DR.
\$134,500

- 4 Bedrooms
- Master Bath
- Corner Lot
- 2 Car Att. Garage
- In Ground Pool
- 2- 1st Floor Bedrooms
- Kitchen w/ Center Island
- A/C

Ashtabula
Twp.



CALL KATHY

4703 S. RIDGE E.
\$105,900

- 3 Bedrooms
- 2 Baths
- New Roof 2013
- New Windows 2013
- Granite Countertops
- 1st Floor Bedroom and Bath
- 3.25 Acres
- New Furnace and A/C 2013

Conneaut



CALL MARK

302 W. MAIN RD.
\$82,500

- 4 Bedrooms
- XL City Lot
- Eat In Kitchen
- Garage
- 2 Baths
- Part. Finished Basement
- 1st Floor Bedrooms and Bath
- Vinly Sided

Conneaut



CALL GRETCHEN

964 FERN ST.
\$29,900

- 2 Bedrooms
- Deck, Shed
- Vinyl Sided
- Central Air
- Wood Floors
- Fireplace



Commercial Corner - 1937 West Prospect, Saybrook Township - \$79,900 Great opportunity in this 3 unit property with H-U-G-E 2 story bank barn all set on over 1 acre on Rte 20 - just inside the Saybrook Township line. Use as a 3 family rental, a 2-family with an office on the 1st floor or purchase it for the property and build the building of your choice! Owner may finance. Call Rick 440-862-0906

Vacant Land Sale - Monroe Township - 10+ acre parcel, wooded and flat - ideal for building a cabin, log home or rustic retreat. Close to I - 90 yet set in a quiet country atmosphere. No zoning in Monroe Twp allows for flexibility in the land use. \$37,500 - call Rick 440-862-0906 or Gretchen - 440-812-8816



1922 West Prospect, Ashtabula - \$55,000 - 1560 sq foot commercial building set on Rt 20 in a high traffic area at a stop light. Vanilla box interior makes for easy conversion to whatever your needs are. Call Rick 440-862-0906 or Dave Fortney 440-228-7333

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LOOKING FOR A MORTGAGE LOAN?

HOW TO IMPROVE YOUR CREDIT RATING BEFORE YOU APPLY



A good credit rating is essential if you want to takeout a mortgage loan. But what if your credit isn't so great? If you're planning to apply for a loan, there are ways you can improve your credit history:

- ☐ Open and use a savings account and a checking account.
- ☐ Pay bills by personal check
- ☐ Pay monthly obligations on time
- ☐ Obtain a major credit card, or some other means of establishing an ongoing credit history.
- ☐ Be at the same place of employment for at least two years.
- ☐ Contact a loan officer to prequalify for the loan.

When you go to a lending institution to apply for the mortgage, you should be prepared to show the following documents:

- ☐ Pay stubs
- ☐ Bank statements - two current monthly statements on all accounts generally are sufficient
- ☐ Earnest money - from a verifiable source
- ☐ Employment verification - a form must be filled out by your employer
- ☐ Tax returns
- ☐ Gift letter must accompany any monetary gift used to purchase the property, which should be given in the form of a check.



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964-7142



\$149,900. BECK RD,



A gentleman's farm with five acres and a barn. Move-in ready home. Three bedrooms and two baths. Additional land is available, horse property, livestock permitted.

\$199,900. EAST PROSPECT,



Prime commercial real estate on Route 20, near Route 11. Can be combined with additional adjacent properties to create five acres.

\$77,900. WEST 19TH STREET,



Lovely three bedroom, two baths with the handyman's dream workshop. Beautiful newer oak kitchen. Move-in ready.

\$74,900. BUNKER HILL,



Investment opportunity awaits you with this tri-plex. Includes all appliances in three units. This is a money-maker right from the start.

TERRY HACKATHORN



(440) 812-6611

hackkat123@gmail.com

PAUL ATZEMIS



(440) 812-6449

patzemis@gmail.com

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NEW LISTING



\$45,000
MLS #3471948



\$279,900. Three LAKEFRONT COTTAGES on 0.7 acres. Currently being used as Summer Rentals. Each cottage sleeps 6 and rents for about \$700 a week. Stairs to private beach with Gazebo.
MLS #3453298



\$79,900. GREAT INVESTMENT OPPORTUNITY. Currently generating \$1,125 a month. Two buildings: Duplex and Single family home. Duplex has a 1st& 2nd floor apartments with a total of 1,646 sq.ft. Single family home has 862 sq.ft. Separate electric and gas. Newer bath in downstairs unit of Duplex, new furnace in upstairs unit
MLS #3463255 LARRY KORLAND 812-3494



\$29,900. This two family home is priced to sell. Great opportunity for investors. Unit One: 1 Bedroom and Bath. Unit Two: 2 Bedroom and Bath.
MLS #3462801



\$399,000. Prime commercial property. 1.16 acres with frontage on ST RTE 20, Lake Avenue and Main Street. One office building is 1600 sq. ft. is vacant. Second office building is 3800+ sq. ft. and is rented. 45 paved parking spaces. Call for details.
MLS #3451029



\$379,000. 5.6 acres. Just W of SR 11 on N side of SR 20. 250' of frontage on SR 20. Prime retail location w/ high traffic count. Currently has 3 buildings on SR 20 frontage. Property backs up to SR 11 south bound.
MLS #3288012



\$139,000. COMMERCIAL PROPERTY located in a high traffic location on the east side of Ashtabula. Great investment opportunity. Approx. 2112 sq.ft. On site private parking.
MLS #3286874



\$125,000. Great opportunity to be part of the growing Historic Ashtabula Harbor District. Beautifully maintained. The retail space is currently leased and an art gallery in the newer addition at the back of the building. Gallery also has a nice courtyard outside. Second floor has a nicely finished loft apartment with private access with a Kitchen, Bath, Laundry room, and Bedroom/ Living room combination.
MLS #3456014



\$92,900. Church property, ready for worship/ services. Great fellowship room in lower level with kitchen area. Office space. Equipped with pews/organ/piano and plenty of hard surface parking area on-site.
MLS #3432622



\$19,900. COMMERCIAL PROPERTY on Center Street in Ashtabula. Office or Garage. 1/2 Bath. Wouldmake good repair shop.
MLS #3432533

LAND

\$35,000 - Lake Road West, Saybrook Twp - 3.07 A
Butch Bennett 964-2333

\$39,900 Harper Valley, - 2.324 A
\$32,000 - Dibble Road, Kingsville - 1.302 A
\$28,500 - Buie Road, Kingsville - 1.099 A
Donna Kennedy 645-0192

\$9,900 - Knollwood Dr, Ashtabula Twp - .39 A
Chuck Brockway 964-9211



Harbor Realty



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"SINCE 1954" Locally Owned

964-7142



\$369,500. Fabulous one of a kind custom home ranch with in-law suite, 5 Bedrooms, 4 1/2 Baths, 2 lofts. Quiet street in Stonegate allotment. Built in 2008. 2 car garage. Owner is open to offers.

MLS #3254247

MIKEY BRUNO 812-2129



\$340,000. Spectacular property on the Ashtabula River. 17 secluded acres. Built in '96 this home features 3500 sq.ft. River view from most rooms. Solid oak doors, ceramic flooring in Entry, Kitchen, and Dining room. 2 full Baths, Bedrooms, 2 bonus rooms and Laundry on main floor. Master suite on second level w/Kitchenette, Deck, 2 walk-in closets and fabulous Bath w/Jacuzzi tub & separate shower. Trex decking across the entire back of home overlooking river. Lots of storage. Vaulted ceiling in Living room w/stone Fireplace w/propane.

MLS #3433359

BUTCH BENNETT 964-2333



\$225,000. Spectacular contemporary Japanese style landscaping is breathtaking. A must see. Great room with radiant heat in slab. 2 spacious bedrooms and 2 full Baths. Meditation/reading room by fish pond in yard. Electric gate entry.

MLS #3228873

DONNA KENNEDY 645-0192



\$149,900. Austinburg Township. 3 Bedroom brick ranch with a full Bath and a half Bath. Kitchen was remodeled in 2003 with skylight windows & fans. Hardwood floors throughout the home. Roof is 5 years old. Nicely landscaped with about an acre. Deck off the kitchen.

MLS #3443591

MIKEY BRUNO 812-2129



\$149,900. Completely remodeled home in Saybrook. Approximate sq.ft. is 1650. Formal Living room and Dining room. Large eat-in Kitchen. Family room w/gas log wood stove. Master and full Bath on first floor. 2 Bedrooms and Bath on second floor. Laundry room off the Dining room. Extra deep attached 2 car garage. New roof. Best private beach around as it is well maintained by the Hallwood Beach Association. Great Summer or year round home.

MLS #3460554 BUTCH BENNETT 964-2333



\$139,900. Lovely country setting on approximately 2 acre lot only minutes to I-90. This bi-level features 3 Bedrooms, 2 full Baths, Family room, Living room and enclosed Breezeway. Great pole barn on separate lot for hobbyist/car buff, boat/camper storage.

MLS #3449306

PAUL ATZEMIS 812-6449



\$124,900. Saybrook. Great Room design layout. 3 Bedrooms, 2 1/2 Baths. Finished waterproofed basement with half bath. Move in condition. Many upgrades include: new windows, roof, furnace. Deck off back. Central air too. Half acre lot.

MLS #3358510

PAUL ATZEMIS 812-6449



\$123,900. Beautiful ranch condo in Vanna Shores, Saybrook. 2 Bedrooms, 2 Baths with large walk-in shower in Master ensuite. Spacious kitchen with eat-in area that opens to large living area.

MLS #3429029

KAY FINDLAY 813-5744



\$110,000. This is a MUST SEE! West Harbor ranch in the Highland Beach area. 3 Bedrooms, full Bath and Family room with gas fireplace and access to deck. Single car attached garage.

MLS #3449888

JACK LUNDI 964-9267



\$105,000. Great century home in Unionville, Lake County. Living room w/fireplace, formal Dining room, 3/4 Bedrooms and Bath. Deep corner lot has 3 car detached garage and a 2 1/2 story barn for storage.

MLS #3460550 CHUCK BROCKWAY 969-3954



\$94,900. Lovely Brick home and Rental/ Business opportunity. East side just off SR 20 on Latimer. 3 Bedrooms, 2 Bath home. Updates include-newer roof, windows, gutters, furnace, Hot water tank, and waterproofed basement. Behind house commercial building now used as beauty salon.

MLS #339880

PAUL ATZEMIS 812-6449



\$89,900. Harbor century home of Victorian style. Natural Oak woodwork throughout LR, DR, LR Parlor and Study on first floor. Oak staircase to 4 Bedrooms and Bath up. Possible Studio in the Attic. Back staircase to KIT which then leads to enclosed back porch. A truly must see home.

MLS #3406031

PAUL ATZEMIS 812-6449



\$84,900. Lake Erie view condo in Conneaut. 1300 sq.ft. 2 Bedroom condo w/loft. Open floor plan on main level w/ half bath. Master on second floor w/full bath and laundry, and second Bedroom loft for guests. Walk to Mariana, beach and Township Park.

MLS #3462037

PAUL ATZEMIS 812-6449



\$72,500. Brick home in Bunker Hill area. Hardwood floors throughout. Living room with fireplace, Dining room and Kitchen. 3 Bedrooms, Bath has been professionally redone. Neat and clean, move-in ready.

MLS #3422735

LARRY KORLAND 812-3494



\$69,000. Great Saybrook Twp ranch home, 2 Bedrooms, 1 Bath. Newer heating and central air. A 13x29 workshop for the handy man is attached. Home sits on a 395 ft deep lot. There is an out building for extra storage.

MLS #3455469

CHUCK BROCKWAY 969-3954



\$68,900. Bungalow with front porch in the Harbor. Living room, Kitchen 2 Bedrooms, 1 Bath on main floor. Possible bedroom upstairs. 2 car detached garage.

MLS #3447246

JARROD DIXON 645-7467.



\$65,000. Well maintained Harbor home on a corner lot. It's 11/2 story with an eat-in Kitchen, 3 Bedrooms and full Bath. Home has been updated with newer windows, freshly painted, electric and has a fenced yard.

MLS #3456257

NANCY KOSKI 964-7679



\$64,900. A ranch home with a small walk to Lake Shore Park. Living Room w/fireplace, 2 Bedrooms, Bath, full basement. New flooring, windows, basement has glass block windows and a new door on exit from basement walk-out.

MLS #3457013

TERRY HACKATHORN 964-6837



\$61,500. East side home with Family room addition. Has three Bedrooms and full Bath up. Formal Living room and Dining room. Walk-out Basement to covered Patio.

MLS #3453093

JACK LUNDI 964-9267



\$59,900. Immaculate brick ranch home in Saybrook Township. This home is on over half acre with a fenced yard. Living room w/Fireplace, Kitchen, 2 Bedrooms, Bath. Rec room is in the finished basement. Garage with an enclosed summer and storage rooms.

MLS #3456845 NANCY KOSKI 964-7679

REDUCED



\$49,900. A well kept vinyl-sided house in Saybrook on a large treed lot. House is carpeted throughout. 3 Bedrooms and 1 Bath and full Basement. This is an estate sale and is being sold as-is. There are some appliances that will stay with the house. This would make a great starter house. House sits on a 99' x 176' double lot. Close to Saybrook plaza off SR 20.

MLS #3469381

TERRY HACKATHORN 964-6837

PAUL ATZEMIS 812-6449



\$48,000. Newly renovated Harbor home with 2 Bedrooms, Bath., Living room has a gas fireplace. Huge attic can serve as an extra Bedroom, Office, or Family room. Newer roof, windows, floor coverings and siding. The detached garage even has a newer roof annover overhead door. Charming house is a steal—even has a 6 month home warranty.

MLS #3460091

ED WILLIAMS 228-11879



\$39,900. Large 5 Bedroom home on W 8th across from Lakeway. Would make a great Bed & Breakfast. Mostly natural woodwork, front and back stairs, 2 full baths, high ceilings, pocket doors. New front porch.

PAUL ATZEMIS 812-6449

NEW LISTING



\$34,900. Great bungalow starter home in Ashtabula. Enjoy the newly constructed front porch that provides nice cross breezes. Home has a newer Kitchen, 3 Bedrooms and full Bath.. Roof is also new.

MLS#3466992 DONNA KENNEDY 645-0192



\$74,900. TRIPLEX. 3-one Bedroom apartments. They are like new. Tenants pay utilities. This building brings in \$1400 a month. Fully rented with great tenants. All appliances included.

MLS #3359300

PAUL ATZEMIS 812-6449.



\$279,900. Three LAKEFRONT COTTAGES on 0.7 acres. Currently being used as Summer Rentals. Each cottage sleeps 6 and rents for about \$700 a week. Stairs to private beach with Gazebo.

MLS #3453298

BUTCH BENNETT 812-8006