

THE MORNING JOURNAL

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OCTOBER 2018



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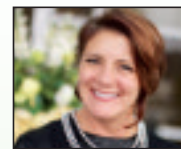
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Lorain, OH 44055

Elyria
1091 East Broad St.
Elyria, Ohio 44035



Gary R. Dodson
Mobile Phone:
(440) 320-6464

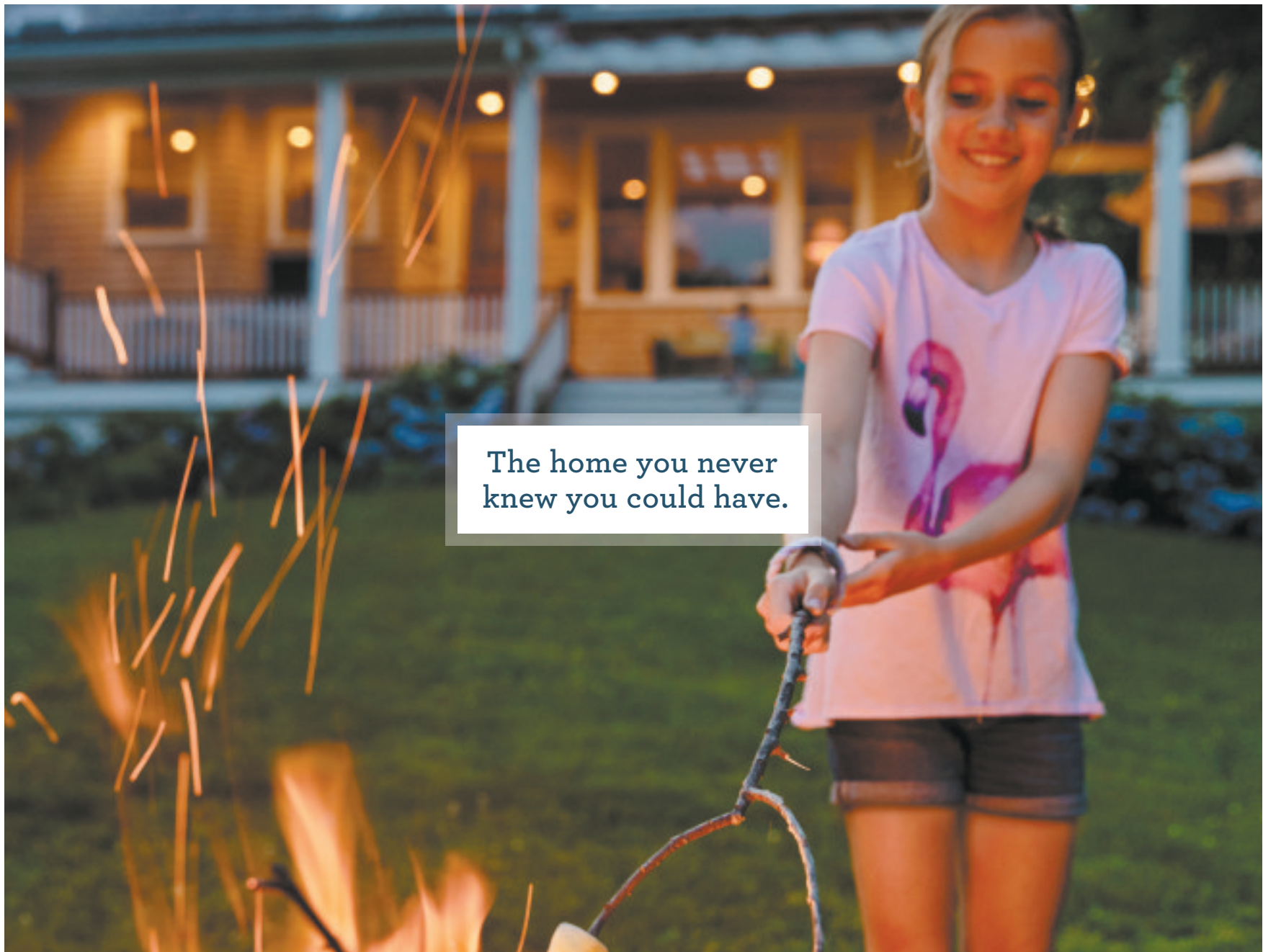
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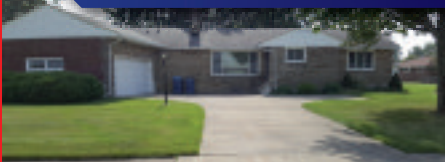


\$265,900

Located in Deerfield Estates, this home has been renovated into a lovely home. It has 2 full and 1 half bath, Laundry room on first floor, four bedrooms. This somethings to see. The whole house is well appointed and it conveniently located.

OPEN SUNDAY 2-4

1217 W 38th St, Lorain



\$129,900

MLS#4042840

Beautiful brick ranch with 3 bedrooms, 2 full baths, hardwood floors, large family room and full basement.

5510 Beavercrest Dr, Lorain



\$425,000

This is a 10 unit apartment complex. Great Investment property located next to Mercy Regional Medical Center locate in Amherst Schools.

1519 Abbe Rd So, Elyria

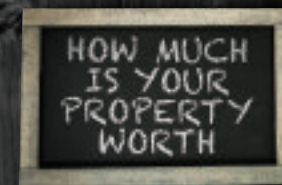


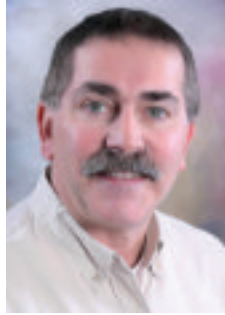
\$80,000

MLS#4036467

3 Bedroom, 1 bath, Great location with 3 car garage's. This home has so much potential; original Hard wood floors an wood trim through out the house. The kitchen has the original wood cabinets. The garage and basement both have a work shop.

**Listings Needed...
Call Julie or Karlene**





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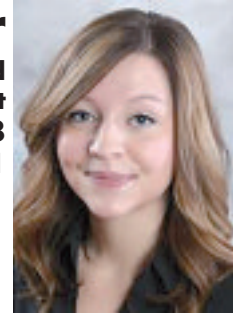
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Introducing Huron's newest marine based community

North Port Subdivision



108 North Port, Huron, OH 44839

Under Construction Home in the Newly Redesigned North Port Subdivision! 3 bedroom, 2 bath home with an open floor plan designed for entertaining! At the end of the lane you will see water views and have access to the marina. This is the perfect place to call home located centrally in Huron.

Listing Price: \$217,000



102 North Port, Huron, OH 44839

Just under construction and located in the North Port subdivision, Huron's newest marine based community! Ranch style 1525 SQ FT, 3 bedroom, 2 baths, his & hers closets in master suite, a 2 car garage with bonus storage area, and an open floor plans with optional gas fireplace! Customize this home by choosing your own colors, flooring, and appliances! Estimated completion early summer 2018.

Listing Price: \$219,000



132 North Port, Huron, OH 44839

Under Construction Home in the Newly Redesigned North Port Subdivision! 3 bedroom, 2 bath home with an open floor plan designed for entertaining! At the end of the lane you will see water views and have access to the marina. This is the perfect place to call home located centrally in Huron.

Listing Price: \$224,900



127 North Port Ln, Huron, OH 44839

Under Construction Home in the Newly Redesigned North Port Subdivision! 3 bedroom, 2 bath home with an open floor plan designed for entertaining! At the end of the lane you will see water views and have access to the marina. This is the perfect place to call home located centrally in Huron.

Listing Price: \$228,900



**8-A Grassland,
Norwalk, OH 44857**

Currently under construction and located in the Two Meadows Subdivision. Come experience the condominium lifestyle! The new Hampton 3 Model unit features three bedrooms and two baths, large walk-in closet and master suite, a 2 car garage and an open floor plan. Customize this home to your preference by choosing your own colors, cabinets, appliances, and flooring! Estimated to be completed Spring of 2018.

Listing Price: \$219,000



**67-B Grassland,
Norwalk, OH 44857**

Currently under construction and located in the Two Meadows Subdivision. Come experience the condominium lifestyle! The new Hampton 3 Model unit features three bedrooms and two baths, large walk-in closet and master suite, a 2 car garage and an open floor plan. Customize this home to your preference by choosing your own colors, cabinets, appliances, and flooring! Unit located on the pond with a view.

Listing Price: \$222,900



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For more information on any of these properties

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The Morning Journal's
Readers Choice Awards 2012



What Makes a Good Gutter Cover?

With all the different products available for gutter protection, most homeowners want to know which product works the best and can be installed at a reasonable price. Here are some helpful tips about what to look for when choosing a gutter cover and who to call to install it.

A good gutter cover needs to perform in certain areas in order to be successful:

- #1 - Keep out debris like small leaves, needles, spinners, seed pods, and roof shingle grit.
- #2 - Handle heavy amounts of rainwater without overflowing.
- #3 - Must be wind resistant and strong enough not to "cave-in" under heavy snow loads.
- #4 - Must not require any trips up the ladder to maintain performance.
- #5 - Cannot have vertical openings like screens or filters that can clog easily.

Hiring the right company to install the cover correctly is very important. Try calling a company that's focused on gutter protection only. This way you can feel confident that all of their time is being dedicated to the task at hand. The Gutter Cover Company has a proven track record of success and should be the 1st phone call on every homeowner's list.

The Gutter Cover Company has been installing Gutter Topper in Northeast Ohio for almost twenty years now.

They're a family owned local business that uses their own people who are properly trained to install their products. With an obsessive attention to details and professionalism, they have an A+ BBB rating and excellent Angie's list and Home Advisor reviews.

Gutter Topper is proudly manufactured right here in Ohio and made for Ohio weather. It is a smooth, solid aluminum cover that has no holes or gaps on top. A sloped self-shedding design, prevents spinners, pine needles, shingle grit, or seed

pods from clogging the gutter.

- Independent product Testing by PRI Asphalt Technologies showed that Gutter Topper can handle heavy downpours up to 22" of rain per hour and 110mph winds.

- A Lifetime Transferable performance warranty gives you confidence that the gutters will remain free-flowing.

Gutter Topper can be installed over the existing gutters and each installation includes cleaning, tightening, re-sealing, and properly aligning your gutters. New seamless gutters are also available.

The Gutter Cover Company also offers a safe and effective way to stop big icicles and ice damming. This is NOT the old fashioned zig-zag roof wires. An optional add-on product called Heater Cap can be installed with

or without Gutter Topper which gently heats the gutter area with a self-regulated heat cable. An aluminum plate then covers the cable which protects it, hides it, and helps spread the heat to a larger area. Controls are even located inside the warmth of your home. Heater Cap is perfect for problem areas like doorways or areas that have a history of water back-up. It can also be installed on most existing gutter covers.

"Our staff at The Gutter Cover Company has the knowledge and experience to solve your gutter problems once and for all. We would like to have an opportunity to show you what makes our products stand above the competition. Because we are a local business, and all of us are from Northeast Ohio, we treat our customers like neighbors. Our free estimates are punctual and professional, yet friendly and casual."

Mike Shanks- Owner/ Gutter Cover Company.

Schedule a free estimate by Oct 31, 2018 and receive a \$300.00 discount on the purchase of either Gutter Topper or Heater Cap by mentioning this offer.

Additional discounts are available for Seniors and Veterans.

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View short videos of Gutter Topper and Heater Cap at www.gutterguard1.com



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This first mortgage is a seven-year adjustable rate loan for single-family, owner occupied properties. The index is the 1 Year CMT. The maximum rate adjustment each time is 2.0% with a lifetime adjustment of not more than 6% above the original rate. The interest rate floor on these loans is the original interest rate and PMI parameters apply where applicable. The first adjustment will occur after seven years and then every year thereafter. Annual Percentage Rate based on \$100,000 loan amount; 15% down; 0 points; \$1,000 construction loan fee + 3 months interest. Payment example: \$100,000 loan amount; 4.000% rate; 360 monthly payments of \$477.42, which includes principal and interest only. Other rates and programs are available. **RATES AND OFFER SUBJECT TO CHANGE WITHOUT NOTICE. Rates Effective 09/10/2018.**

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Cory Swanzer
Realtor
Cory@Swanzer.com
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49990 Greystone Dr, Amherst
Elegant 4 bed, 3 1/2 bath ranch in Firelands Schools. Many upgrades! Granite counters, wood floors, in-ground pool, and lots of storage. **\$450,000**



1735 North Ridge Rd, Vermilion
4 bedroom, 3 1/2 bath colonial. 2.77 acres. Huge old barn in great shape! Quaint cottage great for guests! Showings start next week! **\$295,000**



682 Cherry Valley Dr, Amherst
Beautiful, well maintained colonial w/ 4 beds, 2.5 baths, finished basement, marble and ceramic floors, vaulted ceilings, Jacuzzi tub, & skylights. **\$258,900**



6920 Black Walnut Trace, Lorain
Gorgeous 4 bedroom, 2 1/2 bath colonial in Amherst Schools. Private lot with a pond view. Gas fireplace, granite counters, finished basement. **\$284,900**



301 Morton Rd, Vermilion
Very cute Vermilion home located in Elberta Beach. 2 bedroom, 1 bath ranch in great shape! Great price! Call Bill for more details! **\$65,000**



4061 Woodland Dr, Vermilion
Great 2 story condo in Woodlands of Vermilion. 2 huge bedrooms, 2 1/2 baths, partially finished basement. Maintenance free living! **\$130,000**



162 South Leavitt Road, Amherst
Beautiful 4 bed ranch with 2 full and 2 half baths. So many updates! Hardwood floors, sandstone fireplace, koi pond, lots of natural light. **\$162,900**



461 W Lorain St, Oberlin
One of Oberlin's Historical Landmarks built in 1881. This home features 3 out-buildings, possible 6 bedrooms, 2 kitchens, beautiful landscaping. **\$295,000**



39280 Colorado Avenue, Avon
3 parcel property totaling 2.78 acres commercially zoned C-4 general business. Nice 3 bedroom home on property w/ hardwood floors. **\$475,000**



9031 Leavitt Road, Elyria
1.37 acres commercially zoned. Some uses may require more frontage. Additional land available. House is in need of some repair. **\$115,000**



1326 Lake Avenue, Elyria
Excellent location and facilities. Currently used for car sales. Suitable for many uses. Call Gregg Fior for more information. **\$285,000**

Thinking of selling your house?

Inventory is low and Buyers are looking for houses to buy! Houses are selling too fast!! If you're thinking of making a move call The Swanzer Agency today!

LAND FOR SALE

****Building sites 1 acre building sites as low as \$47,900 in Amherst and Oberlin School Districts! **8205 Leavitt Rd, Amherst 2.68 Acres Commercial \$217,500**
****S R 60, Vermilion 16 acres commercial. 420 foot frontage. Requires 100 ft. to build. 4 commercial lots possible \$285,000**
****Leavitt Rd, Amherst 1.15 acres commercial near 58 Turnpike. \$65,000 **Oberlin Rd, Elyria 48 acres Amherst Township \$190,000**

Fall Is Upon Us But The Real Estate Market Remains Strong



Now is the time to invest in your financial portfolio

Available properties...



1331 West 2nd, Lorain

- 3 Bedrooms
- 2 (2 0) Baths
- 0.17 Acres
- Built in 1920
- Single Family, Colonial

Peak Opportunity to own this Colonial style home directly across the street from Beautiful Lake Erie

\$74,900



1530 Root Rd, Lorain

- 3 Bedrooms
- 1 (1 0) Baths
- 0.21 Acres
- Built in 1950
- Single Family, Bungalow

Distinctive and uncrowded!

\$84,900



1829 East 30th St, Lorain

- 3 Bedrooms
- 2 (2 0) Baths
- Built in 2003
- Single Family, Bungalow

Your Pride and Joy! This newer constructed three bedroom bungalow style home offers an open floor plan

\$98,500



670 Lakeside Ave, Lorain

- 3 Bedrooms
- 2 (2 0) Baths
- 0.08 Acres
- Built in 1900
- Single Family, Colonial

More than Commonly thought possible!
You're budget can buy more here!

\$159,900



780 Red Hill, Lorain

- 3 Bedrooms
- 3 (3 0) Baths
- Built in 1967
- Single Family, Ranch

Meticulous first floor living at it's finest!

\$159,900



1710 Rosecrest, Lorain

- 4 Bedrooms
- 3 (2 1) Baths
- 0.25 Acres
- Built in 1978
- Single Family, Colonial

Years of Satisfaction! They're all yours in this masterfully designed Colonial style home.

\$164,900



3820 Martins Run, Lorain

- 4 Bedrooms
- 3 (2 1) Baths
- Built in 2004
- Single Family, Colonial

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\$229,900



8000 North Oak Tree Dr, Lorain

- 4 Bedrooms
- 3 (2 1) Baths
- 0.24 Acres
- Built in 1999
- Single Family, Colonial

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LAND AVAILABLE

• Jerusalem Rd, Vermilion
 1.5 Acres, Firelands Schools



\$349,900

1675 QUEEN ANNS GATE WESTLAKE



\$148,500

269 COVE BEACH, SL



\$209,900

45754 US HIGHWAY 20, OBERLIN



\$349,900

8207 VERMILION RD, BROWNHELM



\$49,900

1015 W 19TH ST LORAIN • AMHERST SCHOOLS



\$239,900

945 RED TAILED LN, AMHERST



\$229,500

859 TIMBERVIEW DR, AMHERST, OH 44001



\$196,000

631 BAYBERRY RD, LORAIN, AMHERST SCHOOLS



\$125,000

162 W MARTIN AMHERST • MULTI-FAMILY 3 UNITS



\$239,900

785 BLOSSOM DR, AMHERST, OH 44001



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\$58,500

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SIMPLE HOME RENOVATIONS

7 projects that improve resale value

(Family Features)

Even if you have no immediate plans for leaving your home, it's a good idea to approach renovations with resale value in mind. Upgrades that are likely to appeal to future buyers protect your investment while also improving your enjoyment of the home.

One key to a successful renovation is figuring out how to personalize the space without making it so customized that it's not attractive to other potential owners. For example, eliminating a bedroom to create a giant walk-in closet may help achieve your dreams, but losing that bedroom can be a major hit to your home's value.

A good rule of thumb is to focus on aesthetics when it comes to integrating more of your personal tastes, because these can be easily changed with a coat of paint or minor work. However, that doesn't mean you can't make other, more significant changes to enhance your home.

These renovation ideas - which include both cosmetic touch-ups and more labor-intensive suggestions - can help boost your home's value.

OPEN SPACE

Older homes were often designed with a boxy, formal layout that is less conducive to most modern families' needs. Today's

open floor plans offer functionality for everything from keeping an eye on the kids while making dinner to entertaining guests. This type of floor plan can also make small rooms feel larger and invite more light into darker parts of the house.

The most cost-effective way to create an open space is to remove non-load-bearing walls (load bearing walls help support the roof; while they can be removed there's typically quite a bit more time, labor and expense involved). Removing a wall may not be that complicated unless you encounter plumbing or HVAC ductwork that needs to be relocated. You'll likely

have some electrical outlets to move, and both the floor and ceiling will need attention to remove lingering signs of the former wall.

COLOR CHANGE

Although paint is one of the easiest ways to personalize your home, it's also one of the least expensive, simplest ways to improve its value and appearance. A fresh coat of paint, inside or out, can create an appealing illusion of newness no matter the age of your home. For maximum resale value, stick to neutral tones so future buyers can focus on envisioning the place as their own, without

SEE NEXT PAGE>

PROJECTS CONTINUED

the distraction of your own vibrant choices. If you don't like the thought of boring beige, consider adding accent walls for pops of color that can be easily changed down the road.

CLIMATE COMFORT

Not every aspect of home improvement is visible at first glance like a fresh coat of paint; some value-boosting upgrades are more behind the scenes. One example is climate management. If you renovate a space that needs better climate control, or if you add a new room where extending the existing ductwork is impractical, a split-ductless HVAC system may be the perfect solution. The ductless design saves HVAC contractors time during installation, therefore saving homeowners money.

An option like Mitsubishi Electric's MLZ One-Way Ceiling Cassette fits between standard 16-inch ceiling joists, eliminating the need for more complicated construction. The sleek, narrow-body

design can be easily installed in existing homes and new construction projects. Additionally, these ceiling cassettes can be serviced from directly beneath the unit itself without an access panel, further eliminating the need to modify the surrounding area which can also provide significant cost savings on installation. Learn more at mitsubishicomfort.com.

ADJUSTABLE LIGHTING

A room's ambiance can be completely transformed with lighting. For multi-purpose rooms, an option like dimmer switches lets you customize the lighting to fit the use, which can vary throughout the day. A well-lit living room is essential for a large gathering or a small group gathered for game night. That same space can be equally inviting for an intimate conversation or a casual movie night with the lights turned down low. One of the best parts is minimal experience is needed to swap out standard switches

for the more versatile dimmers. Plus, in today's technology-driven world, there's an app for seemingly everything - including lighting. Homeowners can control the ambiance from their phones by installing smart lightbulbs and lighting strips.

GRUNGE-FREE GARAGE

Even though a garage's functionality is the top concern for most buyers, a dingy, unkempt space can be a real turn-off. One way to instantly brighten and refresh the space is an epoxy coating on the floor. Applying the coating is relatively easy and once dry it helps prevent unsightly stains and damage in the future. Combine that with a thorough sweeping, wiping down walls and other surfaces, and organizing the clutter to create a more inviting space you can utilize to the fullest.

UNDERSTATED ELEGANCE

Features like crown molding and other wood accents such as chair rails are elegant upgrades

that can elevate a home's value with a relatively modest investment. An office or dining room is the perfect place to introduce these design elements to add a bit of formality to the space. You can also find crown molding in spaces like the living room, with the molding coordinating with built-in shelving flanking a fireplace. While getting the angles and fit just right is hardly a beginner's endeavor, it's a project that can pay dividends in the long run.

BETTER BATHROOMS

Many homeowners approach a bathroom upgrade with big projects in mind, like swapping out the vanity, replacing the tub or installing tile flooring. However, it's possible to make a noticeable impact with much smaller changes. Simply updating bathroom fixtures and fittings such as shower heads, faucets, towel racks and lighting can transform the space with minimal effort and far less work and expense than a

WOODED LOT RANCH, 600 SUNNYSIDE ROAD-VERMILION



1857 sq foot ranch model under construction on a 2 + acre wooded lot. This model home features large vaulted ceiling great room, which opens to a country kitchen with center island, walk-in pantry, 3 bedrooms, 12 ft master bath, walk-in closet and much more. Full Basement w a 4 ft Scapewell window which is ideal for a future rec room and other family uses. Oversized two car garage and much more. **Call Mr Cassell for details 440-320-8941**

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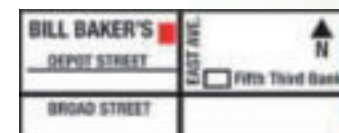


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6103 E. Meadow Farm Lane, Lorain



Beautiful former model home in Deerfield Estates. Amherst School District/ Large partially finished basement could possibly be used as another bedroom or two. Owned, loved, updated and lived in for the past 5 years by licensed real estate broker. Beautiful heated pool and clubhouse/community room which is included in your \$400 annual HOA fee and is located across the street from this pristine home. **\$169,900**

1330 Lakeview, Lorain



Sharp recently updated 1.5 story 2-bedroom home with full basement and extra lot **\$44,000**

548 Hazelwood, Vermilion



Large colonial home with 4 or 5 bedrooms, (3) bathrooms all on a large city 80' lot and an extra 40' lot next door. Selling to settle estate - will need some TLC to bring it back to it's full glory. **\$129,000**



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