

JANUARY 2019

HOMES ALMANAC



THE MORNING JOURNAL

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*Prices, terms, features and incentives are subject to change without notice. Price reflects options and incentives that may have been added to the home. All prices are subject to change and subject to availability. Any photographs used are for illustrative purposes only. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. **See a City of Lorain Official for more information. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. The developer of Cornerstone Farms is K. Hovnanian® CORNERSTONE FARMS, L.L.C., an affiliate and indirect subsidiary of Hovnanian Enterprises®, Inc. ©2018 K. Hovnanian® Companies, LLC.

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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 ft 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 **\$189,900**

****Hawke Road, Columbia Station** 7.54 acres commercially zoned **\$165,000**



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! **\$285,000**



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**



649 Dannie Drive, Lorain

Charming ranch in Amherst Schools. Spacious living room, 3 bedrooms, and 2 full baths. Great room features a gas fireplace & vaulted and beamed ceilings. **\$143,900**



313 S Professor St, Oberlin

Charming cape cod in the city of Oberlin. 3 possibly 4 bedrooms, nice size kitchen and living room, brick fireplace, full basement with bath, lots of storage space! **\$155,000**



415 Oakhill Blvd #105, Lorain

Totally updated condo in Amherst Schools! Upgraded with newer carpet, newer kitchen, granite countertops, and ceramic kitchen floor. Barrier free No Steps!! **\$60,000**



6506 S R 162 E, New London

Classic farm house on 2 acres with open kitchen-family room with chimney for wood burner. 5 beds, large bath, & No Neighbors! Large outbuildings. **\$125,000**



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**



5411 Williamsburg Dr, Lorain

This great 3 bedroom split level is "move in ready"! Clean, well maintained home with eat-in kitchen, all appliances stay. Fenced in backyard. Amherst Schools! **\$147,900**



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. **\$275,000**



3633 Tacoma Ave, Lorain

Great opportunity for an investor or for a first time home buyer looking for a fixer upper! This is a full rehab project. Seller financing available! **\$23,000**

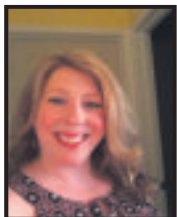


324 West 28th Street, Lorain

Extremely nice duplex with down unit rented and upstairs owner's suite. Separate entrances and utilities. Newer roof, water heaters, appliances, furnaces. **\$104,900**



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Karlene Liserio,
Agent
440-371-0835

OPEN SUNDAY 2-4

18246 Howe Rd, Strongsville



\$239,901

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 something to see. The whole house is well appointed and it conveniently located.

1519 Abbe Rd So, Elyria



\$69,900

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.

1229 W. 9th. St.



\$39,900

MLS#4061530

Details. Nice 3 BR 1 Bath Home w/ dining room and eat in kitchen. This home is not far from Lake Erie.

320 Courtland St, Elyria



\$109,900

MLS#4053918

3 bedroom white brick ranch in quiet neighborhood with 2 baths. Home is very open and has been updated and completely painted. There are no barriers in the house or garage. This is the perfect home for someone who wants to be on one floor. Easy to show.

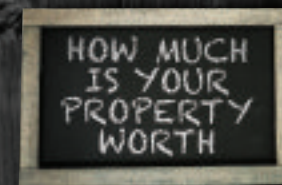
620/622 Root Rd., Lorain

\$79,900

MLS#4051719

Nice Ranch Duplex. Each unit has 2 bedrooms and 1 Bath. This would be a nice unit to live in one side and let the other pay the mortgage payment. Great for a snow bird.

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



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 (440) 308-7336

Michael Cobb
 Mobile Phone:
 (440) 463-6975



LAND AVAILABLE

- (2) 1 acre lots Lake Rd, Vermilion \$39,900
- 27 Acres on St Rt 58 & St Rt 20 Commercial
- 1.43 Acres St Rt 58 Oberlin Commercial
- St Rt 511 Brownhelm 2.69 acres \$59,900 Firelands Schools
- 1 Buildable Lot Stonebridge in Amherst \$79,900
- (3) 1.5 Acre Lots Brownhelm Township



\$349,900

1675 QUEEN ANNS GATE WESTLAKE



\$104,900

386 MILAN AVE AMHERST



\$349,900

8207 VERMILION RD, BROWNHELM



\$219,900

577 GOLDEN RUSSETT BLVD, AMHERST



\$234,900

945 RED TAILED LN, AMHERST



\$242,900

859 TIMBERVIEW DR, AMHERST



\$196,000

631 BAYBERRY RD, LORAIN,
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\$499,000

18145 ROWELL RD WELLINGTON
 FARM SALE-77 ACRES -CAMDEN TOWNSHIP



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162 W MARTIN, AMHERST



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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 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 large-scale renovation.

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