

TO ADVERTISE IN THE HOMES ALMANAC CALL 440-954-7134

HOMES ALMANAC



WEDNESDAY, JANUARY 16, 2019

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Contact Dawna for All your Real Estate Needs
Text, call or email : 216-347-9994
DawnaSmith-Mihell@howardhanna.com



Dawna Smith-Miheli
216-347-9994



Mimi Osborne
216-559-MIMI



Lori Pecjak Barb Saba
440-667-4877 216-215-2100



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Sharon Flyter

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sharonflyter@howardhanna.com
estateshar@aol.com

Can I help you with a home move this year?

SOLD



Wickliffe

SOLD



Mentor

SOLD



Painesville

SOLD



Willowick



**JOHN
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(440) 974-7283
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**"I WILL SELL YOUR HOME
AT A PRICE ACCEPTABLE
TO YOU OR I'LL BUY IT!"**

**Kirtland
Custom Ranch**



\$524,900 OR TRADE

Beautiful ranch in Kirtland! Updated throughout! Features fireplace, soaring ceilings, skylights & wide plank floors! Custom kitchen w/ granite countertops. Master suite has walk-in closet, and stunning bathroom. Inground pool w hot tub and privacy! 440-667-4427 www.JohnDeSantisSold.com

SOLD



\$461,000

2018 St. Jude Dream Home in the development of Westhampton! Eat-in kitchen w quartz counters & backsplash, & high-end stainless-steel appliances! Master suite has large walk-in & beautiful bath. Family room w fireplace & wet bar w wine fridge & rack 440-667-4427 www.JohnDeSantisSold.com

**Solon
Colonial**



\$419,500 OR TRADE

Large two-story foyer that opens up to a grand staircase. Eat-in kitchen with loads of counter space and cabinets that overlook great room with fireplace! First floor laundry and large sitting room/formal living room that complete the first floor! 440-667-4427 www.JohnDeSantisSold.com

**Investment
Opportunity**



\$409,900 OR TRADE

12 Unit Apartment/Extended Stay + 1 Single Family Home (3 Bedroom, 1.5 Bath) + Garden Center Building. Tenants are all on Month to Month Leases. Landlord Pays Gas, Electric, Garbage, and Water. The 12 Units are Efficiencies each having a Refrigerator. 440-667-4427 www.JohnDeSantisSold.com

**Beautiful
Colonial**



\$399,999 OR TRADE

Totally updated inside + out * Master suite w/walk in and dressing area * Heated 4 season room * Furnace + C/A (2015) * Updated windows, doors & vinyl siding * Professionally landscaped * Backyard features firepit & 18x14 out building on slab w power 440-667-4427 www.JohnDeSantisSold.com

**Quote from
Mike and Jennifer:**
"We would like to thank John DeSantis for the use of his Trade-Up Program. He actually bought someone else's home so they could buy ours. Thanks again for your innovative ideas. They really work!"

**Move-in
Ready Colonial**



\$258,000 OR TRADE

This home is move in ready with lots of updates. Septic, roof, dishwasher (2017) well pump, disposal (2016), generator, granite kitchen counter tops, kitchen tile floor (2010). Professionally painted and Bedroom carpet (2018). 440-667-4427 www.JohnDeSantisSold.com

**Eastlake
Riverfront**



\$249,900 OR TRADE

3 bedroom, 2 bathroom home has just been updated with new wood plank floors and carpet for the entire home. Spacious floor plan with large closets, and a full basement for storage. Enjoy the privacy this 1.5 acre lot provides with river front dock. 440-667-4427 www.JohnDeSantisSold.com

**Updated
willoughby**



\$249,900 OR TRADE

Updated granite eat-in kitchen w/ custom white cabinetry, stainless steel appliances & loads of counter & cupboard space! This home has been meticulously well maintained & updated throughout! Newer roof, gutters, skylights, windows & so much more! 440-667-4427 www.JohnDeSantisSold.com

SOLD



\$228,900

South Mentor Colonial. 4 bed, 3 full baths. Updated eat-in kitchen with newer cabinets, appliances, & granite counters. Full basement. 2 car garage. Treed lot. Convenient location. 440-667-4427 www.JohnDeSantisSold.com

SOLD



\$189,000

Beautiful turnkey updated Mentor Ranch. Four spacious bedrooms. Large master suite w/ private bath. Wooded lot! 440-667-4427 www.JohnDeSantisSold.com

**Brick
Ranch Beauty**



\$174,900 OR TRADE

Updated newer eat-in kitchen w granite counters, stainless steel appliances, cabinets & flooring * both baths have been updated * New flooring in 1st floor family room (2018) * Beautiful hardwood floor in Laundry Room, Dining Room, & all 3 bedrooms 440-667-4427 www.JohnDeSantisSold.com

SOLD



\$164,000

Updated throughout. Brand new kitchen 2018. Both baths updated. New carpeting in all 4 bedrooms 2018. New vinyl windows and slider 2018. 440-667-4427 www.JohnDeSantisSold.com

SOLD



\$149,900

Tenderly cared for and enjoyed, this home is the perfect choice for your next home or a great rental investment. Located on a private 1.5 acre lot this home sits down a private drive easement in a convenient desirable location. 440-667-4427 www.JohnDeSantisSold.com

**Brick
Beauty**



\$145,000 OR TRADE

Features 5 bedrooms & 2.5 baths * Could be converted into a 2-family property * 1st & 2nd floors are both complete with Living room, dining room, eat-in kitchens * Furnace (2018) Hot water tank (2016) New 200 Amp elec. service (2018) 440-667-4427 www.JohnDeSantisSold.com

**Willowick
Ranch**



\$117,500 OR TRADE

3 bedroom, 1 full bathroom, Cute ranch on a double lot, newer roof. Driveway, furnace (2013) and hot water tank (2013). Pella windows throughout. Great location. Kitchen has newer cabinets and flooring. 440-667-4427 www.JohnDeSantisSold.com

**Charming
Cape**



\$114,900 OR TRADE

Awesome, super sharp and updated Cape Cod * 3 bedrooms, 2 baths * Main bath fully updated 2018 * Hardwood floors throughout first floor, including living room, dining room, and 2 bedrooms * 30' master suite has private bath * 440-667-4427 www.JohnDeSantisSold.com

**Concord
Townhouse**



\$109,900 OR TRADE

Large kitchen with loads of cabinets and counter-space. All appliances staying! Large living room and dining room. Large master with powder area and large walk in closet! The other two bedrooms offer loads of closet space! 440-667-4427 www.JohnDeSantisSold.com

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Free list with pictures
of homes available with
NO MONEY DOWN!
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**Wickliffe
Cape Cod**



\$99,500 OR TRADE

Conveniently located in Wickliffe near shopping, restaurants and freeway access. 2 bedrooms on the first floor and a full bathroom with a large bedroom upstairs. Windows have all been updated. Dry basement with a great bar area. Great patio area. 440-667-4427 www.JohnDeSantisSold.com



Real Estate Services
H



Angelo Marrali
General Manager



Linda DeMell



Lisa DeMario



Barb Wascak



Laura Mokwa



Kim Drew



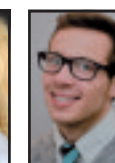
Paula Colocci



Gloria Daugherty



Melissa Murray



Austin Winters



Michael Venesky



Douglas Higham



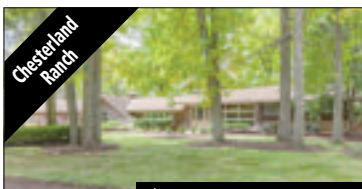
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SEARCH ALL HOMES LISTED FOR SALE AT:
www.JohnDeSantisSold.com



\$389,900 OR TRADE

Granite kitchen w/soaring ceilings, beautiful hardwood floors, island & ss appliances. Great room w/vaulted ceilings, fireplace & bar area. Master suite w/walk-in closet & w/garage. Tiled shower & walk-in closets! Entertainers dream home!
440-667-4427 www.JohnDeSantisSold.com



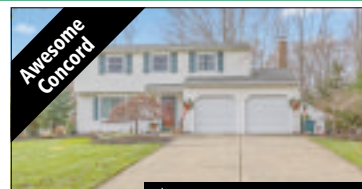
\$319,900 OR TRADE

Awesome super sharp Concord "Colonial Plus" * Huge 2-story addition includes elegant 2-story Great Room, Banquet dining room, expanded eat-in kitchen & more * 3 fireplaces * Family room * Hearth room * Elegant master suite * 2 Porches * Newer carpeting & flooring * Cul-de-sac street * Convenient location * One year home warranty.
440-667-4427 www.JohnDeSantisSold.com



\$269,900 OR TRADE

Gorgeous townhome, end unit with open floor plan and many windows. 1st floor master with glamour bath-walk in closet. Living room with vaulted ceilings, large kitchen with dining area. Stainless Steel appliances stay. Just move in!
440-667-4427 www.JohnDeSantisSold.com



\$264,900 OR TRADE

Totally updated inside + out * Master suite w/walk in and dressing area * Heated 4 season room * Furnace + C/A (2015) * Updated windows, doors & vinyl siding * Professionally landscaped * Backyard features firepit & 18x14 out building on slab w/power
440-667-4427 www.JohnDeSantisSold.com

**Quote from
Mark & Kathy:**
"John DeSantis sold our home as a direct result of his 'Guaranteed Sold' Program by offering to buy our buyers home for cash."



\$209,900 OR TRADE

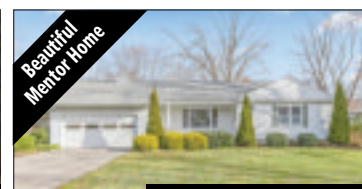
This Colonial features 4 bedrooms, 2 bath & flexible floor plan. Kitchen opens to family room, formal dining room overlooks living room. Master bedroom suite w/glamour bath & walk-in closet.
440-667-4427 www.JohnDeSantisSold.com

TOP 5 SALES TEAM IN OHIO! 2012-2015



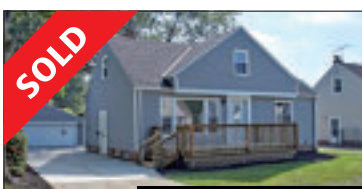
\$209,900 OR TRADE

Charming colonial in a desirable location in Mentor. Close to schools, shopping and parks. Home is awaiting your finishing touches. Entire house has been painted throughout. All appliances including nice private treed lot. Family room with fireplace office and formal dining room.
440-667-4427 www.JohnDeSantisSold.com



\$199,900 OR TRADE

Large eat-in kitchen with all appliances staying and loads of counter space and cabinets! 3 spacious bedrooms all with pristine hardwood floors. 2 full bathrooms! Expansive living room with new carpet, large picture window overlooking front yard!
440-667-4427 www.JohnDeSantisSold.com



\$140,000

Large eat-in kitchen w/white cabinets, granite countertops & stainless steel appliances. Expansive living room. 2 bedrooms on 2nd floor with loads of closet space. 1st floor remodeled bathroom. 2nd floor master bed and bath.
440-667-4427 www.JohnDeSantisSold.com



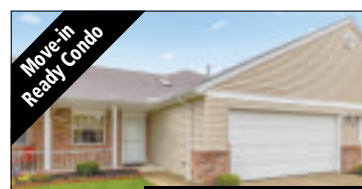
\$129,900 OR TRADE

This home features a living room as well as a 23 x 11 family room with 1/2 bath! Updates in kitchen include, countertops, backsplash, all kitchen appliances, a full fenced yard, and 2 car garage! A one year home warranty for the new homeowner!
440-667-4427 www.JohnDeSantisSold.com



\$129,900 OR TRADE

Super sharp 3 bedroom 2 full bath brick ranch! Living room w/fireplace, formal dining room, hardwood floors, new carpet in all bedrooms. Updated main bath, remodeled kitchen. Huge recreation room in the basement, loads of storage.
440-667-4427 www.JohnDeSantisSold.com



\$127,500 OR TRADE

Spacious condo offers approx 1,550 Sq. Ft. to enjoy. 2 bedrooms and 2 baths on the 1st floor & 1 bonus room up, this easy living home offers the perfect lifestyle. Amenities include vaulted ceilings, all appliances, great storage & neutral decor.
440-667-4427 www.JohnDeSantisSold.com



\$119,900 OR TRADE

Awesome, super sharp all brick cape cod * Incredible river views * 1st floor master * 2 full baths * 30' Eat-in Kitchen * Formal dining room * Walk-out basement * Attached garage * Fenced yard * Located at the end of a cul-de-sac street!
440-667-4427 www.JohnDeSantisSold.com

**FIND OUT WHAT YOUR
HOME IS WORTH!**
FREE QUICK
OVER-THE-INTERNET
For a Home
Evaluation Visit
www.JohnDeSantisSold.com



\$94,900 OR TRADE

3 bedrooms, 1.5 bath Colonial North of Blvd-Walk to Lake * Eat-in-Kitchen w/Breakfast Room * 1st Floor Den * 3 Extremely Large Bedrooms * Hardwood Floors * Extra Lot * Home Warranty * Convenient Location.
440-667-4427 www.JohnDeSantisSold.com



\$89,900 OR TRADE

Spacious updated home on quiet tree lined street! Large updated eat-in kitchen with loads of cabinets and counter space. All appliances staying! Large living room and dining room combination with pristine hardwood floors and lots of natural light!
440-667-4427 www.JohnDeSantisSold.com



\$75,900 OR TRADE

3 bedroom, 1.5 bath condo with a full basement. Located only one minute from the freeway. Detached garage right off the patio. All kitchen appliances included.
440-667-4427 www.JohnDeSantisSold.com



\$69,900 OR TRADE

Awesome, supersharp, South Mentor Townhouse Condo * Updated kitchen w/newer cabinets, counters, backsplash, floors & appliances * Updated bath * 2 good sized bedrooms * Attached garage * Convenient location.
440-667-4427 www.JohnDeSantisSold.com

**John DeSantis and Associates Listed
and Sold Over 500 Homes in 2017!**
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& FORECLOSURE SPECIALIST
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KIRTLAND

\$238,800

"4" Level Split w/1 Secluded ACRE. 4 BR, 2 Bath, LR, DR, EIK, FR, Fin Bsmt too. Updating Past Years include: Windows, 2 Full Baths, Totally Gutted Kitchen, 6-Panel, Solid Wd Doors, HWT, Paved Driveway, Glass Block Windows In Bsmt, Vinyl Siding, Roof & Gutters. LR & DR Have Vaulted Ceilings & HW Floors. Lower Level has Walk-Out Fam Room. 2 Car Att, Heated Garage W/AGDO. Wd Shed. Stamped Patio. ONE Acre, Tucked Away On Dead-End St * ONE YEAR HMS HOME WARRANTY #4040524



MADISON

\$124,800

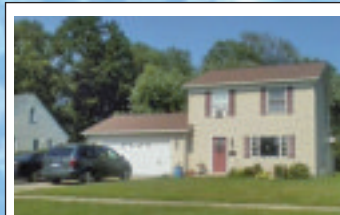
Sweet Brier Cape Cod (FREE STANDING) Condo offers 2-3 BR's, 2 Full Baths. TWO master bdrms, 1st and 2nd floors, w/walk-in closets. Vaulted ceiling in Great rm. All appl in kitchen, dining area. Huge loft with walk-in closet can be 3rd BR. Covered patio overlooks woods. HOME WARRANTY



MENTOR

\$278,800

One of a kind contemporary w/over 4300 SF. 5 Bdrms, balconies, (1 on 1st fl.) 4 full baths. 2-Story, breathtaking, marble foyer w/open Staircase & 2nd spiral staircase. Kitchen w/Granite, skylight, vaulted ceiling, SS Appl's & Dining Area. Huge formal din rm. 3 FRPLs: Liv Rm, Fam Rm & Mstr Bdrm. 7 sets of sliding glass doors: LR, FR, Kit, all upstairs bdrms to a balcony. 1st fl laundry, TONS of closets & storage. Oversized 2 Car Att, Heated Gar. Gorgeous Half Acre, Landscaped, Wooded Lot w/pond on prestigious South Mentor Street. HOME WARRANTY



PAINESVILLE

\$124,900

590 Elm St. Newer colonial over 1600 square ft. 3 bdrms, 1.1 ba large family room. MLS#4016659



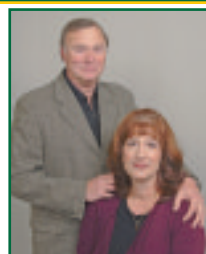
CLEVELAND

\$54,000

2 bdrm ranch, well maintained, full bsmt, 1 car detached garage, ready for immediate occupancy. MLS#4054933

**DO YOU NEED A PROPERTY OR CLASSIC CAR VALUED FOR PROBATE
OR NEED AN EXPERIENCED ESTATE ADMINISTRATOR? CALL ME**

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THE SAMS TEAM - "DEDICATED TO RESULTS"

**Michael Sams,
Realtor**

216-244-7335

michaelsams@howardhanna.com



**Mary Sams,
Realtor**

440-897-HOME

marysams@howardhanna.com



**Christie
Caywood,
Buyer Specialist**

440-381-5455



NEW PRICE



LOVELY RANCH HOME

First floor living with open floor plan, vaulted ceilings, 3 bed, 2 full baths, in lovely Concord Summerwood subdivision.

Priced

\$309,500

NEW PRICE



Mayfield Hts.

Move in and enjoy this fine home with hardwood floors, 2 car garage, 4 bed, 2 baths, and finished basement

Priced in the

\$141,000



GREAT VALUE!

Colonial with 3-4 bedrooms, 2 full baths. Large family room open floor plan. Many updates Priced

\$107,500

**VACANT
LAND**

Chardon -
Regents Way
5 Acre lot, Beautiful subdivision min from Downtown Chardon.

Bring your ideas
or builder.

\$75,000

**VACANT
LAND**

Over 5 acres to build your dream home in Bainbridge. Subdivision, lovely wooded lot, room to stretch out!

Bring your own builder!

Price

\$225,000

**VACANT
LAND**

Over 6 acres in Chardon. Build your dream home and more. Beautiful wooded lot with small stream, room for out building or horses.

Priced in the

\$120's



MCDOWELL HOMES

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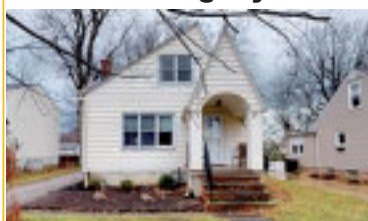


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4178 Buckeye Ave,
Willoughby



\$169,900

Jennifer L. Allen 440 796-4833

4846 Brooksdale Rd,
Mentor

9960 Holly Ln,
Aurora



\$265,000

Todd A. Jaskiewicz 440 796-2790

2927 Sheffield Rd,
Jefferson

2621 Center Rd,
Saybrook



\$184,707

Jeffrey Carducci 440 749-5358

19 High Point Ln,
Willoughby

280 E 193rd St,
Euclid



\$114,900

Terri M. Schubert 440 487-6946

539 Dickerson Rd,
Willowick

1887 Paisley Rd,
Madison



\$129,900

Jennifer L. Allen 440 796-4833

10109 Hoose Rd,
Mentor



\$139,900

Jennifer L. Allen 440 796-4833

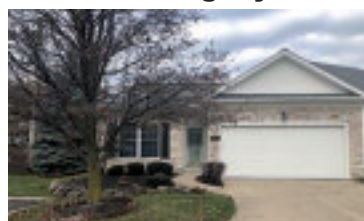
734 Cherokee Trl,
Willoughby



\$149,900

Clorice L. Dlugos 440 812-2542

5585 N Ridge Rd,
Madison



\$185,000

Clorice L. Dlugos 440 812-2542

5662 + 5676 N Ridge Rd,
Madison



\$129,900

Jeffrey Carducci 440 749-5358



\$219,900

Terri Brandetsas 440 669-1008

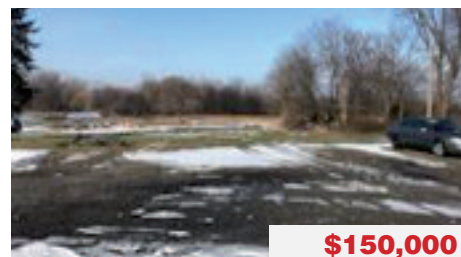
5573 N Ridge Rd,
Madison



\$130,000

Katie E. McNeill 440 796-5506

5574 Francis St,
Mentor



\$150,000

Clorice L. Dlugos 440 812-2542

817 US Route 322,
Orwell



\$160,000

Clorice L. Dlugos 440 812-2542

434 E 200th St,
Euclid



\$200,000

Clorice L. Dlugos 440 812-2542

2196 Deer Run,
Roaming Shores



\$70,000

Todd A. Jaskiewicz 440 796-2790



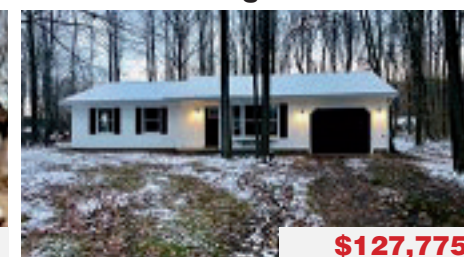
\$250,000

Jason F. Hadad 216 389-3339



\$375,000

Damir Paulic 440 220-2225



\$127,775

Clorice L. Dlugos 440 812-2542

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*Stipulations
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\$169,900 **CHARDON**

POSSIBLE 4 BDRM 2 OF THE BDRMS DO NOT HAVE CLOSETS
CURRENTLY, WALL WAS REMOVED IN UPSTAIRS BDRM TO MAKE ROOM
LARGER, LOWER LEVEL FORMAL LIVING RM IS BEING USED A BDRM.



\$139,900 **KIRTLAND**

7.24 acre property right in the heart of Kirtland. Access drive that leads
to a heavily wooded setting for possible building site. Main house in front
needs TLC, renovated or torn down. Oversized detached 2 car garage.



\$244,900 **MENTOR**

Super Sharp Bi-level renovated throughout in Sausaito Development! Great room w/ massive brick fireplace
with log storage and wet bar open to renovated kitchen w/ breakfast bar, granite countertops, oak cabinetry,
pantry, desk area brand new ss appliances, double oven, microwave, dishwasher and refrigerator!



\$125,900 **MENTOR-ON-THE-LAKE**

Sharp ranch w/ updated kitchen and includes all appliances!
Living room w/ large picture window and hardwood floors open to
dinettes! 3 bedrooms w/ hardwood floors and ceiling fans!



\$299,900 **PAINESVILLE TOWNSHIP**

MODEL HOME, just a minute walk from Lake Erie and a Private Beach.
The home is full of extras and upgrades that would value it at over
\$365,000 to build. Lawn care and Snow removal are taken care of for you!



\$95,000 **WILLOUGHBY**

Charming stone & brick English cottage close to lake erie!
Newer roof, gutters, furnace, and hot water tank!
3 bedrooms and full bath!



\$184,900 **CHARDON**

This is truly an old farmhouse that has been loved! A fresh coat of paint
just went on in the Spring of 2018. Although this home was built at the
turn of the century (1901) it has all the modern day conveniences!



\$144,900 **KIRTLAND**

Fantastic opportunity to purchase this completely remodeled
three bedroom ranch home situated on a park like 1.7 acre
wooded/ravined lot right in the heart of downtown Kirtland.



\$94,900 **MENTOR**

Welcome to Chestnut Commons! An FHA approved development.
This condo is a MUST see with many updates throughout.
Bathrooms have been updated along with lighting.



\$99,900 **MENTOR-ON-THE-LAKE**

All the exterior has been updated next step is the interior. In 2014, the following
improvements were made: windows, vinyl siding, gutters, exterior doors, garage
door; patio door; drain tiles 1988. Schedule your appointment today.



\$115,000 **WICKLIFFE**

Welcome to this very well maintained 3 bedrooms, 2 full
bathroom, Brick ranch. Throughout the home you find newer vinyl
windows, block basement windows and newer hot water heater.



\$139,900 **WILLOUGHBY**

LOCATION, LOCATION, LOCATION! Cape Cod w/ newer roof, vinyl
siding, windows, doors, gutters w/ gutter guards and tons of curb
appeal! Living room w/ large front window brings in natural light!



\$179,900 **EASTLAKE**

Welcome to this meticulously updated home in Surfside!
Walk down the garden lined walkway into this home with high
ceilings and an open floor plan.



\$135,000 **MADISON**

Welcome to this 3 Bedroom 2 Full Bathroom Ranch in desirable
Madison Parkway Estates. This cozy home spans at 1,300 sq ft of
living space. Kitchen has new flooring and cabinetry.



\$299,900 **MENTOR**

Classic Tudor in one of Mentor's desired neighborhoods. 5 Bedrooms, 4 full baths. New roof
fall of 2018, Furnace/AC/Aprilaire (2017), New wood laminate floors in dining room and
foyer, fresh paint throughout, newer carpet in office, family room and lower level bedroom.



\$334,900 **NOVELTY**

Welcome to this lovely custom built traditional home situated on a 2.55-acre
cul-de-sac. First-floor master suite with private bath and new tile shower, and
walk-in closet plus an additional 4 bedrooms on the second level.



\$169,900 **WICKLIFFE**

Sharp ranch on cul-de-sac shows pride of ownership! Newer siding, windows,
gutters & soffit (2017)! Newer roof! New driveway and front steps (2016)! New
exterior doors! Freshly painted, new lighting and new carpet installed (9/18)!



\$89,900 **WILLOWICK**

This updated home is located on a quiet residential street. The home features beautifully
redone hardwood flooring on the first floor. The spacious second floor bedroom has been
recently carpeted and features a walk-in-closet as well as built-in drawers and shelves.



\$160,000 **PAINESVILLE TOWNSHIP**

This will not Last! Ranch style home located on a cul-de-sac! Open front porch
and large lot with privacy fence. Back yard shed for storage! Enjoy this Terrific
3 bdrm 2 bath Ranch with OPEN FLOOR PLAN and vaulted ceilings!



\$99,900

Lake Erie Front home needs some TLC.
Spacious 2 car garage. Lake Auction Services.
Contact Mike Fergus, Auctioneer #2007000027

THE WARREN TEAM

MICHAEL, JAN, & AMY



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Jan's Cell: 440-567-5866

Amy's Cell: 440-415-5047

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PERRY \$269,900  COLONIAL on 2.2 Acres 4 Br's & 2.5 Ba's * Formal Liv Rm & Din Rm * Kitchen w/Breakfast Bar & Appliances * Fam Rm w/FP * Enclosed Sun Room, Deck, Shed & 2 Car Garage	MADISON \$189,000  Historic Century Home- 3Br's & 2 Ba's * 2.8 Ac of Park-like Backyard * Great Rm w/Skylight * Dining Rm w/Gas FP * Kit w/App'l's & WB Stove * Deck * Heated 2-Car & 2-story Garage/Barn * Walk-out Bsmt	MADISON \$179,000  LAKE ERIE FRONT RANCH - 2 Br's * Liv Rm w/Stone FP * Kit w/App'l's * Sun Room w/newer Slider & Window * Patio, Outdoor Shower & views of Lake Erie	MADISON \$139,900  Old World Charm Ranch 3 Bdrms * Liv Rm w/FP * Formal Din Rm * Kitchen w/App'l's * Sun Room * Hardwood Flr * Newer AC & Furnace * 2 Car Det Gar * Shed	MADISON \$124,900  2-3 Bdrm Condo w/ 2 Ba's * Great Room w/Gas FP * Eat in Kit w/App'l's * Formal Din Rm * 2nd Flr Loft area could be 3rd Bdrm * 2 Car Garage * Patio w/Lake Erie Views
EUCLID \$85,900  COLONIAL w/updates! 3Br's & 2Ba's * Liv & Din Rm w/Newer Flooring * Remodeled Kit * Possible 1st Flr Mstr BR * Updated Baths * Newer 2-Car Gar	MADISON \$84,900  Comfortable Ranch - 3 Br's & 1.5 Ba's * Eat in Kit w/App'l's * Updated Plumbing * 2-Car Det Gar * Affordable ownership * Close to school, stores, restaurants & park	MADISON \$79,900  Cheaper than Renting 3 Bdrm Ranch * Kitchen w/Appliances * Enclosed back porch * Patio * 1-Car attached Garage	GENEVA \$94,900  Darling well-maintained 2 Bdrm Ranch * Beautiful Hardwoods * Din Rm w/built-in Hutch * Kit w/Stove, Fridge, Dishwasher * Many updates * High-Energy Furnace * Fenced-in Patio	
MADISON \$1,200,000  3 ACRES OF LAKE ERIE FRONT LAND!! Public water - Septic * Long driveway for seclusion * Existing home & det. 2-car Gar will require extensive rehab. Or tear down & build your Lake Erie front dream home.	CONCORD \$219,900  4 POTENTIAL BUILDING LOTS! 9.95 Acres * Fronting on 2 different Streets * Gas & Electric & Water available * Seller will consider individual lot sales		MADISON \$44,900  Buildable Double-lot w/Lake Erie view!! Lots = 100' x 116' * Gas & Electric * City water & sewer * Paved dead-end street w/low traffic * Pri. Beach & Park access w/ the opt. \$200 annually HOA fee.	MADISON \$34,900  Build your Dream Home! Cleared & Level lot! * Located in established subdivision. * 106' Road frontage * Lawn already in * Elec, Gas, Sewer & Water available at street.
MONTVILLE \$29,900  Buildable LAKE MONT-MERE Land! * 2 Ac w/200' of private beach Frontage * Electric available at street * Enjoy fishing, boating, swimming, kayaking & more!	MADISON \$29,900  Vacant Land - Wood Rd - Madison * Build your Dream Home on 1 Acre lot. * 100' Road frontage * Electric, Gas & Water available at street	GENEVA \$16,000  Buildable Lot on Leslie St. * Utilities available from pre-existing home * 275' Road frontage * City water & sewer * Walking distance to town center		\$39,900 & \$34,900 7+ Ac & 5+ Ac Lots Sitting on level ground you can buy one or both to build on. Gas, Electric & Water available at street. Lots are close to Family Outdoor YMCA. I90 only 5 min away.



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CHAGRIN FALLS \$899,900 PRIVATE ESTATE!!



Impressive All Brick Executive Colonial! 5 Bedrooms, 4 Full Baths and 2 Half Baths Plus Guest Suite! Located in Area of Fine Homes w/Top Executors and Doctors as Neighbors! All Desirable High End Upgrades & Features! Newer Gourmet Kitchen w/Beautiful Wood Cabinetry, Huge Center Island, Granite Counter Tops & Gorgeous Wood Floor! Fabulous Crown Molding Throughout Entire House! Elegant Formal Dining For Entertaining! Beautiful Sun Room! Extravagant 2 Story Great Room w/Wet Bar! 1st Floor Library! Fabulous Master Suite w/2 Walk-In Closets, Private Sitting/Dressing Room, & Glamour Bath w/Marble! Finished 3rd Floor Guest Suite! Complete Lower Level w/Recreational Room, Media Room, Exercise Room, Sauna, & Bath! Regal Georgian Manor Looking Home! Large Decking w/Gazebo & Hot Tub for Entertaining! Breathtaking Private Estate!! AD#1207

NEWBURY TWP \$725,000 TO BE BUILT!



Custom Sprawling Contemporary Ranch!
New Construction! High End Upgrades,
Open Layout, & Scenic Location!
Large Master Suite w/Glamour Bath &
Walk-In Closet! Large Eat-In Kitchen Open To Great
Room w/Fireplace! Formal Dining & Study!
Covered Back Patio to Enjoy the Views of Nature!
3 Car Attached Garage!
AD#1200

AUBURN TWP \$549,900 IN-LAW SUITE!



Contemporary Ranch on 7 Beautiful Acres!
5 Bedrooms and 4.5 Baths. Gourmet Kitchen w/
Beautiful Cherrywood Cabinetry & Walk-In Pantry!
Open Layout w/Vaulted Great Room w/Fireplace with
fantastic views! Spacious Master Suite w/Glamour
Bath, Large Jetted Tub w/His & Her's Sinks!
1st Floor Office w/French Doors, Built-In Shelving,
Desk, & Cabinets. **In law Suite with full kitchen**
Spacious 3,000 sq ft Full Walk Out Lower Level w/
Full Kitchen, Great room and Guest Suite. Excellent
for Entertaining. Large Deck, Pond, & 3.5 Car
Attached Garage.. 32x30 Barn with Concrete Floor,
10 ft Porches and Electrical. AD#1114

CONCORD \$399,900 NATURE RETREAT!



Private Drive to Nature Retreat on 2.45 Beautiful
Landscaped Acres! 4 Bedrooms 4 Full Baths!
In-Law Set Up! Fabulous Open Layout!
Office/Lounge with Full Bar! Gorgeous Hardwood
Flooring! Gourmet Kitchen! Great Room with
Vaulted Ceiling and Fabulous Stone Fireplace!
Huge Family Room with Fireplace! All Desirable
Upgrades! Granite/Marble/Hardwood/Ceramic
Throughout! Stunning Glamour Bath!
Courtyard Patio! Fabulous Stone Walls and
Landscaping! AD#190

WILLOUGHBY \$334,900 CUSTOM CONTEMPORARY!!



Traditional Colonial w/Customized Contemporary
Flare! 4 Bedrooms, 3.5 Baths! Open Layout!
Gorgeous Hardwood Flooring! Gourmet Kitchen w/
Many Beautiful Cabinets! Formal Dining!
1st Floor Master Suite w/Glamour Bath and Walk-In
Closets! First Floor Office/Den! Finished Lower Level
for Entertaining Including 43x19 Recreational Room/
Media Room/Exercise Room!
Beautifully Landscaped, Large Deck, and
Private Yard w/Golf Course Views! AD#1161

BRATENAHL \$325,900 OLD WORLD CHARM!



Spacious Bratenahl Colonial!
4,400+ Square Feet! 4 Bedrooms, 3.5 Baths!
3rd Floor Has Servant Quarters,
3 Additional Bedrooms, Living Room & Baths!
10' High Ceilings, Crown Mouldings, Elegant Formal
Dining Room, French Doors, 4 Fireplaces, & a
16x10 Dressing Room w/Built In's! Master w/Full
Bath! Kitchen w/Grill Room & Butler's Pantry!
Old World Charm, Needs Updating!
Lake Erie Beach Privileges! AD#1118

CONCORD \$324,900 OPEN CONCEPT!



Spacious Ranch on Private Cul-De-Sac!
Open Concept Layout Features Large Eat-In Kitchen
w/Center Island Leads To Family Room Addition!
Living Room Has A Gas Fireplace & Built In Bar
Area! Library/Study Could Be Addition Bedroom!
2 First Floor Bedrooms Each Have Their Own Full
Bath! Lower Level Has Huge Finished Recreational
Room, 2 Additional Bedrooms & A Full Bath!
Beautiful Landscaped Brick Patio & Wide Private
Yard! 3.5 Car Attached Garage! Come See Today!!
AD#1211

HAMBLEN TWP \$269,900 WALK-OUT BASEMENT!!



Fabulous 4/5 Bedroom Chalet! 2.5 Baths!
2,700 square feet! Newer Roof, Furnace, Plumbing
& Electrical! New Septic - 2010! Huge Great Room
w/Stone Fireplace! 1st Floor Master! Beautiful
Hardwood Flooring! Huge Kitchen/Dinette w/Many
Beautiful Cabinets! New Bath w/Granite Counter
Tops & Cherrywood Vanity! Walk-Out Basement!
45x21 Finished Recreational Room w/Stone
Fireplace! Office! 2.5 Car Garage! 5 Beautiful Acres!
AD#1190

GATES MILLS \$239,900 OLD WORLD CHARM!!



Just Over The Bridge From Gates Mills Village,
Enjoy Old World Charm In This Picturesque Cape/
Colonial! 4 Bedrooms, 1.5 Baths! Formal Living
Room w/Brick Fireplace! 1st Floor Office or 4th
Bedroom! Timeless Kitchen w/Wood Cabinetry &
11x10 Breakfast Room! Spacious Family w/Beamed
Ceiling, Brick Fireplace, & Built In Shelving! Formal
Dining w/Window Seat And Wood Flooring! Covered
Front Porch To Relish The Majestic Views! Bring
Your Guests For Everlasting Memories On The
Private Patio! Brand New EPA Approved
Septic Tank Installed - 10/2018! AD#1174

MENTOR ON THE LAKE \$224,900 UPDATED SPLIT!!



Custom 4 Bedroom w/Many Updates! Close to
Mentor Harbor Yacht Club and Lagoons! Beautifully
Remodeled Inside and Out! Brazilian Cherry Floors,
Sunken Gathering Room for Entertaining w/9 Foot
Ceilings, Stone Fireplace, and A Serving Bar Area
w/Wine Cooler! Gourmet Eat-In Kitchen w/Granite
Counters, Stainless Steel Appliances, and Beautiful
Craft Maid Cabinets! Master Bedroom w/Glamour Bath
Featuring Skylights, Dual Shower Head, and Custom
Built-Ins! 1 Bedroom Has A Cedar Closet!
3 Car Attached Oversized Garage! AD#1156

WILLOUGHBY \$199,900 NEW LISTING!



Willoughby Ranch w/Full Basement!
3 Bedrooms! 1.5 Baths!
Solid Oak Flooring Throughout!
Family Room and Dining Room! Eat in Kitchen!
Beautiful Lot! Large Patio! Estate!
Needs Updating! Schedule Your Showing Today!
AD#1228

WILLOUGHBY \$179,900 NEW LISTING!



Beautiful Newer Cape Cod Condo On Private Street
In Willoughby! Incredibly Maintained, This Home
Features A Large Eat-In Kitchen w/Stainless Steel
Appliances, Wood Cabinets & Large Breakfast Bar That
Overlooks Great Room! Large Family/Great Room Has
Vaulted Ceilings & An Open Feel! First Floor Master
Has Attached Full Bath, Large Walk-In Closet &
A Second Closet! 2 Large Bedrooms Upstairs Plus
A Loft That Can Be An Office/Media Room!
2.5 Car Attached Garage Plus Private Back Patio!
Fresh Paint Throughout Interior! A/C - 2 Years Old!
Come See Today! AD#1229

MENTOR \$179,900 NEW LISTING!



Fabulous 3 Bedroom, 2.5 Bath Townhouse/Colonial
Condo In Governors Landing! Newer Roof! Newer
Windows! Newer Furnace/Central Air! Open Layout!
Formal Dining! Newer Kitchen w/Quartz Counters!
Stainless Steel Appliances! Spacious Vaulted Family
Room w/Brick Fireplace! Sliding Doors Lead To Private
Patio! Large Master w/Full Bath & Walk-In Closet!
2 Car attached Garage! Shows Beautifully!
AD#1221

CONCORD \$167,500 PRIVATE YARD!!



Spacious 3 Bedroom Cape Colonial in Concord!
2.5 Bath! Large Master Suite w/Full Bath & Closets!
1st Floor Family Room! Dining Room!
First Floor Laundry!
Large Deck & Patio In Private Yard w/Wooded Lot!
2.5 Car Attached Garage!
AD#1209

NEWBURY TWP \$159,900 HUGE MASTER SUITE!



Stunning Totally Updated Custom 2 Bedroom,
2 Bath Century Home! Timberline Roof! Newer
windows! Newer Electrical! Newer Plumbing! Beautiful
Hard Wood Flooring! Fabulous Open Layout! Beautiful
Kitchen w/Wood Cabinetry, & Corian Counter Tops!
Newer Appliances Stay! Office! Guest Room w/Full
Bath! You Will Never Want To Leave You Spacious
Master Suite w/Glamour Bath, Large Soaking Tub,
Attached Living Room w/Wet Bar & Sliding Doors
to Back Deck! Nicely Landscaped! 2.5 Car Garage!
AD#1113

MENTOR \$139,900 OVERSIZED GARAGE!!



Excellent South Mentor Cape! Hardwood Flooring!
Updated Kitchen! Sun Room! Timberline Roof!
Newer Windows! Full Basement w/20x12 Recreational
Room! Extra Shower in Utility Room!
Circular Driveway For Convenient Parking!
Oversized 2.5 Car Garage w/18x12 Workshop/
Craft/Hobby Room! 16x12 Barn w/Loft for Storage!
AD#1197

WILLOUGHBY HILLS \$129,900 2 PARCELS!



Willoughby Hills Cape! 3 Bedrooms!
Newer Timberline Roof! Newer Furnace!
Large Utility Room! 2 Car Attached Garage!
Extra Buildable 90x280 Lot!
City Water and City Sewer!
AD#169

RICHMOND HEIGHTS \$124,900 LOWER LEVEL REC ROOM!



Spacious Master Bungalow!
4 Bedrooms, 2 Full Baths!
Newer Furnace, Central Air & Hot Water Tank!
Timberline Roof! New Kitchen/Dinette!
Office! Lower Level Recreational Room!
Hardwood Flooring! Beautiful Yard! Patio!
Quiet Dead End Street!
AD#1182

EUCLID \$124,900 RECREATIONAL ROOM!



Fantastic Brick Bungalow!
Lots Of Space In This 4 Bedroom Home Including A
Full Bath On Every Floor, 3 Total! Large Living Room
w/Picture Window, Gas Fireplace, Formal Dining Room
& 3 Season Sun Room All Make This Home Great For
Entertaining! Lower Level Finished Recreational Room
Has Wood Burning Fireplace! Private Fenced Yard &
Brick Patio! Fresh Paint Throughout! Furnace & A/C
Are 5 Years Old! Roof Less Than 10 Days! AD#1205

MAYFIELD HEIGHTS \$119,900 FENCED IN YARD!!



Excellent 3 Bedroom Cape!
Mayfield Heights!
Newer Kitchen w/Beautiful Wood Cabinetry!
Newer Windows! Newer Bath!
Ceramic Tiled Shower! Brick Patio!
Fenced In Yard With Gate!
Schedule Your Showing Today!
AD#1226

EUCLID \$119,900 RECREATIONAL ROOM!!



Beautiful Colonial w/Utopia Beech Club Privileges!
Gorgeous Hardwood Throughout First Floor!
Spacious Living Room w/Large Bay Window &
Fireplace! Large Kitchen w/Eat-In Area! 3 Over Sized
Bedrooms Upstairs All w/Hardwood Floors!
3 Season Sun Room Looks Over Private Back Yard!
Great For Entertaining! Large Finished Recreational
Room Has Additional Fireplace w/Beautiful Stone
Mantle! Easy Freeway Access Only Minutes From
Downtown, Waterloo Arts District & University Circle!
Will Be Euclid Violation Free! AD#1212

MAYFIELD HEIGHTS \$109,900 HUGE FAMILY ROOM!



Excellent 3 Bedroom Ranch!
Huge Family Room Across Entire Back of Home!
Timberline Roof! Newer Hot Water Tank 2018!
Fenced yard! Covered Front Porch!
Attached garage! Schedule A Showing Today!
AD#1219

WILLOUGHBY \$109,900 BIG TURTLE III!!



Great Location & A Low Maintenance Lifestyle!
This Condo Offers 3 Bedrooms & 1.5 Baths!
This Condo Features An Attached Garage w/Access
Directly Into The Unit! New Garage Door & Newer
Windows! All Appliances Stay! Full Basement! Big
Turtle II! Offers Private Recreational Center, Pool &
Tennis Courts! Ready For You To Personalize & Make
Your Own! Schedule An Appointment Today! AD#1217

EUCLID \$105,900 MOVE-IN READY!!



Stunning Brick Cape!
Large Master Suite w/Walk-In Closet, Half Bath &
Beautiful Gleaming Hardwood Flooring!
Newer Windows! Glass Block Basement Windows!
27x12 Recreational Room!
Huge Covered Back Patio For Entertaining!
Nice Yard! Super Clean! Move-In Ready!
AD#1224

RICHMOND HEIGHTS \$99,900 SCREENED PORCH!



Excellent Brick Cape!
Spacious Master Suite w/Double Closet!
Newer Windows! Timberline Roof! Newer Doors!
Large Family Room Plus Lower Level Recreational
Room! Formal Dining! Huge Screened Porch For
Entertaining! 2 Car attached Garage! Shows Well!
AD#1095

EUCLID \$94,900 REC/MEDIA ROOM!!



Beautiful Brick Colonial in Premier Private Euclid
Beach Club! Large Open Living Room w/Wood Burning
Fireplace in a Lovely Stone Mantle!
Open Eat-In Kitchen Has Hardwood Floors and Was
Remodeled in 2000! 4 Upstairs Bedrooms Including
Optional Office/Den and Updated Full Bath!
Newer Cover Deck Walks Out to Private Back Yard
From the Dining Room, Great For Summer
Entertaining! Large Finished Rec/Media Room
Downstairs! 2 Car Garage! Glass Block Windows!
AD#1089

PAINESVILLE \$57,900 NEW LISTING!



Just Move In To This Remodeled 2 Bedroom,
1.5 Bath Townhouse! Newer Kitchen & Appliances!
Newer Furnace & Central Air In 2015!
Newer Flooring & Carpeting!
Updated Paint Colors Throughout!
Finished Recreational Room! Come See Today!
AD#1220

COMMERCIAL LISTINGS:

530 E 200th St
Euclid -
\$69,900
Two Buildings!

33916 Lake Shore Blvd
Eastlake -
\$159,900
Remodeled in 2008!

9365 Pineneedle Dr
Mentor -
\$49,900
Industrial Land!

1424 East 337th St
Eastlake -
\$89,900
Free Standing Bldg!

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**NEW PRICE****11515 Hosford Rd Chardon
\$354,900****10572 Auburn Rd. Chardon
\$129,900****25401 Drakefield Ave. Euclid
\$79,900****NEW PRICE****Buildable Lot:
Eagle Pt. Roaming Shores
\$49,900****Buildable Lot:
Daniels Dr. Heart of Chardon.
\$45,000****Melissa Penza**
Realtor, RRS, CNE(440) 336-1164
melissapenza@howardhanna.com**Eileen Baur**
216-536-8265
ebaur@bhhspro.com**\$89,000**
**27170 Fullerwood Drive,
Euclid**

Brick 3-bedroom, 1.5-bath colonial with wood burning fireplace on beautiful street. Glass block and nature stone floor in rec. room. Replaced storm sewer section to street 2014, complete footers and downspout drains replaced in 2006. Furnace and central air 2006. Newer windows, siding & gutters. Eat-in kitchen and dining room.

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Eileen Baur
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in 2014
100% of her listing sold
in 2015

Get the best mortgage financing deal

Few people are able to walk into a home, like what they see and then pay for a house in cash. In the vast majority of home purchases, mortgages make the dream of home ownership a reality.

Getting a mortgage requires research and some preparation on the part of borrowers if they hope to get the friendliest terms possible.

Homes are substantial, decades-long investments, so it's smart to shop around to find the best rates and lenders available. These tips can make the process of applying and getting a mortgage go smoothly, and may even help borrowers save some money.

- Learn your credit score. Your credit score will be a factor in determining just how much bargaining power you have for lower interest rates on mortgage loans, according to the financial resource NerdWallet. The higher the credit score, the better. Well before shopping for a mortgage, manage your debt, paying it off if

possible, and fix any black marks or mistakes on your credit report.

- Investigate various lenders. The Federal Trade Commission says to get information from various sources, whether they are commercial banks, mortgage companies, credit unions, or thrift institutions. Each is likely to quote different rates and prices, and the amount they're willing to lend you may vary as well. Investigating various lenders can help you rest easy knowing you got the best rate for you. Lenders may charge additional fees that can drive up the overall costs associated with getting a mortgage. Compare these fees as well so you can be sure you get the best deal.

- Consider a mortgage broker. Mortgage brokers will serve as the middle person in the transaction. A broker's access to several different lenders can translate into a greater array of loan products and terms from which to choose.

- Learn about rates. Become in-



formed of the rate trends in your area. Lower rates translate into significant savings amounts per month and over the life of the loan. Rate may be fixed, though some are adjustable-rate mortgages (also called a variable or floating rate). Each has its advantages and disadvantages, and a financial consultant can discuss what might be in your best interest.

- Discuss points with your financial advisor and lender. Some lenders

allow you to pay points in advance, which will lower the interest rate. Get points quoted in dollar amounts so they'll be easier to compare. If you're unfamiliar with points, discuss the concept with your financial advisor.

The vast majority of homeowners secured a mortgage to purchase their homes. Learning about the mortgage process can help new buyers navigate these sometimes tricky financial waters.



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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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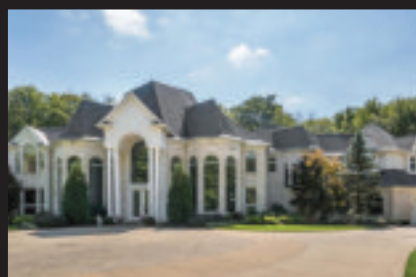
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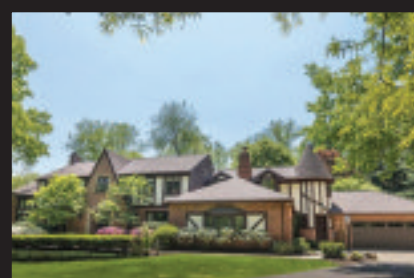
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