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HOMES ALMANAC



WEDNESDAY, APRIL 10, 2019

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SOLD

Willoughby - \$255,000



**Your
Home**

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Wickliffe - \$115,000



SOLD

Mentor - \$179,000



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**Stunning
Kirtland Ranch**



\$549,900 OR TRADE

Great room features 15' high ceilings, floor to wall fireplace with a wall of windows. Large eat-in kitchen with huge center island. Master suite is fit for royalty with large walk-in closet, private deck overlooking yard and enormous private bath
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**Modern
Farmhouse**



\$524,900 OR TRADE

Perrino Builders to be built modern farmhouse in Upscale Mountainside Farms. Gourmet kitchen with Bosch stainless steel appliances, granite countertops, large center island and large walk-in pantry! Second floor offers a master suite fit for royalty
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**Kirtland
Custom Ranch**



\$499,900 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!
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**Grand
Ranch**



\$469,900 OR TRADE

This grand ranch offers all high end and custom finishes throughout! Expansive eat-in kitchen with granite counters, custom cabinetry and all high-end stainless-steel appliances! Open floor plan! Large great room with vaulted ceilings! 440-974-7283 www.JohnDeSantisSold.com

**Gorgeous
Colonial**



\$429,900 OR TRADE

Office with French doors. Formal dining room. Large eat-in kitchen with center island looks onto roomy family room with fire place. First floor master suite with huge closet. All bedrooms are very large and second floor has a loft.
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**Stunning
Colonial**



\$419,900 OR TRADE

Beautiful, Stunning, updated colonial on park like lot (3.8 acres) with pond. Large updated bright white eat in kitchen with Granex soak stone counters, designer farmhouse sink, Blue star range and all other appliances staying.
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**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!
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**Paradise
Found**



\$329,900 OR TRADE

Incredible updated eat-in kitchen with granite counters, hardwood floors and stainless steel appliances opens to huge family room with fireplace and majestic views of the countryside * Both baths upstairs-updated with granite and marble
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**Stunning
Concord**



\$299,500 OR TRADE

Awesome super sharp Concord *Colonial Plus* * Huge 2-story addition includes elegant 2-story Great Room, Banquet dining room, expanded update eat-in kitchen & more * 3 fireplaces * Family room * Hearth room * Elegant master suite * 2 Porches * Never carpeting & flooring * Cul-de-sac street * Convenient location * One year home warranty 440-974-7283 www.JohnDeSantisSold.com

**Gorgeous
Ranch**



\$289,000 OR TRADE

Modern, updated kitchen with new cabinets, appliances, ceramic tile and granite countertops that opens into a sprawling living room & dining room featuring vaulted ceilings, newly finished hardwood flooring, and a beautifully crafted stone fireplace
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**Awesome
Concord**



\$249,900 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 440-974-7283 www.JohnDeSantisSold.com

**Country
Ranch**



\$249,900 OR TRADE

Gorgeous country ranch on 3.5+ acres of property! This property has a massive 45x85 heated garage. It has a 1/4 acre stocked pond with a sandy beach and boat dock, a 14x20 pavilion, a covered bridge, 3 cabins. This one has so much to offer!
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**Move-in
Ready
Colonial**



\$248,900 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).
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**Updated
Willoughby**



\$239,900 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! 440-974-7283 www.JohnDeSantisSold.com

**Pinegate
Colonial**



\$239,900 OR TRADE

Spacious family room w stone fireplace*Patio doors leading to the deck*Custom kitchen cabinets*Formal dining room and living room*Master has 2 closets, a walk-in closet & additional closet plus a newly remodeled master bath*3 other spacious bedrooms 440-974-7283 www.JohnDeSantisSold.com

**Sprawling
Ranch**



\$224,400 OR TRADE

Huge family room with fireplace. Hardwood floors throughout. Master bedroom has large walk-in closet, master bath with bidet. Beautiful foyer with coffered ceilings. First floor laundry/mudroom with large linen closet.
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**Shaker
Hts.
Colonial**



\$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.
440-974-7283 www.JohnDeSantisSold.com

**Concord
Condo**



\$209,500 OR TRADE

Open floor plan w expansive great room & dining room featuring vaulted ceilings and a fireplace. His & Her Master Closets. Kitchen has tons counter and pantry space! Upstairs features a full bathroom and two additional bedrooms with extra loft space
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**Beautiful
Mentor
Home**



\$189,900 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! 440-974-7283 www.JohnDeSantisSold.com

**Surfside
Colonial**



\$182,500 OR TRADE

Large updated open eat-in kitchen with all appliances staying, opens to step down family room with brick fireplace! Open floor plan with large living room and dining room combination. French doors that open to a den! Large sunroom off the family room
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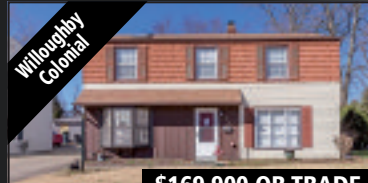


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Willoughby
Colonial

\$169,900 OR TRADE

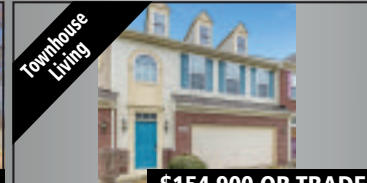
Expansive eat-in kitchen with loads of cabinets and counter space. Kitchen has breakfast bar and is open to large family room addition with fireplace! Large formal living room and dining room. Master suite offers its own private bathroom 440-974-7283 www.JohnDeSantisSold.com



Super
Sharp Split

\$169,900 OR TRADE

Awesome super sharp split level * Features 4 levels including full basement * Jumbo eat-in kitchen leads to sliding doors to deck overlooks the fenced yard * Cozy Family room with fireplace * Oversized master suite with private bath 440-974-7283 www.JohnDeSantisSold.com



Townhouse
Living

\$154,900 OR TRADE

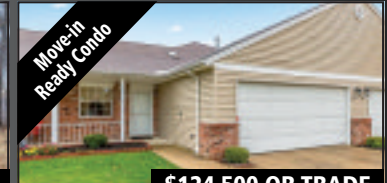
New flooring in Great room, dining and kitchen (open concept breakfast bar counter-great for entertaining overlooking Great room)! Ceramic tile in foyer and Master bath. New AC unit (2018), New dryer (2018) new doorknobs throughout 440-974-7283 www.JohnDeSantisSold.com



Excellent
Mentor Ranch

\$125,000 OR TRADE

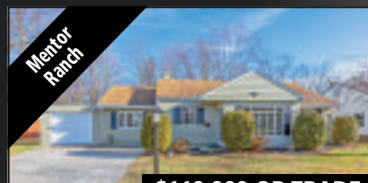
Excellent Ranch located in Mentor right across the street from beautiful Lakefront community park! This home features a spacious family room, 3 bedrooms and a full bathroom. Huge backyard and back deck perfect for entertaining! 440-974-7283 www.JohnDeSantisSold.com



Move-in
Ready Condo

\$124,500 OR TRADE

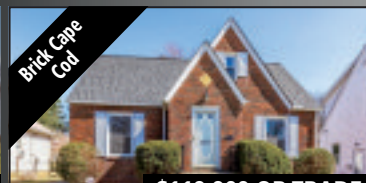
Spacious condo offers approx 1,550 Sq. Ft. to enjoy. 2 bedrooms and 2 baths on the 1st floor & 1 bonus room up, this easy living home offers the perfect lifestyle. Amenities include vaulted ceilings, all appliances, great storage & neutral décor. 440-974-7283 www.JohnDeSantisSold.com



Mentor
Ranch

\$119,900 OR TRADE

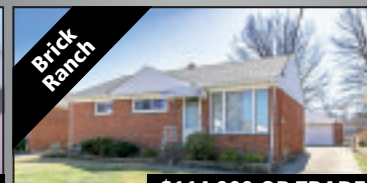
Large living room with picture window overlooking front yard, opens to remodeled kitchen! Lots of cabinets, counter space and all appliances staying! Three spacious bedrooms all with plenty of closet space! New electrical 2019, A/C 2019, double lot 440-974-7283 www.JohnDeSantisSold.com



Brick Cape
Cod

\$119,900 OR TRADE

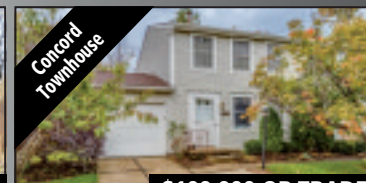
Awesome super sharp brick Cape Cod * Wonderful 1st floor addition includes a 1st floor family room and full master bathroom * Updated eat-in kitchen * New flooring/carpet throughout (2018) * New roof (2018) * New central a/c (2018) 440-974-7283 www.JohnDeSantisSold.com



Brick
Ranch

\$114,900 OR TRADE

Awesome Willowick brick ranch * 2 baths * Eat-in Kitchen * Very spacious bedrooms and living room * Hardwood floors * Family room in finished basement * Covered patio * Fenced yard * 2 car garage * Convenient location * Walk to schools 440-974-7283 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! 440-974-7283 www.JohnDeSantisSold.com



Updated
Ranch Condo

\$67,900 OR TRADE

Updated second floor ranch in prime and convenient Village Green Condos. Featuring an open and spacious floor plan with newer kitchen updates, large windows, in suite laundry, and a private entrance! Make this one home! 440-974-7283 www.JohnDeSantisSold.com



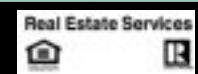
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AMAZING DUGAN FARMS COLONIAL! MADISON \$264,900  <ul style="list-style-type: none"> * 4 Bdrm/ 3 full Baths * Liv Rm w/ Fireplace * Dining Rm * Kitchen w/ Appl's, Island, Pantry & Hickory floor * Gorgeous Sun Room * So much to love! 		NEW LISTING! PAINESVILLE TWP \$129,900  <ul style="list-style-type: none"> * Lovingly maintained 3 Bdrm Ranch * Liv Rm & Rec Rm * Remodeled Kitchen * Hdwd floors * Partially covered full length Rear Deck * 24x30 Detached Garage w/ Tin Roof & 220 Electric 		BEAUTIFUL CENTURY HOME! MADISON \$189,000  <ul style="list-style-type: none"> Historic Home- 3 BD/2 BA * 2.8 Ac of Park-like Yard * Great Rm w/Skylight * Din Rm w/Gas FP * Kit w/App'l's & WB Stove * Deck * Heated 2-Car Gar/Barn w/2nd story * Addtl Outbuildings 			
NEW PRICE! MADISON \$134,900  <ul style="list-style-type: none"> 3 BD Ranch * Liv Rm w/FP * Formal Din Rm * Kit w/App'l's * Sun Room * Hardwood Flr * Newer AC & Furnace * 2 Car Det Gar * Shed 		HORSE PROPERTY! JEFFERSON \$172,500  <ul style="list-style-type: none"> Attention Horse Lovers! * Fabulous Barn/Outbuilding w/ 4 stalls, Water, Elec & room to park 2 cars. * 2.25 Acres * 3 BD/2 BA Ranch home * Lg Kit w/Island * Master w/Bath 		CUSTOM COLONIAL! MADISON \$219,900  <ul style="list-style-type: none"> Quality-blt 4 BD/2.5 BA Colonial * Roomy Eat-in Kit * Din Rm * Fam Rm w/Gas FP * Many updates * Full Bsmt w/5th Bd potential * 16x16 Outbuilding w/ Elec & Cable 		QUAINT!! MADISON \$79,900  <ul style="list-style-type: none"> Comfortable Ranch - 3 Bdrm/ 1.5 BA * Eat in Kit w/App'l's * Updated Plumbing * 2-Car Det Gar * Affordable ownership * Close to school, stores, restaurants & park 	
55+ COMMUNITY! MADISON \$49,900  <ul style="list-style-type: none"> * 3 Bdrm/ 2 bath * Eat-in Kitchen with appliances * Shed * Concrete driveway * Covered Porch Meticulously kept 		WATERFRONT LAND! MONTVILLE \$27,900  <ul style="list-style-type: none"> Buildable Lake Mont-Mere land! * 2 AC w/200' of private beach Frontage * Electric available at street * Enjoy fishing, boating, swimming, kayaking & more! 		1 ACRE LOT! MADISON \$24,900  <ul style="list-style-type: none"> Vacant Land - Wood Rd * Build your Dream Home on 1 AC lot. * 100' Road frontage * Electric, Gas & Water available at street 		AFFORDABLE OWNERSHIP! MADISON \$119,900  <ul style="list-style-type: none"> * Adorable 3 Bdrm Ranch * Eat-in Kitchen with Appliances * 2 car Garage & fully fenced Backyard with Patio, Firepit, & Shed 	
RESIDENTIAL LOT! MADISON \$24,900  <ul style="list-style-type: none"> Build your Dream! Cleared & Level lot! * Located in Heritage Hills subdivision. * 106' Road frontage * Lawn already in * Elec, Gas, Sewer & Water available at street. 		COMMERCIAL LOT! MADISON \$124,900  <ul style="list-style-type: none"> Fantastic commercial opportunity * 9.38 Acres w/this 2-parcel property in a prime business location on Rt 20 * Approx ¼ mile W of Walmart. 				9.95 ACRES! BUY ALL OR CAN BE SPLIT! CONCORD \$219,900  <ul style="list-style-type: none"> 4 Potential Building Lots on Girdled Rd! * Seller will consider individual lot sales 9.95 Acres * Fronting on 2 different Streets * Gas & Electric & Water available 	



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1411 W 8th St,
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\$88,000

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3980 State Route 307,
Austinburg



\$184,900

Clorice L. Dlugos 440-812-2542

6543 Hidden Woods Trl,
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\$375,000

Katie E. McNeill 440-796-5506

White Rd,
Rock Creek

**VACANT
LAND**

\$5,300

Scott E. Davis 440-364-4485

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Ashtabula



\$94,900

Clorice L. Dlugos 440-812-2542

2335 E 61st St,
Cleveland



\$119,900

Jeffrey Carducci 440-749-5358

3050 Worrell Rd,
Willoughby Hills



\$135,000

Katie E. McNeill 440-796-5506

29965 Truman Ave,
Wickliffe



\$145,000

Katie E. McNeill 440-796-5506

38075-Bldg 4 Euclid Avenue #3,
Willoughby



\$225,000

Katie E. McNeill 440-796-5506

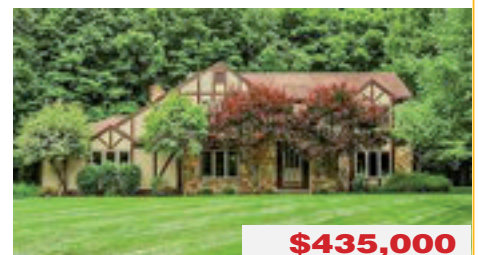
604 Brown St,
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\$69,900

Jeffrey Carducci 440-749-5358

8350 Kingwood Dr,
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Jason F. Hadad 216-389-3339

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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 Flooring! 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/ Gazebos & 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



KIRTLAND HILLS \$699,900 MAGNIFICENT HOME!

A Marble Foyer welcomes you into this Magnificent Home sitting on 5 gorgeous acres. This stucco and stone manor home offers a one of a kind distinctive floor plan designed for entertaining! The two-story Great Room has walls of windows and an impressive fireplace. 2-story dining room features a fireplace. A gourmet kitchen features professional stainless steel appliances, including a wine refrigerator and exquisite cabinetry. Library/study with fireplace. Master bedroom with fireplace and access to the outdoor living space. Master bathroom features double sinks, sauna shower, whirlpool tub and dual walk-in closets. Laundry room nearby. ANOTHER first floor suite perfect for in-laws, teens, or a home based business with its own living room, full bath, bedroom, private entrance with porch, and access to another first floor laundry room. Updates there are 3 bedrooms with cathedral ceilings, one bedroom has a private end suite bathroom. The other two are joined by a Jack & Jill bathroom with shared shower/whirlpool and separate sinks and toilets. Detailed trim molding and pillars throughout the home. Full unfinished basement, which has stairs to the 4-car garage, has been waterproofed (2018) with (3) generators. Plumbed for central vac. Tank Like setting with deck in backyard. Grand circular drive off Little Mountain, with separate drive to the 4-car garage off of King Memorial Road. Truly one of a Kind! AD#1233



CHARDON \$459,900 NEW LISTING!

Stunning Payne and Payne Built Colonial w/ High End Upgrades! 4 Bedrooms, 4.5 Baths! Exceptional Details and Custom Woodwork! Beautiful Cherrywood Flooring! Gorgeous Crown Mouldings! Solid Wood Doors! Dream Gourmet Kitchen w/ Wood Cabinetry, Imported Tiled Backsplash, Granite Counters, & Large Island! Formal Dining Room w/ Double Crown Molding, Bow Window & Columns! Great Room w/ Stone Fireplace! Quality Materials & Design! Herringbone Slate Foyer Floor! Spacious Master Suite w/ Bay Window Overlooking Private Lot, Coffered Ceiling, Custom Ceramic Walk-In Shower, Large Soaking Tub and His & Her's Sinks w/ Granite Counter Tops! French Doors Lead To 1st Floor Office! Nice Deck Plus Brick Patio! Finished Walk-Out Level 42x16 Plus Full Bath! 3.5 Car Heated Garage! AD#1245



HIGHLAND HEIGHTS \$379,900 NEW LISTING!

Fabulous Aberdeen Condominium! Phase 2 Unit From Legend Development! Beautifully Updated 3 Bedroom, 3.5 Bath Plus Loft! Comparatively More Spacious Great Room w/ Fireplace! First Floor Master Suite w/ Walk-In Closet, Glamour Bath, His & Her's Sinks, Jetted Tub, Bay Window! Open Layout! Formal Dining! Great Kitchen w/ Beautiful Maplewood Cabinetry, Granite Counters, Pantry & Stainless Steel Appliances! 37 x 20 Lower Level Finished Basement w/ Full Bath! Exercise Room! Located on 15th Fairway on Stonewater Golf Course! Large Raised Deck w/ Beautiful Views! Aberdeen Has A Party Room, Swimming Pool, Tennis Courts & Pickle Ball Courts! Show Beautifully! AD#1261



WILLOUGHBY \$329,900 VAULTED GREAT ROOM!

Stunning 4 Bedroom, 2.5 Bath Willoughby Colonial! Vaulted Great Room w/ Beautiful Flooring and Fireplace! Classic Kitchen w/ Granite Counter Tops & All Newer Stainless Steel Appliances! Attached Breakfast Dinette! 1st Floor Master w/ Walk-In Closet & Glamour Bath! All Bedrooms Are Good Sized! Beautiful Hardwood Flooring Throughout First Floor! Formal Dining w/ Crown Molding! Office! Large Open Recreational Room! Extra Deep 2.5 Car Attached Garage! Fabulous Raised Courtyard Patio! Shows Beautifully! AD#1242



HIGHLAND HEIGHTS \$329,900 HUGE OPEN CONCEPT!!

Spacious Highland Woods Ranch in Highland Heights! Vaulted Ceiling & Tons of Natural Light Comes Through The Foyer and Family Room Skylights! Huge Open Concept w/ Eat-In Kitchen w/ Beautiful Glass Door Overlooking The Private Wooded Backyard! Family Room Has Picturesque Fireplace! Full Master Suite Includes Glamour Bath & Walk-In Shower! 2 More Spacious Bedrooms Plus Full Bath on First Floor! Incredible Finished Basement is Enormous & Includes Another Bedroom and Full Bath! First Floor Laundry! Over 3,500 sqft of Finished Space! Deck Overlooks Nearly Half Acre Lot, Great For Entertaining! 2.5 Car Attached Garage! Come See Today! AD#1243



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



HUDSON \$287,900 FINISHED WALK-OUT!!

Excellent 4 Bedroom, 3.5 Bath Colonial! Shows Beautifully, Like A Builders Model! Family Room w/ Fireplace! Formal Dining For Entertaining! Spacious Master Suite w/ Walk-In Closet, Organizers & Glamour Bath! Fabulous Finished Walk-Out Lower Level w/ Wet Bar & Sliding Doors To Patio! Large Deck! 2.5 Car Attached Garage on Private 1/2 Acre Lot! This May Be The Best Home On The Market! Come See Today!! AD#1238



PAINESVILLE TWP \$259,900 NEW LISTING!

Stunning 4 Bedrooms, 3.5 Bath Multi Level Home! Everything Has Been Beautifully Updated! Newer Gourmet Dream Kitchen w/ Quartz Counters, Large Island, Many Cabinets & Stainless Steel Appliances! Open Layout! Large Bedrooms! Spacious Master w/ Walk-In Closet & Full Glamour Bath w/ Walk-In Tiled Shower, His & Her's Sinks and Soaking Tub - Drywall, Plumbing & Electric New! All Flooring New! Large Closets! Newer Windows! Newer Furnace! Central Air! 4 Car Attached Garage - 2 Car Deep! New Driveway! Patio/Covered Patio! Private Wooded Views! Schedule An Appointment Today! AD#1246



WILLOUGHBY \$258,900 NEW LISTING!

Sharp Willoughby 4 Bedroom, 2.5 Bath Colonial! Newer Timberline Roof - 2017! Vaulted Family Room w/ Brick Fireplace! Formal Dining Room w/ Crown Molding! Beautiful Hardwood Flooring! Large Kitchen/ Dinette w/ Wood Cabinetry, Bay Window, Eating Area & Stainless Steel Appliances! Spacious Master Suite w/ Walk-In Closet & Glamour Bath! 4th Bedroom Currently Used As An Office! Private Back Yard! 2.5 Car Attached Garage! Schedule Your Showing Today!! AD#1256



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



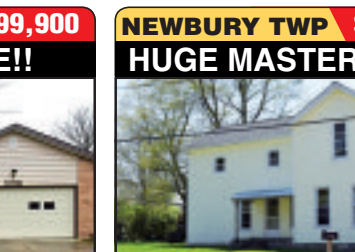
WILLOUGHBY HILLS \$219,900 NEW LISTING!

Excellent River Front Property in Willoughby Hills! 3 Bedrooms, 2 Full Baths! Private Nature Retreat! Open Layout! Newer Windows! Great Room w/ Vaulted Ceilings w/ Fabulous Views! Tankless Water Heater! Newer Furnace & Central-Air! Estate - Make An Offer! AD#1259



WILLOUGHBY \$199,900 RANCH HOME!!

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



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 \$149,900 NEW LISTING!

Sharp Ranch! 3 Bedrooms, 1.5 Baths! Newer Windows! Newer Furnace & Central-Air! Newer Interior, Exterior Doors & Crown Mouldings! Timberline Roof! Newer Kitchen w/ Corian Counters, Pantry & Stainless Steel Appliances! Newer Lighting & Plumbing Fixtures! Newer Bath w/ Walk-In Shower! Deck w/ Sunsetter Awning & Fenced Yard! Deep 2.5 Car Attached Garage w/ Newer Door! AD#1250



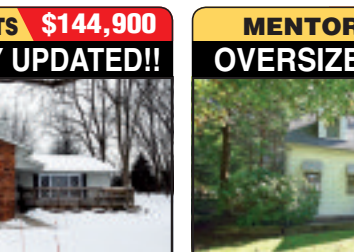
EASTLAKE \$149,900 NEW LISTING!

Excellent Ranch! 3 Bedrooms, 1.5 Baths! Timberline Roof! Newer Bath! Open Layout! Spacious Kitchen w/ Newer Appliances! Master Bedroom w/ Connecting Half Bath! Large 2.5 Garage - 24x24! Nice Yard! Short Walk to Lake Erie!! AD#1260



RICHMOND HEIGHTS \$144,900 BEAUTIFULLY UPDATED!!

Beautifully Updated Home On Private Street! Pride of Ownership on Display, Including Updated Kitchen & Half Bath in 2018! Large Living Room w/ Vaulted Ceilings Plus A Huge Family Room w/ Walk-Out To Covered Patio & Private Back Yard! 3 Spacious Bedrooms Upstairs, Including Master w/ Attached Full Bath! First Floor Bedroom Currently Set Up As An Office! Furnace & A/C Are Both Less Than 5 Years Old! Roof Is Less Than 15 Years Old! 2.5 Car Attached Garage w/ Overhead Storage! Come See Today! AD#1234



MENTOR \$139,900 OVERSIZED GARAGE!!

Excellent South Mentor Cape! Hardwood Flooring! Updated Kitchen! Sun Room! Timberline Roof! Newer Glass Block Windows in Basement & Newer Stairs 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 \$129,900 NEW LISTING!

Excellent 3 Bedrooms, 2 Full Bath Ranch in Ridge Acres! Newer Windows & Doors! Central-Air! 12x10 Kitchen Addition For Breakfast Room! Recreational Room! Priced \$20,000 Below Market Value To Adjust For No Garage! Can Have A Brand New Garage Built w/ FHA or Conventional Rehab Loan! AD#1251



WILLOUGHBY HILLS \$127,900 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



EUCLID \$118,500 HUGE COLONIAL!

Welcome Home To This Sharp 4 Bedroom Colonial! The Large Living Room Has A Hardwood Floor & Offers Plenty Of Entertaining Space w/ The Adjacent Dining Room! Slate Flooring In The Updated Kitchen w/ All Appliances To Remain! Second Floor Features 3 Bedrooms All w/ Hardwood Floors, As Well As A Full Bath! The Third Floor Is The Perfect "Flex Space" Currently Serving As A 4th Bedroom! Lower Level Includes A Large Recreational Room & An Additional Half Bath w/ Plumbing For A Shower! Large Fenced In Yard To Enjoy The Changing Seasons As Well A Central Air For When It Gets A Bit Too Warm! Don't Miss This Conveniently Located Gem, Schedule Your Appointment Today! AD#1223



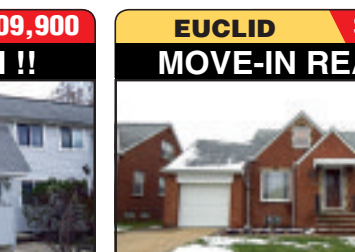
WILLOUGHBY \$114,900 BIG TURTLE II !!

Fabulous Big Turtle II End Unit Condo! 2 Large Bedrooms, 2.5 Baths! Upgraded Kitchen w/ Beautiful Wood Cabinetry! Newer Furnace/ Central-Air! Upgraded Lighting Fixtures! Upgraded Plumbing Fixtures! Huge Master Bedrooms! 20x16 Recreational Room w/ Full Bath! Attached Garage! Shows Beautifully! AD#1237



WILLOUGHBY \$109,900 BIG TURTLE II !!

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



SOUTH EUCLID \$79,900 NEW LISTING!

Great South Euclid Ranch! Living Room w/ Gas Fireplace & Decorative Mantle w/ Hardwood Floors! Master Bedroom Has Second Room Attached That Could Be An Office, Media Room, or Potential 3rd Bedroom! Newer Boiler - Approx 5 Years Old! Lower Level Has Walk-Out To Private Back Yard! 2 Car Garage! Just Awaiting Your Touches, Come See Today!! Estate - Make An Offer!! AD#1253

COMMERCIAL LISTINGS: 530 E 200th St Euclid - \$69,900 Two Buildings! 9365 Pineneedle Dr Mentor - \$49,900 Industrial Land! 33916 Lake Shore Blvd Eastlake - \$159,900 Remodeled in 2008! VL Euclid Chardon Rd Kirtland - \$198,900 2 Acres; Utilities Aval. TBB Euclid Chardon Rd Kirtland - \$649,900 New Cons; 3,000 sqft Build

Portrait of Dominic Paratto, phone number 216-316-0207, email Dominic@TheParattoTeam.com

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Apply**\$659,900** CONCORD

Come home to this timeless beauty designed and built by award winning Alexandra Fine Homes. Situated in the Estates of Little Mountain with golf course views of fairways #6 and #15, yet no golf easement or intrusion.

**\$595,000** PERRY

29.30 Acres! Great investment property for a developer! 2 family home is currently being rented.

**\$559,900** CONCORD

2006 4 BR / 3 BA Dawson built split floor Ranch home boasting over 5,000 SF of finished living space. FR features cathedral ceilings with floor to ceiling see thru gas FP & walk out to balcony deck overlooking parklike backyard.

**\$525,000** MENTOR

Remarkable opportunity established landscape material business for 40 yrs income rage \$70k-\$80k beautifully maintained 3 story colonial 2 car det multi out buildings 45x40 barn putt putt course formal lvrn formal dining rm 3bdrms 1 1/2 bath deck 2 sunrm equipment & inventory nego.

**\$450,000** KIRTLAND

One of a kind Opportunity in Kirtland! 5,920 Acres with 5 Bedrooms and 4 Baths of the totally Renovated and updated Split Level Home! New Roof, Siding, Windows, Floors, Walls, Electrical, Paint, Hardwood Floors and Carpet.

**\$399,900** MENTOR

Better than new, this quality built Pulte Home, Boardwalk Style, boast of nearly 3500 square feet of total living area is just two years old with over \$100,000 in builder upgrades. Spacious, wide open floor plan with tons of natural light.

**\$379,900** CONCORD

Beautiful 4 Bedroom, 4 bathroom home in sought after Noble Ridge Estates. Living room features high vaulted ceilings with wood burning fireplace, decorative mantel, ceramic and wood surround and bonus office room attached.

**\$349,900(AUC)** PERRY

Lake Auction Services Auction (Not a Live In-Person Auction). Published List Price is the "Suggested Starting Bid" and not a "Reserve Price". No Extra Buyer's Fees.

**\$299,900** KIRTLAND HILLS

Beautiful home On 5 acres In Kirtland Hills! Just a couple minutes from I-90 or Rt 2 freeways. Grand Foyer with winding staircase and marble flooring. Family room with wood burning fireplace, built in cabinetry, crown molding and hardwood floors.

**\$249,900** MENTOR

Sprawling brick ranch on 0.66 wooded lot overlooking creek! Renovated ranch home features 3 bedrooms and 3 full baths! Large foyer entry opens to great room with natural light. Split bedroom floor plan!

**\$249,900** PERRY

Incredible completely rebuilt like-new 2000+ square-foot 5 Bedroom Ranch situated on scenic 3+ acre property in sought after Perry school district. Gourmet eat-in kitchen with granite countertops, oak cabinetry and ceramic tile floors offering a dinette with sliders leading to a huge back deck.

**\$229,900** EASTLAKE

Impeccable 1998 built 3 bedroom, 3 1/2 bath Colonial in sought after location off Erie Road loaded with updates. Open eat in kitchen with newer corian countertops, stainless steel appliances, under cabinet lighting, breakfast island, built in pantry, and ceramic tile backplash.

**\$189,900** PAINESVILLE TOWNSHIP

Charming farm house with over 3300 SF on a 1.34 acre parcel offers 7 Bedrooms and 3 full Bathrooms. Hardwood floors throughout the home.

**\$179,900** LEROY

Come and see this well maintained Ranch home on nearly 10 acres! This house and property provide privacy and space only minutes away from freeway access. One of the major attractions of this property is the large outbuilding!

**\$159,900** EASTLAKE

This is the Ranch you have been waiting for! Brand new kitchen in 2019. Immaculate! 3 Bedrooms! 1 Full and 1 Half Bath! 2 car garage with covered patio. Finished basement with office, 4th bedroom and separate recreation space!

**\$149,900** MENTOR

Beautifully maintained, solid brick home. Live close to Lake Erie with tons of parks and lake front access within walking distance. 3 spacious bedrooms, master has an attached full bathroom. Full of updates, cherry cabinets in kitchen, freshly painted throughout.

**\$135,000** MADISON

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

**\$132,500** MENTOR-ON-THE-LAKE

Renovated Ranch! Gorgeous kitchen w/ updated soft close cabinetry, granite countertops, ss appliances and premier laminate flooring! Large living room w/ big front window open to eat-in kitchen!

**\$109,900** WILLOWICK

Sound ranch with full basement almost one acre wooded and fenced yard. Updated Windows roof gutters H2O AC furnace glass block windows and waterproofing prior to Sellers purchase in 2006.

**\$84,900** MENTOR

Townhouse style condo living in the heart of Mentor! 2 bedroom, 1 1/2 bath. End Building. Low condo fee. Close to shopping, schools and freeways. Make your appointment today!



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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**



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. **\$69,900**



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**



Updated 3 bedroom home with 2 full baths. Granite counters, appliances, enclosed front porch, and more. **\$134,500**



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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
\$109,800

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



PAINESVILLE TWP
\$128,800

FREE STANDING CONDO in the Brooks Complex. 2, 2, 2 is what you get: 2 Bdrms, 2 full baths, 2 car att. garage. Living Rm w/FRPL, dining rm, Kitchen with center island. Fenced back yard with patio. HOME WARRANTY



MENTOR
\$214,900

TOTALLY renovated in last few years. MOVE-IN condition. Colonial, 2.5 Baths, Family Rm, Kitchen w/granite & SS appl's. Newer windows, roof, Furnace/AC, wd floors. Finished Bsmt. 2 Car gar. Fenced yd. HOME WARRANTY



PAINESVILLE TWP
\$176,000

Beautifully maintained open living on the first floor with large built in China Cabinet. Beautifully updated kitchen Programmable thermostat. Office that could be a 4th bedroom. Gas log fireplace.

COMING SOON

MENTOR

Colonial 3 bedroom 1-1/2 baths, garage, yacht club location, all appliances, and home warranty. Spacious bedrooms and closet space! Look for me on the 15th or call now for more info or to schedule a showing for then!

COMING SOON

PAINESVILLE TWP

Ranch 1800 sq ft, 3 bedrooms, family room, 2 full baths, huge master bedroom, new furnace and air, new windows throughout, new natural gas hookup, fresh paint, 2 car garage Madison Ave area. Look for me on the 15th or call now for more info and to schedule a showing for then.

COMING SOON

CLEVELAND \$69,900

Close to downtown, Lakewood shops & restaurants and fun Tremont area. Super cute 2 bedroom colonial with old world charm has 2 car detached garage, basement and fully fenced rear yard. Affordable--why rent when you can own?

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Outdoor improvements that boost home value

Whether home improvement projects are design to improve the interior or exterior of a house, focusing on renovations that make the most financial sense can benefit homeowners in the long run. The right renovations can be assets if and when homeowners decide to sell their homes.

So how does one get started? First and foremost, speak to a local real estate agent who is knowledgeable about trends in the community. While a swimming pool may be something coveted in one area, it may impede sales in another. It also helps to study generalized trends and data from various home improvement industry analysts to guide upcoming projects.

The following outdoor projects are just a few renovations that tend to add value.

• **Fire pit:** A fire pit is a great place to gather most months of the year. Bob Vila and CBS news report that a fire pit realizes a 78 percent return on investment, or ROI.

• **Outdoor kitchen:** Many buyers are looking to utilize their yards as an extension of interior living areas. Cooking,

dining and even watching TV outdoors is increasingly popular. Outdoor living areas can be custom designed and built. In addition, prefabricated modular units that require a much smaller commitment of time and money are available.

• **Patio:** Homeowners who do not already have a patio will find that adding one can increase a home's value. Patios help a home look neat, add useable space and may help a home to sell quickly. The experts at Space Wise, a division of Extra Space Storage, say that refinishing, repairing and building a new patio offers strong ROI.

• **Deck:** Deck can be as valuable as patios. A deck is another outdoor space that can be used for entertaining, dining and more. Remodeling magazine's 2018 "Cost vs. Value" report indicates that an \$11,000 deck can add about \$9,000 in resale value to the home, recouping around 82 percent of the project's costs.

• **Door update:** Improve curb appeal with a new, high-end front door and garage doors. If that's too expensive, a good clean-



ing and new coat of paint can make an old door look brand new. These easy fixes can improve a home's look instantly.

• **New landscaping:** The National Association of Realtors says an outdoor makeover that includes well-thought out landscaping can net 105 percent ROI. Installing a walkway, adding stone planters, mulching, and planting shrubs are ideas to consider.

Many different outdoor projects can add value to a home.



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PAINESVILLE TWP. 1846 KIRSTONE DR. \$149,900.00

Three bedroom, Two full bath ranch style home. Attached 2 car garage. Family room and Living room, that lead to 4 season sun room with frpl. Part. fenced yard. All newer stainless steel appliances, flooring. Nothing to do here just move in.

LIZ SILL (440) 983-1071



MONTVILLE 16985 LEGGETT RD. \$159,900.00

Just listed, Large ranch home, full basement, attached garage, 3 acres

LIZ SILL (440) 983-1071

COMING SOON

Seller is having an estate sale for the contents of this home. Look for signs, Large Brick home built in the 1800's, 5 Acres, Includes huge barn, 2nd home on property. Architectural features speak for this home's history, Balconies off bedrooms on 2nd floor, Rooftop access has amazing view. Some lighting is original gas lights converted to electric. Push bottom switches, This is a must see, will be available to purchase during estate sale.

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COMING SOON

Madison, Ranch home • Mentor Cape cod • Geneva, Multi Family

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423 3rd St. Fairport Harbor
\$107,400



NEW PRICE

9910 Ravenna Rd. Chardon
\$334,900



PENDING

25401 Drakefield Ave. Euclid
\$79,900



Buildable Lot: Eagle Pt. Roaming Shores
\$49,900



NEW PRICE

11700 Regent Park Dr. Munson
\$515,000



Melissa Penza

Realtor, RRS, CNE

(440) 336-1164

melissapenza@howardhanna.com



Simple ways to prevent dog-related lawn damage

Dogs love spending time outdoors. Dog owners with yards know that dogs benefit greatly from some exercise in the backyard. While that time might be great for dogs, it can take its toll on lawns.

Dog urine and feces can adversely affect the look and health of a lush green lawn. Nitrogen is essential to healthy soil, but only at certain levels. When those levels are exceeded, the result can be lawn damage. According to The Spruce Pets, an advisory site that offers practical tips and training advices to pet owners, this is what happens when pets frequently urinate on grass. Urine is naturally high in nitrogen, so when pets urinate on lawns, the grass might turn yellow or brown due to the excess nitrogen content. Nitrogen also is present in lawn fertilizers, further exacerbating the problem for pet owners who fertilize their lawns.

In addition to urine damage, dogs can trample frosted grass, contributing to problems that may not become evident until spring, and get into areas like gardens where they wreak additional havoc.

Pet owners who want to let their dogs run free in the yard but don't want damaged grass may be tempted to put their pooches in diapers or confine them to crates when letting them outside. But such an approach isn't necessary. In fact, some simple strategies can be highly effective at preventing dog-related lawn damage.

- **Speak with a landscaper about planting new grass.** Certain types of grass, such as Bermuda grass, can withstand dog damage better than others. Local climate will dictate which types of grass are likely to thrive in a given area, so speak with a professional landscaper about the viability of planting new grass.

- **Install fencing.** Pet owners with expansive yards can install fencing that allows dogs to spend time exercising outdoors without granting them access to the entire property. Large dogs will need more room than small ones, but try to build fenced-in areas that allow dogs to run freely and get the exercise they need to stay healthy.

- **Work with a dog trainer.** Dog trainers might be able to work with dogs so they



only urinate in certain areas of the yard, greatly reducing the damage they can cause to a lawn. Trainers also might help curb digging and clawing behaviors that can damage lawns as well as gardens.

- **Consider hardscaping.** Hardscaping might be most effective for pet owners with small properties. Hardscaping does not include grass and can add visual appeal to a property while saving pet owners the headaches of dealing with dog-related lawn damage.

Dogs need time outdoors, and homeowners can take various steps to protect their lawns from dog-related damage.



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HomeServices



Eileen Baur
216-536-8265
ebaur@bhhspro.com



\$159,821
678 2nd St Unit 5P
Fairport Harbor

Spacious ranch condo with lots of updates. Oversized kitchen w/ abundance of oak cabinets and ceramic flooring. Pantry off kitchen. All new stainless appliances in kitchen stay. New laminate flooring throughout most rooms. Master bedroom has walk-in closets & full glamour bath w/ jetted tub. Vaulted ceilings in living room and dining room. Family room opens to 2-year old patio. Double-wide driveway. Lake and beach nearby. A rare find! Just move in!

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Top Selling agent 2015
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in 2014
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in 2015

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