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THE MORNING JOURNAL



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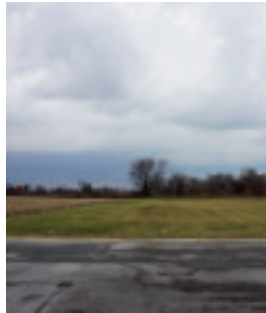
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18 Lake Breeze Dr.

LOOKING TO BUILD? HURON TOWNSHIP

.34 acre lot in Willow Lake Subdivision. Single family lot with public sewer and water already available at the street. Perkins school system. End of street for added privacy. \$29,000.



2201 Lakefield Dr.

JOY OF LIVING-HURON TWP.

Lakefield Manor 2 bedroom, 2 bath, 1493 sq. ft. condo. Many updates including hardwood flooring, vessel sinks, granite countertops, and stainless steel appliances. 2 car garage. Neighborhood pool & community room. \$178,000.



4206 Mason Rd.

AMISH CRAFTSMANSHIP, WOODED ACREAGE - MILAN TWP

3 bedroom, 2½ bath, 2863 sq. ft. home on a gorgeous 3 acre lot. Welcoming front porch, huge eat-in kitchen. Master bath has oversized jet tub and an amazing large walk-in shower with dual shower heads. Bonus room, full basement. 40'x48' heated outbuilding. Edison School District. \$469,900.



312 Orangewood Rd.

REFRESHED & REJUVENATED - HURON

3 bedroom, 2½ bath, 2005 sq. ft. colonial. Many updates including windows, roof, furnace & A/C. Stainless steel appliances, walk-in pantry, 1st floor laundry. Full waterproofed basement. 2 car garage. \$207,500



3823 Windsor Bridge Circle READY FOR CONDO LIFE? HURON TWP.

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233 Naples, Elyria



\$147,000

MLS#4065248

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1852 Lexington, Lorain



\$49,900

MLS#4067410

Beautiful classic home with 3 bedrooms. Gourmet kitchen. 2 bathrooms with one on the main floor. This is a mansion that has been updated.

5780 West Erie Ave. Lot 35, Lorain

1970 Guardian Mobile Home. Nice one bedroom with open floor plan. Has a wood deck to look out at Lake Erie.

\$10,500

MLS#4080471

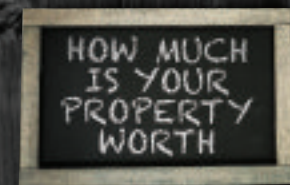
400 Centurion Dr., Elyria

3 bedroom ranch on 5.65 acres located in Carlisle Township. It has some out buildings. Home is very private with a country feel, yet close to city. Rural water. Attached garage. Give your kids a great place to roam and play.

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LAND FOR SALE

****Building sites** 1 acre building sites as low as **\$49,900** in Amherst and Oberlin School Districts!

****S R 60, Vermilion** 16 acres commercial. 420 ft frontage. Requires 100 ft. to build.

4 commercial lots possible **\$265,000**

****Oberlin Rd, Elyria** 48 acres Amherst Township **\$189,900**

****Hawke Road, Columbia Station** 7.54 acres commercially zoned **\$149,000**

****N Lake St, Amherst** 23.5 acres commercial zoned C2 directly south of Rt 2 exit **\$2,400,000**



11202 Clary Road, Wakeman

Country home on 1+ acres. Great floorplan! This open design features 2 over-size bedrooms and large master suite w/ 2 walk-in closets, shower & garden tub. **\$255,000**



1735 North Ridge Rd, Vermilion

4 bedroom, 3 1/2 bath colonial. 2.77 acres. Huge old barn in great shape! Quaint cottage great for guests! Showings start next week! **\$265,000**



888 State Street, Vermilion

Great 4 bed 2.5 bath Harbortown colonial. Features a remodeled kitchen, formal dining room, spacious living room and first floor bedroom. Fantastic lot! **\$135,000**



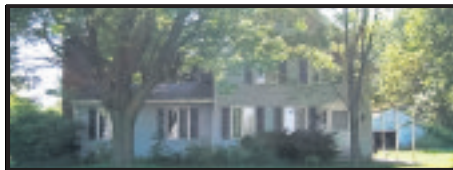
3761 Parkside Reserve, Vermilion

Lovely 3 bed 2 bath ranch on a quiet street. Spacious open layout, master suite w/ walk-in closet and walk-in shower. Many extras including whole home generator. **\$225,000**



313 S Professor St, Oberlin

Charming cape cod in the city of Oberlin. 3 possibly 4 bedrooms, nice size kitchen and living room, brick fireplace, full basement with bath, lots of storage space! **\$149,000**



9031 Leavitt Road, Elyria

1.37 acres commercially zoned. Some uses may require more frontage. Additional land available. House is in need of some repair. **\$90,000**



324 West 28th Street, Lorain

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



649 Dannie Drive, Lorain

Charming ranch in Amherst Schools. Spacious living room, 3 bedrooms, and 2 full baths. Great room features a gas fireplace & vaulted and beamed ceilings. **\$136,000**



3633 Tacoma Ave, Lorain

Great opportunity for an investor or for a first time home buyer looking for a fixer upper! This is a full rehab project. Seller financing available! **\$21,000**



1326 Lake Avenue, Elyria

Excellent location and facilities. Currently used for car sales. Suitable for many uses. Call Gregg Fior for more information. **\$275,000**



39280 Colorado Avenue, Avon

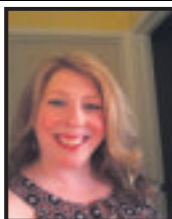
3 parcel property totaling 2.78 acres commercially zoned C-4 general business. Nice 3 bedroom home on property w/ hardwood floors. **\$475,000**

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



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5780 LIBERTY AVE, VERMILION



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2036 GARFIELD AVE, LORAIN, OH 44055



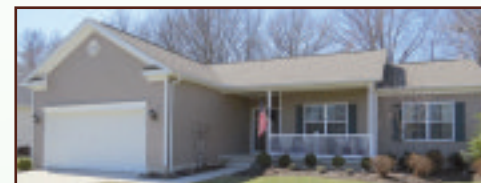
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1365 Nichols Ave, Lorain

Nice starter home with living quarters on 2nd floor. Does need some TLC to bring it back to it's full glory. **\$42,500**

1821 Tower Blvd, Lorain

Nice duplex - both units occupied on month to month leases **\$95,000**

4800 Ashland Ave, Lorain

Nice duplex home - both units rented. **\$97,500**

1600 Leavitt Rd, Lorain

Nice duplex 2-family home with good tenants on month to month leases. **\$77,500**

44025 Middle Ridge Rd, Lorain

Home is being sold "as is" to settle estate. Home needs many repairs and updates. Home is currently divided into two separate living quarters with separate utilities including (2) furnaces and hot water tanks. **\$62,500**

4500 Oberlin Ave, Lorain

Formerly home of Stanley Garden Center. 32 x 52 concrete block and frame 2-story building. Ground floor is currently vacant and has been used as retail. 2-car garage enters on side of building. Upstairs is an apartment which is currently rented for \$600 month. Includes lot to the north which makes parcel total 2 acres. Selling "as is" to settle estate. **\$125,000**



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Give Your Space a Spring Refresh

Start with upgrades to your home's design features



Photo courtesy of Getty Images

FAMILY FEATURES

The spring season is typically a time when people are motivated to start fresh. With reorganization often top of mind, it is also a time when many homeowners look for ways to update their homes with improvements that can increase aesthetics and functionality.

From small changes to large-scale projects, these home design ideas from the experts at Dutch Boy paints are all about adding fresh appeal to your living space.

REORGANIZE AND REIMAGINE

Sometimes a space doesn't require much investment at all, you just need a change of perspective. Reorganizing a room for better flow and eliminating unnecessary clutter can give it a brand-new, updated feel. Consider how adjusting the furniture placement might improve the space, whether it opens up a better walkway or lets in more light. Upgrades are often about adding, but don't be afraid to take away unnecessary furniture that crowds the space. Also give attention to organization and

stash away items that make the room appear untidy or uninviting.

ARTWORK OVERHAUL

Furniture and architectural elements may factor heavily into a room's ambiance, but it's often the decorative details that tell a space's true story. If you like the major features of a room but have grown bored with its overall look and feel, swapping out the artwork may be just the solution. One notable benefit of this approach is that artwork is available at virtually every price point, making

it easy to stay within your budget. From DIY pieces to gallery-quality hangings, there are nearly countless ways to achieve the look you desire.

COLOR CORRECTION AND ODOR PROTECTION

Changing the wall color is often a style-driven decision. However, when it comes to eliminating stains and odors, paint can also be a functional solution that saves on heavy-duty renovating. For example, Dutch Boy Forever Paint and Primer, available exclusively at Menards, covers old



stains, prevents new ones and helps knock back the odors that are particularly pungent during the winter months when everyone is cooped up indoors. The paint features Arm & Hammer Odor Eliminating technology, making it ideal for high-traffic areas and homeowners with pets and kids. Sold in easy-to-use plastic twist-and-pour containers, it offers an easy-to-use alternative to traditional metal cans. Learn more at DutchBoy.com.

ABSTRACT ACCENTS

Visually interesting pieces can help breathe new life into a ho-hum space, and making this kind of improvement can be as quick and low-budget as a trip to the garage or attic. Repurposing items in unexpected ways can bring vibrant character to a room. For example, a beloved but discarded old drum makes for a whimsical occasional table filled with memories and nostalgia. Ladders make for attractive bookshelves, or you can use brackets to

mount old hardcover books on the wall as quirky, floating shelving. You can even take an obscure item like a bike wheel and convert it into a wall clock.

OPEN SPACES

Although it should never be done without careful consideration of the impact on your home's value, knocking out a wall can substantially improve your home's function and appeal. For example, if you have a home with separate dining and kitchen areas, removing the separating wall can create a welcoming space the whole family can enjoy. Opening up a high-use area like the kitchen is a popular renovation choice for all types of homeowners, from those who need to supervise homework while making dinner to others who regularly entertain at home. If knocking out an entire wall isn't an option, try simply making your home "feel" like it flows better from room to room with complementary color palettes that help visually open the space.

Sherwin Williams Color of 2019

Gorgeous. It's gorgeous. Out with the cool, vibrant colors of 2018, in with the warm earthy hues of 2019—at least that's what Sherwin-Williams says as they say so long to 2018's Oceanside and welcome **Cavern Clay SW 7701** as their 2019 Color of the Year.

ONE-ON-TONE STENCILING

Stencils can be a simple way to create a visually rich pattern on an accent wall. Try using a downloadable stencil and two soft shades or two sheens of the same color for a subtle statement.

Supplies:

- Clean, damp cloth
- Drop cloth
- Painter's tape
- Dutch Boy paint (3 colors)
- Paint tray
- Liners
- Angled paintbrush
- Woven roller covers
- Roller frame
- Tape measure
- Pencil Level
- Stencil (visit DutchBoy.com to download and print)
- Mini foam roller cover and roller frame

Wipe wall with clean, damp cloth to prepare painting surface.

Lay down drop cloth to protect floors; use painter's tape to cover trim, molding, ceiling and any adjacent walls. Prepare paint by adding base color to lined paint tray.

Using angled brush, apply base color just inside taped areas then paint remaining area with woven roller; remove painter's tape while paint is still damp; allow paint to dry 24 hours.

Use tape measure to find center of wall and lightly mark with pencil; center stencil over pencil mark; use level to ensure stencil is straight; secure stencil in place with painter's tape.

Using clean liner, add second color to paint tray. Using mini foam roller, apply second color over stencil; carefully lift stencil after paint application; wipe down stencil after each use.

Line up stencil with previously painted design; repeat until adjacent walls, ceiling and baseboard have been reached.

Allow paint to dry, following suggested drying time on can label.

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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Payment example: \$100,000 loan amount; 3.500% rate; 360 monthly payments of \$449.04, which includes principal and interest only.

Other rates and programs are available. **RATES AND OFFER SUBJECT TO CHANGE WITHOUT NOTICE.**

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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