

AUGUST 2019

# HOMES ALMANAC

THE MORNING JOURNAL



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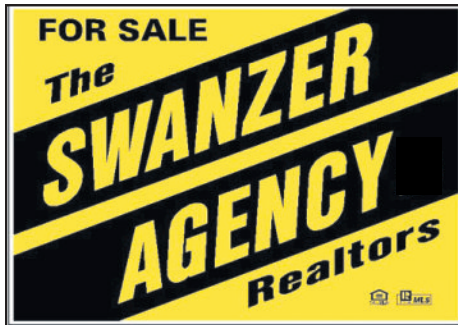
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### LAND FOR SALE

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

**\*\*Building Sites** as low as **\$12,500** in Vermilion

**\*\*Building Site** Middle Ridge Rd, Amherst .36 acre **\$45,000**

**\*\*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**

**\*\*N Lake St, Amherst** 23.5 acres commercial zoned C2 directly south of Rt 2 exit **\$1,900,000**



#### 1158 W 5th Street, Lorain

Charming 3 bed, 1 bath colonial is move in ready and within walking distance to Lakeview Park. Extra large fenced in backyard with shed. Newer appliances stay! **\$80,000**



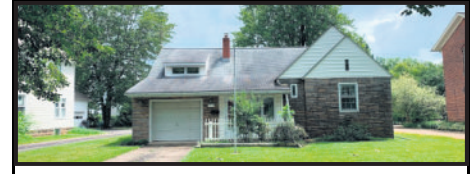
#### 888 State Street, Vermilion

Great 4 bed 2.5 bath Harbortown colonial. Features a remodeled kitchen, formal dining room, spacious living room and first floor bedroom. Fantastic lot! **\$130,000**



#### 6389 Linda Drive, Lorain

Spacious split level! .89 acres in Amherst Twp. 4 beds, 2 baths, remodeled kitchen w/ granite counter tops, formal dining room, basement, 2 car garage. **\$185,000**



#### 313 S Professor St, Oberlin

Nice 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! **\$125,000**



#### 181 South Pleasant St, Oberlin

2194 square foot 4 bed, 1 bath colonial previously used as a college rental. Currently rented to individuals. Needs some updating but major stuff is ok. **\$40,000**



#### 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. **\$95,000**



#### 10413 Vermilion Road, Oberlin

4 bed 1 bath country home on .44 acres in Firelands Schools. Open concept kitchen/living room, sunroom, large shed and fenced in backyard. **\$122,000**



#### 13906 West Lake Road, Vermilion

2400 sq ft office space. 1.15 acres in Vermilion Township. 6 offices, 2 baths & kitchen. Paved parking lot. Currently rented. Room for further development. **\$215,000**

#### North Lake Street, Amherst

23.54 acres commercially zoned vacant land. This property is zoned C2. Permitted uses are almost unlimited! Just south of the Rt. 2 interchange at Oak Point Rd.

Call Bill Swanzer at (440) 258-4104 for more info!



#### 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**



#### 1326 Lake Avenue, Elyria

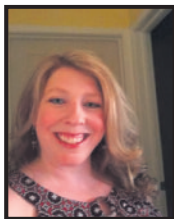
Excellent location and facilities. Currently used for car sales. Suitable for many uses. Call Gregg Fior for more information and to set up your private showing. **\$255,000**

## Thinking of selling?

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



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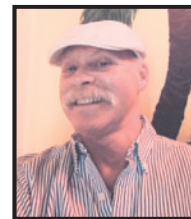
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**607 E. 28th • Lorain**  
 1 Baths • 2 Bedrooms  
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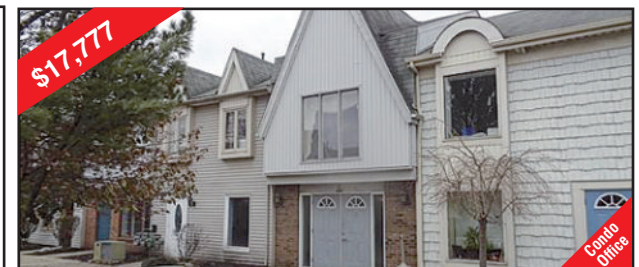
**1211 Factory • Lorain**  
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**1315 Long Ave. • Lorain**  
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**2482 Apple Ave. • Lorain**  
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859 TIMBERVIEW DR, AMHERST



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48130 N. RIDGE RD., AMHERST



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386 MILAN AVE., AMHERST



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3733 SENECA AVE, LORAIN,



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2237 E. 34TH ST., LORAIN

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- 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
- V/L Garfield 2.91 Acres 1,003 ft. frontage
- 4 Lots Reserve Ave. Oberlin .5 acres



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# Eco-Friendly Ways to Keep Your Home **COOL**



## FAMILY FEATURES

**W**hen it's hot outside, heat can seep into your home and make it unbearable. However, there are sustainable, eco-friendly solutions to maximize comfort and cooling when the thermometer creeps upward

without racking up an outrageous electric bill or large carbon footprint.

While some options for keeping your home cool involve an upfront investment, over time they'll save money, and the environment, for years to come. If you're looking for ways to cool your home during even

the hottest days, consider these ideas from the experts at Mitsubishi Electric Cooling & Heating.

### **Adjust Ceiling Fans**

Installing ceiling fans in your home can help keep temperatures moderate and cut down on your cooling bill. For

best results, those ceiling fans should be adjusted seasonally. During warm weather months, fans should rotate counterclockwise at a higher speed to push air downward instead of up toward the ceiling, which can lead to a more comfortable temperature in your home.



### Upgrade Your Air Conditioner

If your home's climate control is lacking, it may be time to invest in a new HVAC system – particularly if your current one is more than 15 years old. An energy-efficient option like Mitsubishi Electric's sleek and modern MLZ One-Way Ceiling Cassette is designed for easy installation and saves energy by monitoring room conditions to make automatic adjustments to maintain the temperature you choose. To improve your indoor air quality, the MLZ uses reusable air filters, which are easy to remove, wash and reinstall. In Dry mode, the unit makes the air feel fresher by removing excess moisture.

Additionally, these ceiling cassettes can be programmed to operate around your life using a remote control, smartphone or tablet. Whether gone for the day or on an extended vacation, you can monitor your system from an app, ensuring you won't return to a home that's blazing hot.

### Reduce Incoming Sunlight During the Day

Direct sunlight coming into your home through windows, doors or skylights can increase the temperature. To help reduce unwanted heat as the sun rises higher during the day, consider closing your blinds or installing light-colored blinds that reflect rather than absorb the sun's heat. Other options such as blackout curtains or reflective window panels can have the same effect, helping reduce warmth trapped inside.

If closing all your blinds or covering every window isn't an option or makes you feel claustrophobic, focus on any south- or west-facing rooms in your home, as these are typically the trickiest to keep cool during the warmest hours of the day – usually from late morning until early evening. Exterior window shades and awnings can also be useful options if you're looking to reduce the amount of heat that enters your home, but still want to take advantage of the natural light.

### Change Your Light Bulbs

Since warmer weather also equates to more sunshine, turning off the

incandescent lights in your house when possible can cut down on extra heat and save on your energy bill. Though the soft yellow glow of incandescent light bulbs can create a nice ambiance, it also gives off a lot of heat. Swapping out those old light bulbs for more efficient, LED bulbs can cut down on the amount of heat your light fixtures emit. If you can't replace them, minimizing their usage – particularly when having a light on in a room is unnecessary – can make a difference.

### Strategically Plant Trees and Shrubs

Planting trees or shrubs near sunlight-facing windows can make a big difference when it comes to the temperature inside your home by shielding the sun's rays. While planting trees strategically around your home is

more of a long-term plan, the benefits can also last for many years to come in terms of shade, added curb appeal and overall betterment of the earth.

Start by focusing on west-facing walls, where the sun is typically the strongest. Choosing trees native to your area can decrease maintenance, and those that bloom in spring and drop leaves in the fall offer year-round benefits by providing both shade and heat in accordance with the season. Vines and other tall shrubs are options for quicker results, but they may also require more long-term maintenance.

### Reduce Appliance Usage

To help minimize running appliances and equipment that generate a lot of heat, like stoves and ovens, choose to cook outdoors or opt for quicker meals you can prepare using the microwave, which doesn't heat the house to the

same extent. While grilling and eating outside more frequently may require an awning or gazebo to stay cooler, it can beat the alternative of warming up your oven, and ultimately your home, for an extended period of time.

Reducing your usage of other heat-producing appliances such as computers, dishwashers, clothes dryers, curling irons and hair dryers can also help keep interior temperatures comfortable and energy use low. Try using these appliances earlier in the day to minimize the extra load placed on your air conditioner.

Keeping cool during warm weather months doesn't have to be complicated. Take advantage of these measures to reduce your home's heat load and energy bill. Find more tips for cooling your home at [mitsubishicomfort.com](http://mitsubishicomfort.com).





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