

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

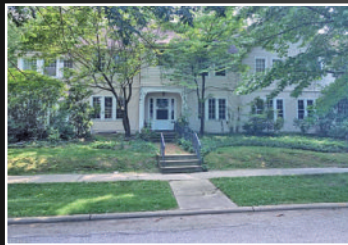
# HOMES ALMANAC



WEDNESDAY, DECEMBER 11, 2019



Security For The Future  
**LOCATION!! LOCATION!! LOCATION!!**



2387 Woodmere Dr, Cleveland Hts, OH  
**\$200,000**

Stately presentation! This majestic income booster duplex is located on the corner of Woodmere and W. St. James. Expansive rooms throughout featuring charm galore. Fabulous location with close proximity to Shaker Square, Cedar Fairmount and Coventry. Two car garage and a Home Warranty offered.



2580-2582 Colchester Rd, Cleveland Hts, OH  
**\$215,000**

Exceptionally nice duplex! Security for the future, this side by side features spacious rooms and charm throughout. Built-in cabinetry, crown molding, hardwood flooring and a fireplace in each unit. Fabulous location with close proximity to Shaker Square, Cedar Fairmount and Coventry. Located next door to Roxboro school. Two car garage and a Home Warranty offered.

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mimosborne@howardhanna.com



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Dawna Smith-Miheli  
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## Sharon Flyter

Please contact me to help you with your next sale and/or purchase. I help Seniors with all their buying and selling needs.



**(440) 477-2676**

sharonflyter@howardhanna.com • estateshar@aol.com

*Happy Holidays!!*  
*Thank you to my past,*  
*current and future clients.*  
*I appreciate your business.*



**LOT FOR SALE**

Spectacular 1.5 acre parcel in sought after Willoughby Hills. This property is ready for all utilities and cleared by the county for a septic system. Buy now Build later.

**Only \$59,000**

Stunning Contemporary  
Colonial - Concord



**\$262,500**

Meticulous  
Custom Built Ranch - Eastlake



**\$245,000**

Charming ranch at its  
finest - Willowick



**\$138,000**





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**Brand New  
Gates Mills**  
**\$1,100,000 OR TRADE**  
Kitchen with high-end cabinets, granite counters, stainless steel high-end appliances and large walk-in pantry! Large center island over looks two story great room with over-sized fireplace with built-ins! First floor master suite fit for royalty!  
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**Elegant  
Gates Mills**  
**\$898,000 OR TRADE**  
Elegant, Hamptons Style home to be built on private 5 acre lot. Kitchen cabinets offer soft close doors, dovetail and crown molding! Stunning two-story great room with fireplace and wall of windows! Large formal open dining room with beam ceilings.  
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**Gates Mills  
Farmhouse**  
**\$898,000 OR TRADE**  
Gourmet kitchen with Bosch stainless steel appliances, granite countertops, large center island and large walk-in pantry! Stunning two-story great room with fireplace and wall of windows! Second floor offers a master suite fit for royalty!  
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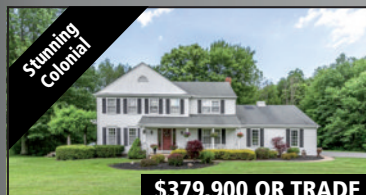
**Acacia  
Estates Home**  
**\$634,900 OR TRADE**  
First floor master suite with large walk-in closet! First floor is complete with a study, laundry room and powder room for guests! Second floor offers large loft area as well as two other spacious bedrooms both with walk-in closets!  
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**Modern  
Farmhouse**  
**\$549,900 OR TRADE**  
This home offers everything! Second floor offers a master suite fit for royalty with dual closets, dual sinks with granite and custom tiled master shower with frameless shower door! Complete with three other spacious bedrooms and laundry room.  
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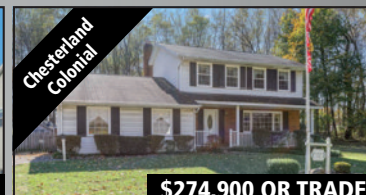
**SOLD**  
**\$440,000**  
Beautiful inside and out colonial situated on a beautiful lot! Expansive updated designer gourmet eat-in kitchen with center island and all the bells and whistles! Crown molding, high end cabinetry, stainless steel appliances, quartz counters and custom backsplash!  
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**Stunning  
Colonial**  
**\$379,900 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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**3-Year  
Young Colonial**  
**\$349,900 OR TRADE**  
Kitchen opens into family room with a fireplace and natural light. Double ovens, center island, all stainless-steel appliances. The upstairs features a Master Suite with luxury private bath and walk in closet.  
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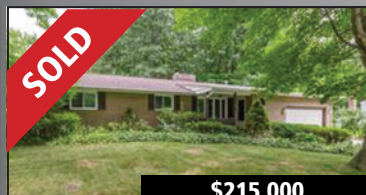
**Chestnutland  
Colonial**  
**\$274,900 OR TRADE**  
Kitchen overlooks dining room with crown molding and pristine hardwood floors. Large living room with crown molding and chair rail with pristine hardwood floors. Off the dining room is french glass doors that lead to a family room with wood burner.  
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**SOLD**  
**\$249,900**  
Vaulted ceilings in living and dining room with brick fireplace \* Super sized eat-in kitchen with island, 2 skylights, loads of cabinets and counters, pantry, vaulted ceiling and 2nd deck entry.  
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**Awesome  
Kirtland**  
**\$224,900 OR TRADE**  
Updated eat-in kitchen with granite counters and breakfast bar \* Formal dining room \* 2 fireplaces \* Hardwood floors \* Living room, family room and media room \* Paneled study \* 2-tier deck overlooks huge private yard including bocce court.  
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**SOLD**  
**\$215,000**  
3 bedroom, 2.5 bath, spacious Ranch in Concord.  
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**SOLD**  
**\$184,900**  
Awesome century home loaded with vintage charm \* Built in 1895 \* Located in City of Willoughby Historic District \* Walk one block to downtown Willoughby \* 4 bedrooms, 2 full baths \* Step from the covered front porch into history.  
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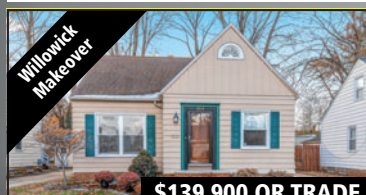
**Highland  
Heights Ranch**  
**\$179,900 OR TRADE**  
Quality built and tenderly cared for, this solid ranch home offers 3 bedrooms 2 bathrooms, full basement and a 1st floor laundry. Amenities include hardwood floors, newer furnace, 1st floor family room with fireplace and an adjoining covered patio.  
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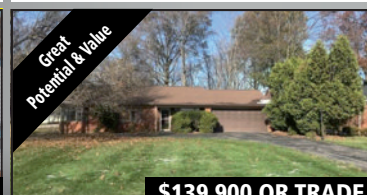
**SOLD**  
**\$165,000**  
This home features 3 spacious bedrooms with a master suite and master bath, with a large walk in closet! Vaulted great room with gas fireplace. Dining room overlooking the great room, Large kitchen with loads of cabinets and a breakfast bar.  
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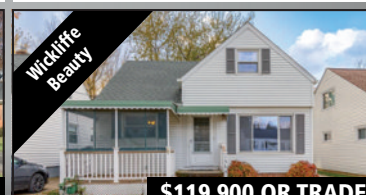
**Willowick  
Family Home**  
**\$164,900 OR TRADE**  
Supersized 1st floor family room addition with basement, newer roof and sliding glass doors leading to patio \* 4 large bedrooms \* Hardwood floors \* Finished lower level with recreation room and workshop with loads of storage \* 2-car detached garage.  
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**Willowick  
Makeover**  
**\$139,900 OR TRADE**  
Totally remodeled living room and kitchen are now the open concept (no walls) \* Updated eat-in kitchen includes granite counters and elegant granite breakfast bar, cabinets and stainless steel appliances \* 2 completely updated full baths.  
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**Great  
Potential & Value**  
**\$139,900 OR TRADE**  
Brick ranch with 3 bedrooms and 2 bathrooms in the sought after Highland Heights neighborhood. With a picturesque lot and over 1,700 square feet, this home is a "beauty in the rough." Great potential and value! Priced for updates that are needed.  
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**Wickliffe  
Beauty**  
**\$119,900 OR TRADE**  
1st floor family room addition with added kitchen eating area, 2nd full bath and beautiful bay window \* Updated kitchen cabinets, counters and flooring \* 4 bedrooms \* 2 full baths \* Living room with hardwood floors.  
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**SOLD**  
**\$113,900**  
Expansive updated eat-in kitchen with all stainless steel appliances staying! Beautiful hardwood floors in the large dining room and living room with fireplace.  
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**SOLD**

**\$111,500**

Updated, move-in ready home. Large updated eat-in kitchen with all appliances staying. Loads of cabinets and counterspace. Expansive family room addition with fireplace and sliding glass doors that open up to private backyard.  
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**Condo  
Living**

**\$109,900 OR TRADE**

Condo in the Mayfield Heights Woodhawk Community. This two bedroom and two full bath features a Dining area opens to Living room space. Kitchen with white cabinetry, and all kitchen appliances. Master suite with full bath and walk in closet.  
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**SOLD**

**\$104,900**

Incredible, super sharp Ranch \* Loads of updates throughout \* Huge updated eat-in kitchen with newer cabinets, granite counters and stainless steel appliances \* Newer roof (2015)  
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**Lovely  
Cape Cod**

**\$99,900 OR TRADE**

Beautiful hardwood floors throughout \* 3 bedrooms with possible 4th bedroom in huge unfinished attic area loaded with possibilities \* Charming Mid-Century modern kitchen with all appliances included \* Attached garage \* Spacious 3-season room  
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**Charming  
Colonial**

**\$93,900 OR TRADE**

All new windows (2019) throughout \* All newly painted interior throughout (2019) \* New range, dishwasher and hot water tank (All 2019) \* Many electrical updates (2019) \* Hardwood floors throughout \* Formal dining room with crown and chair molding  
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**SOLD**

**\$90,500**

Wonderful updated colonial in Euclid. Large eat-in kitchen with all appliances included. 3 spacious bedrooms. Great deck off kitchen with retractable awning. Large spacious lot, that includes 2 parcels, with shed.  
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**Charming  
Duplex**

**\$89,900 OR TRADE**

Large up and down duplex in convenient location. The first floor unit is large and includes two spacious bedrooms and full bathroom. The second floor unit has one spacious bedroom, nice sized kitchen and full bath. Full basement.  
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**Eastlake  
Colonial**

**\$89,750 OR TRADE**

3 Bedroom Colonial, spacious kitchen, ceiling fans, well cared for home, appliances stay, walk to Lake Erie.  
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**Fantastic  
Condo**

**\$85,000 OR TRADE**

Unit has been meticulously updated with a glamour bath right out of a home design magazine. Beautiful bay window has been newly installed and brings in natural light to the extra large living room. Community park and pool  
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**SOLD**

**\$78,900**

Proud to offer this character filled single family 3 bedroom, one bath home in Euclid with two car detached garage. Where do we begin! Enter a nice covered porch for a relaxing evening and a private fenced backyard.  
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**\$145,900**  
**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!



**\$89,900**  
**6400 Center St.**  
**Unit 4**

Nice condo. Centrally located - across from Mentor High. 3 bedrooms, 1 1/2 baths. Living room could have dining area, huge kitchen 20x17, double closets. Watch 4th of July fireworks from living room or walk across the street.



**\$99,900**  
**13809 Oakview Blvd**  
**Garfield Heights**

Well taken care of home. 3-bedroom, 1.5-bath bungalow. Vinyl sided, newer windows down. Furnace and HWT 2014. New carpet in large first-floor family room. Finished rec room. Glass block in basement with workshop. Lots of cupboard space. Roof less than 10-years, newer front door. Abundance of floored storage upstairs. Large lot. All appliances stay. Hardwood floors.

**Congratulations**  
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in 2018

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**Eileen Baur**  
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**PAINESVILLE • \$229,800**

Heisley Park Community - 3-4 Bdrm Colonial; 2 1/2 Baths; Huge Kitchen w/all Appl's; 1st Fl Laundry Rm; FRPL in Fam Rm; All Windowed, Vaulted Ceiling Dining Rm; Living Rm; Loft could be 4th Bdrm; Full Finished Bsmt; 2 Car Gar; Stamped Patio in Fenced Back Yard. One Year Home Warranty.



**GARFIELD HTS • \$67,000**

Very nicely maintained mid-century modern ranch with 2 bedrooms, 2 bathrooms, multi-purpose finished room in the basement as large laundry area. Newer garage floor and driveway installed in 2017. If this is your first house or if you are downsizing you need to look here. It is clean and ready for you to move in right away. Seller offering 1 year home warranty.



**MENTOR • \$119,900**

Very nicely maintained updated 3 bedroom ranch on a double lot. Newer windows, vinyl siding, kitchen cabinets, countertop with sink and faucet, dishwasher, bathroom fixtures etc. Newer roof approximately 5 years old, AC-4 years old. 1.5 car attached garage with room to expand it. Updated electrical panel. A must see and ready for immediate occupancy.

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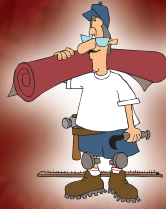
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WAITE HILL \$709,900 TO BE BUILT! Stunning New Construction in Waite Hill! 3 Bedrooms, 3.5 Baths! High-End Upgrades! 1st Floor Master Suite w/ Walk-In Closet & Glamour Bath! Beautiful 5+ Acre Lot! Beautiful Kitchen w/ Large Island Overlooking Great Room & Dining Area! Large Bonus Room Upstairs! Full Basement! 3.5 Car Attached Garage! This New Build Also Features Covered Front Porch & Covered Back Porch, Patio w/ Fireplace, Separate Covered Patio & An Amazing Grilling Terrace! Meet w/ The Builder To Discuss Your Dream Home! AD#1266

WILLOUGHBY HILLS \$649,900 HIGH-END UPGRADES!! Spectacular Contemporary Ranch Home w/ Super High End Upgrades! Fabulous Layout w/ Split Bedroom Design! 3,000+ sqft Featuring 3 Bedrooms & 3.5 Bathrooms w/ Hardwood and Tiled Flooring Throughout! Gourmet Kitchen w/ Beautiful Cabinetry, Crown Molding, Large Island, Imported Ceramic Tiled Back Splash, Wine Rack, & Stainless Steel Appliances! Vaulted Great Room w/ Stone Fireplace & Beautiful Custom Wood Mantel! French Door Lead To Large Sun Room w/ Gorgeous Views & Coffered Ceiling! Spacious Master Suite w/ Huge Walk-In Closet, Double Sink w/ Granite Counter Tops, Huge Walk-In Tiled Shower & Awesome Soaking Tub! Full Finished Lower Level w/ Magnificent Custom Sports Bar Featuring 8 Bar Stool Seats, 3 TVs, Plus A Recreational/Game Room & Exercise Room! Stunning Courtyard Patio w/ Stone Fireplace & Pergola! 2 Tiers w/ Lighting on Beautiful 1+ Acre Private Lot! 3.5 Car Attached Garage! Automatic Whole Home Generator! The Best Home, On The Best Lot, On The Best Street in Willoughby Hills! Schedule Your Showing Today! AD#1328

KIRTLAND HILLS \$589,900 GOURMET KITCHEN!! Brick Contemporary Ranch in Kirtland Hills on 5 Private Acres! 4 Bedrooms, 3.5 Baths! Open Layout! Gourmet Kitchen w/ Beautiful Cabinetry, Granite Counters, Large Island & Bay Dinette Eating Area! Elegant Formal Dining w/ Tray Ceiling & Marble Flooring! Beautiful Wood Flooring Throughout! Huge Master Suite w/ His & Her's Walk-In Closets, Walk-In Shower & Attached Hot Tub Room! Formal Living Room/Great Room w/ Stone Fireplace & Bar For Entertaining! Sun Room w/ Beautiful Views! Large Atrium! 4+ Car Attached Garage! Covered Deck! Private Wooded! AD#1351

CHESTERLAND \$434,900 EQUESTRIAN PROPERTY!! Fabulous Equestrian Farm! In-Door Riding Arena! 3 Bedroom, 2 Full Bath Ranch Home on 6.37 Acres is Rented! Property is Currently Used As A Full Service Boarding & Lesson Facility w/ 20 Box Stalls Which Can Be Rented For \$600 Each! 120x90 Limestone & 280x180 Sand Ring Outdoor Arena! Eight All Weather Turn Outs & Six Grass Pastures! Vinyl Fencing! Indoor Riding Arena Features Loft Storage For Hay, Cooled Viewing Room, Office & Full Bath! This Property Is Ready For Horse Lover's! Make An Offer! AD#1335

MUNSON \$429,900 IN-LAW SUITE!! Quality Constructed Contemporary Home! 4 Bedrooms, 3 Full Baths! Spacious 1st Floor Master w/ Glamour Bath! Great Room w/ Fireplace! Gourmet Kitchen w/ Beautiful Wood Cabinetry & Pantry! Formal Dining! Open Layout! Lower Level In-Law or Guest Suite! Fabulous Sun Room w/ Gorgeous Views of Nearly 4 Wooded Acre Lot! Beautiful Lot w/ Access To Chagrin River! Large Deck! 3.5 Car Attached Garage Plus Separate Detached Garage! AD#1336

WILLOUGHBY \$379,900 GOURMET KITCHEN!! Exceptional 4 Bedroom, 4 Full Bath Brick Ranch on 2.5 Private Acres! Gourmet Kitchen w/ Beautiful Cherrywood Cabinetry & Walk-In Pantry! Master Suite w/ Walk-In Tiled Shower & Jetted Tub! Vaulted Great Room w/ Brick Fireplace! Elegant Formal Dining Room! First Floor Office Plus Media/Craft Room! Large Bedrooms! Full Finished 70x25 Lower Level w/ Kitchen, Full Bath & Fireplace! Large Fruit Cellar For Canning & Wine Making! 3.5 Car Attached Garage! Large Deck Overlooking Private Back Yard, Garden & Woods! Do Not Miss This One!! AD#1295

CONCORD \$329,900 OVERSIZED GARAGE!! Newer 7 Year Young Concord Colonial! 4 Bedroom, 2.5 Baths! Nice Kitchen w/ Beautiful Wood Cabinetry, Granite Counters, Island w/ High Top Seating, Pantry & Dinette! Formal Dining! Master w/ Full Bath, Large Soaking Tub & Walk-In Closet! Great Room w/ Fireplace! French Doors to 1st Floor Office! Full Basement! Oversized 3.5 Car Attached Garage! Nice Yard! AD#1324

HIGHLAND HEIGHTS \$319,900 NEW LISTING!! Aberdeen First Floor Ranch Condominium! Rare Find! Beautiful Open Layout! Wood Cabinetry w/ Corian Counter Tops! Vaulted Great Room w/ Fireplace! Spacious Master Suite w/ Walk-In Closet & Glamour Bath w/ Double Sinks! French Doors That Lead To First Floor Office! Courtyard Patio! 2.5 Car Attached Garage! AD#1358

PERRY TOWNSHIP \$309,900 5 CAR ATTACHED GARAGE!! Spacious Brick Colonial! 4 Bedrooms, 4.5 Baths! Double Master up! All Bedrooms Have Walk-In Closets! 1st Floor Office w/ Connecting Bath! Huge Gourmet Kitchen, Wood Cabinetry, Island & Bay Dinette Eating Area! Family Room w/ Fireplace & Decorative Wood Mantel! 20x12 Sun Room! 32x14 Lower Level Recreational Room! Furnace & A/C - 5 Years Old! Timberline Roof - 6 Years! Hot Water Tank - 4 Months Old! 5 Car Attached Garage! 1.09 Private Acres! AD#1313

CONCORD \$289,900 NEW LISTING!! Outstanding Ranch Condominium Offer Spacious Living & Views Of Beautiful Landscaping! Graced w/ A Stacked Stone Front Exterior & Offering 3 Bedrooms, 2 Full Baths, 3 Car Garage & Walk-Out Basement w/ Storage Galore, Which Is Plumbed For An Additional Full Bath That Can Double Your Square Footage! The Vaulted Great Room Features A Stacked Stone Gas Fireplace Encompassed By A Wall Of Windows! The Delightful Kitchen Includes Granite Count Tops, Breakfast Bar, Plenty Of Storage In The Maple Cabinets & All Appliances Remaining w/ The Home! Relax In Your Own Private Retreat In The Vaulted Master Suite w/ A Glamour Bath, Walk-In Closet & Door Leading To Private Deck! Main Floor Laundry Will Include Both The Washer & Dryer! New Oak Hardwood Flooring Throughout! All Walls, Ceilings & Trim Have Been Refreshed w/ A New Coat Of Paint! Come & See For Yourself... You Will Not Be Not Be Disappointed! AD#1356

WAITE HILL \$259,900 MAKE IT YOUR OWN!! Great Buy in Waite Hill! Beautiful Ravined 5+ Acre Lot! Fabulous Views Of Nature! This Home Needs Remodeling/Repairs & Is Being Sold AS-IS! Make An Offer!! AD#1266

MENTOR \$229,900 CHARMING CAPE!! Welcome To This One Owner Charming Cape Cod In Kittery Cove! This Home Has It All! 4 Bedrooms and 2 Full Baths! On The First Floor, You Have Your Master Suite w/ Walk-In Closet, Living Room, Eat-In Kitchen & an Extra Large Bright Family Room w/ A Cathedral Ceilings & beautiful Hardwood Floors! Loads of Newer Windows - 2018! From The Family Room, You Step Into The Sun-Filled Patio Enclosure w/ Skylights & Sliders To The Backyard! There Is Also A Laundry Room On The First Floor! On The Second Floor There Are 3 Additional Bedrooms & A Full Bath! Two of the Bedrooms Have Hardwood Flooring! The Home Sits On A Beautifully Manicured Lot In The Center Of The Development! Updates Include: New Windows in Family Room - 2018, Furnace - 2017, & Roof - 2008! Gas Lights on Exterior and a Gas Hook Up For Gas Grill & Updated ADT Security System!! Home Includes 1 Year Paid Home Warranty For Peace Of Mind! This is a Wonderful Home in Great Condition! AD#1323

KIRTLAND \$229,900 BEAUTIFULLY UPDATED!! Stunning Kirtland Colonial! 4 Bedrooms, 2 Full Baths! Beautifully Updated! Newer Kitchen w/ Beautiful Wood Cabinetry, Granite Counter & Newer Stainless Steel Appliances! Gorgeous Hardwood Flooring! Formal Dining! Newer Electric, Newer Plumbing, Newer Windows & Newer Timberline Roof! Newer Bath! Fabulous Sun Porch! Beautifully Landscaped Lot! Close To Town Kirtland! AD#1289

WILLOUGHBY \$209,900 HISTORIC COLONIAL!! Historic Colonial In Willoughby On Nearly 1 Acre! 3-5 Bedrooms, 3.5 Baths Total In House! Large Living Room w/ Stone Fireplace! Hardwood Flooring! 3 Bedrooms & 2.5 Baths in Main Home & 2 Bedrooms, 1 Bath In The In-Law Suite! Needs Updating! Come See Today! AD#1352

EASTLAKE \$199,900 LAKE VIEWS!! Custom Contemporary Home w/ Beautiful Views Of Lake Erie & Boat Marina! 3 Bedrooms, 2 Full Baths! Custom Master Suite w/ Sitting Area & Balcony w/ Fantastic Views! Newer Roof & Gutters! Newer Furnace & Hot Water Tank! Newer Garage Door! Great Room For Entertaining! Formal Dining! Wood Burning Fireplace! Sliding Doors To Deck! Private Fenced Yard! 2.5 Car Attached Garage! AD#1354

INDEPENDENCE \$199,900 NEW LISTING!! Brick Ranch! 3 Bedrooms! Newer Windows! Newer Timberline Roof! Newer Driveway! Newer Doors! Formal Living Room w/ Fireplace! Newer Kitchen! Central-Air! 2.5 Car Attached Garage! Private 0.63 Acres Lot! AD#1357

EASTLAKE \$179,900 LAKE VIEW FRONTAGE!! Awesome Bungalow Ranch in Eastlake Ohio Beautiful Lake Front Views! Large Family Room w/ Fireplace Features Skylights and Lake Views! Eat-In Kitchen Provides Space For Entertaining! 3 Bedrooms, One Which Is Currently Being Used As An Office! Wonderful 4 Season Room Walks Out to Back Deck! Furnace and A/C - 2 Years Old! Hot Water Tank - 2 Years Old! Newer Windows! Front Stamped Patio! 2.5 Car Attached Garage! Schedule Your Showing Today!! AD#1321

KIRTLAND \$179,900 CLEAN & NEUTRAL!! Beautiful Century Colonial in Kirtland! 3 Bedrooms, 1.5 Baths! Newer Windows! Newer Bath w/ Large Ceramic Tiled Shower! Nice Kitchen! Hardwood Flooring! 25x15 Great Room w/ Fireplace! Central-Air! Tankless Water Heater! Walking Distance to Holden Arboretum! Heated 3 Car Garage w/ Fireplaces! Additional Barn Is Included! Turn Key, Move In Ready! Clean & Neutral! Come See Today! AD#1267

MENTOR \$129,900 UPDATED KITCHEN!! Excellent South Mentor Cape! Refinished Hardwood Flooring on First Level! Updated Kitchen! Sun Room! Timberline Roof! Newer Glass Block Windows In Basement & Newer Upstairs Windows! Full Basement w/ 20x12 Recreational Room! All Baths & Showers Are Updated! Extra Bonus Shower in Utility Room! Updated Carpeting on Steps Upstairs! Circular Driveway For Convenient Parking! Oversized 2.5 Car Garage w/ 18x12 Workshop/Craft/Hobby Room! 16x12 Barn w/ Loft for Storage! Price Reduction, Make Offer! AD#1197

WILLOUGHBY HILLS \$124,900 MAKE IT YOUR OWN!! 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

WILLOUGHBY \$114,900 EAT-IN KITCHEN!! Beautifully Maintain End Unit Condominium In Big Turtle!! Relax In The Private Fenced In Patio Right Off The Eat-In Kitchen w/ Granite Counter Tops! All Appliances Are Staying Including The Washer & Dryer! Two Huge Bedrooms! All Windows & Sliding Glass Door Have Been Replaced! Beautiful Wood Flooring In The Great Room! Turn Key Ready! Schedule Your Showing Today! AD#1353

MENTOR ON THE LAKE \$109,900 MOVE-IN READY!! Move-In Ready Ranch! 3 Bedrooms, 1 Full Bath! Eat-In Kitchen w/ High-Top Bar Seating! Large OVERSIZED 2 Car Garage, Great for Mechanics! Just Needs Your Personal Touch! Electrical All Updated! Furnace & A/C Cleaned & Serviced! Property Is City Complaint! Come See Today!! AD#1348

EASTLAKE \$99,900 MOVE-IN READY!! Excellent 3 Bedroom Bungalow Style Home! Newer Kitchen! Newer Windows! Newer Air Conditioner! Newer Hot Water Tank! Bathroom Updated By Bath Fitters! Large 26x16 Second Floor Bedroom w/ Beautiful Hardwood Flooring! Fenced In Yard w/ Deck! AD#1355

SHAKER HEIGHTS \$39,900 INVESTMENT OPPORTUNITY!! Brick 2 Bedroom Colonial! Hardwood Flooring! Newer Windows! Fenced Yard w/ Gate! Full Basement! Tankless Water Heater! Newer Bath! Schedule Your Showing Today!! AD#1309

MENTOR \$26,000 VACANT LAND! Vacant Land Great Lot in Mentor! Perfect Location At Corner of Tall Oaks Dr and Lake Shore Blvd! Near Mentor Schools, Entertainment, & Just A Stone's Throw From Lake Erie! Perfect To Build Your Dream Home! Utilities Connect At Road! AD#1144

COMMERCIAL LISTINGS: 33916 Lake Shore Blvd Eastlake - \$99,900 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



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Katie E. McNeill (440) 796-5506

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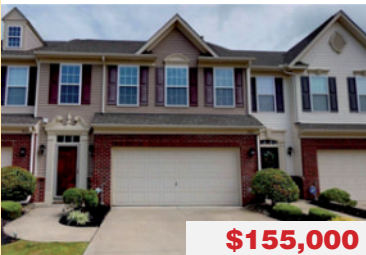
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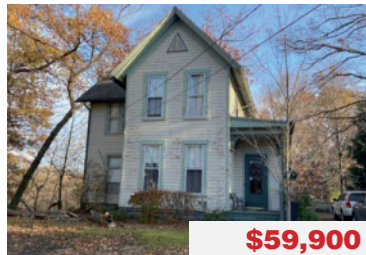
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**\$575,000** **WILLOUGHBY HILLS**  
The ONLY ranch home in Maple Valley Subdivision! sits on a 1 acre lot on a quiet Cul de Sac. Incredible, custom built 3 bedroom 2 1/2 bath ranch sitting on a private 1 acre lot on a quite cul de sac.



**\$609,900** **CONCORD**  
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.



**\$399,900** **WAITE HILL**  
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.



**\$344,900** **HUNTSBURG**  
Welcome to this beautifully maintained 4 bedroom 4.5 bath colonial in rural neighborhood in Huntsburg with 4.8 acres. This home boasts 3 car garage, 3,400 square feet, elevator that goes to every floor in the home and ramp from garage for easy access!



**\$299,900** **CHARDON**  
Your own private country retreat on 5+ acres! Stunning 5 BR, 3 BA bi-level home has been fully updated inside and out! Roof, windows, gutters, siding, and basement waterproofing all new in 2014.



**\$249,900** **EASTLAKE**  
Welcome to this meticulously kept Condo situated in the desirable Sunset Cove Subdivision! Offering spectacular breathtaking views of Lake Erie this Condo is definitely one you don't want to miss!



**\$249,900** **CHAGRIN FALLS**  
Location location location! This gorgeous, move-in ready condo will awe you with its amazing view of a golf course in a park like setting.



**\$230,000** **EASTLAKE**  
Two Lake Front homes with great potential! 2 houses on a single parcel. Rear house in need of repair/remodel.



**\$229,000** **MENTOR**  
Welcome to this 4BR 2.5 BA Colonial in the Beautiful Pinegate Community which offers a Playground, Pool, Park and Lake.



**\$199,900** **MENTOR**  
This spacious split level home features a surprise addition off the back giving you complete first floor living options including a first floor bedroom, bath, and utility room!



**\$154,900** **EASTLAKE**  
Welcome to this well kept split level conveniently located in the heart of Eastlake near the end of a private cul-de-sac.



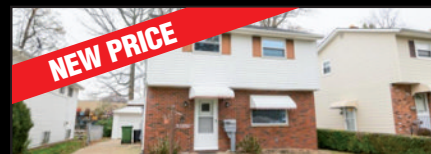
**\$129,900** **WICKLIFFE**  
Welcome Home to this beautiful three bedroom one and a half bath, split level in Wickliffe! This home has many great features you don't want to miss out on!



**\$129,900** **EASTLAKE**  
Great Location! Adorable turn key 3 bedroom ranch, bungalow style home. Fresh paint throughout. Huge master suite with new flooring.



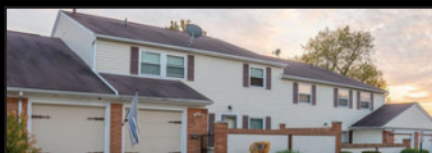
**\$125,000** **MENTOR-ON-THE-LAKE**  
Welcome to this fantastic Colonial bursting with loads of charm and character around every corner. A truly unique home in a highly desired neighborhood of Mentor-on-the-Lake.



**\$122,000** **EASTLAKE**  
Beautiful remodeled 3 Bedroom Colonial!! Home boasts an open floor feel. Freshly painted. Furnace has been overhauled.



**\$119,900** **EASTLAKE**  
Completely updated Cape Cod.... New furnace, A/C, hot water tank, roof, gutters; new garage door with opener (to be installed) and new concrete floor with drain; new kitchen cabinets with glass tile backsplash.



**\$99,900** **CONCORD**  
Welcome home to this desirable Townhouse Condo located in the Concord Commons Condo Development. Move-in ready 2 bedrooms 1 1/2 Bath!



**\$99,900** **EASTLAKE**  
Nice ranch featuring large eat in kitchen which opens to dining room. Spacious living room. This home is priced to sell and won't last! Come see!



**\$87,900** **WICKLIFFE**  
Charming 3 Bedroom 1 1/2 Bath ranch in prime location in Wickliffe. Spacious living room with dining area. Hardwood floors throughout.



**\$64,900** **EASTLAKE**  
Also zoned light industrial. Great commercial opportunity or possible affordable income property.





**\$479,000** 9705 Smith Rd, Waite Hill

This incredible home boasts of old world charm and modern updates. This Beauty has been renovated throughout in the past few years and sits on 5 Scenic acres of horse property with barn, stables and fruit trees - plus a spring fed pond. There is a first floor Master Bedroom with master bath as well as 3 large bedrooms upstairs with ample closets and storage. The beautiful eat in kitchen includes all appliances and a home warranty. You'll find gorgeous beautiful wood floors throughout the living and dining room areas and a charming fireplace with built ins. The all season sun room is off the kitchen and great for entertaining. Fantastic views from every window. Enjoy those Autumn nights on either of your porches or the beautiful brick patio. Also on this property you'll find an enormous barn with stalls, a black smith cottage and a turkey house. The list of updates and improvements are many for this one of a kind property. The "house by the side of the road" is waiting for you.



**\$298,000** 34602 PARKVIEW RD, WILLOUGHBY HILLS

Nestled on 2+ acres of privacy, you'll find this 4 bedroom ranch with 3 full baths and finished basement. Car enthusiasts will love the 8 year old out building concrete sided with room for at least 4 cars. Horse lovers will love the property and location across from Metro parks. Family room with stone fireplace can be gas or wood burner. Master Suite with Master bath (garden tub) and red oak floors under carpet in all bedrooms. Both oven and microwave are convection. A/C under 10 years. Roof approx 3-5 years. 2 car attached garage is heated. Enjoy the deck and patio off of the kitchen or family room. This home is so well maintained and so well cared for by these long time owners. This truly is a must see home.



**\$209,900** 35166 RIDGE RD, WILLOUGHBY

Nestled on over an acre, drive down the driveway into a hidden gem that is accented by tall, mature trees. Your own private, peaceful retreat awaits you. This is a one of a kind, very unique home with exceptional charm and history. You will enjoy the ambiance of this century home and the updates as well. The distinctive appeal of this home will surpass your wildest dreams. It's like being on vacation year round, surrounded by nature. The appealing eat-in kitchen includes all appliances. Beautiful views from every window. Walk out basement. Seconds to downtown Willoughby, close to freeway and new state of the art YMCA plus you are walking distance to "Starbucks". Don't miss this one of a kind home.



**\$124,900** 1662 ELDON DR, WICKLIFFE

The moment you step into this long time owner's home, you will notice the pride of ownership. The charming front porch warmly welcomes you into this 3 bedroom South Wickliffe Ranch. There are beautiful hardwood floors under the carpet and the large eat-in kitchen includes stove, refrigerator and built-in dishwasher. The basement has a finished rec room, glass block windows, washer and dryer and an extra room for an office or craft room. The furnace and central air are approx 8 years young. Electric panel new in 2011. You'll love the extra storage area behind the 2 car garage and the yard is awesome. This lovely home is close to schools, parks and shopping. Make your appointment today.



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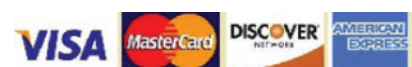
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## Remodel Your Way to a Bigger ROI

(Family Features) Homeowners and renters remodel, redesign and restructure their homes for a variety of reasons. Even a newly constructed dream home needs improvements over time.

Common renovation projects include upgrading worn-out surfaces, finishes and materials, or adding features and improving livability. Other homeowners invest in remodeling simply because they're ready for a change.

However, many find the idea of taking on a remodeling project too overwhelming to attempt. Thirty-five percent of U.S. homeowners would rather move to another home than remodel their current home, according to research by the National Association of Realtors.

What those homeowners don't realize is that taking on projects is often worth the investment and time. The same study showed that among those who did undertake a home improvement project, 75% had a greater desire to be in their home when the project was completed. Others reported increased enjoyment in their home and a major sense of accomplishment.

Satisfaction aside, there are financial impli-



cations that may influence how you prioritize renovations in your home. Learn which interior and exterior upgrades are likely to bring the biggest return on investment with the leading in-demand projects identified by the National Association of the Remodeling Industry and the National Association of Realtors.

### Exterior Upgrades

Generally speaking, improvements to your home's structural features and exterior elements drive the greatest returns on your renovation dollars.

**New Roof:** Your home's roof takes a real beating from the elements, and upgrading this protective feature is one of the greatest investments you can make for your home with an estimated 109% return on value. There's a reasonable expectation for long-lasting results



and you're likely to see some improvement in your home's energy efficiency.

**Garage Door:** Proving that curb appeal counts, a new garage door is another exterior feature that's likely to bring a strong return. A new door may be an opportunity to create a new look for your home, but it's also a way to improve the function of a worn-out door.

**Updated Siding:** Enhancing an architectural element like siding is another way to improve your home's aesthetic appeal while making it easier to maintain. Be thoughtful in selecting your materials, though; fiber-cement siding brings a slightly higher return than vinyl selections.

### Interior Upgrades

Although many improvements inside the home tend to be based on your personal tastes

and lifestyle, you can still reap the benefits of undertaking certain high-return projects.

**Wood Flooring:** Refinishing existing wood floors or installing new wood floors is likely to bring at or near a 100% return on investment. The project improves a home's aesthetic appeal and eliminates possible signs of wear while bringing a more modern feel to the living space.

**Sustainable Considerations:** Also high on the list are projects that improve a home's energy efficiency, such as upgrading insulation. Not only does improved quality or quantity of insulation help reduce energy bills, it's an investment you can expect to recoup a large percentage on. Similarly, replacing the HVAC may be a necessary project if the old unit is failing to perform, but it can also improve energy efficiency and result in better functionality and livability for the home.

**Livable Spaces:** Adding square footage always helps a home value, especially when you can convert unused, unfinished space like a basement into a comfortable, cozy living area. Another place where you can expect a big return is on a complete kitchen remodel, which will allow you to improve function while adding modern touches and upgrading outdated and worn features.

Find more advice to maximize the value of your next home improvement project at remodelingdoneright.com.



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## Happy Holidays! Thank You to all our clients and friends!



NEW PRICE

### OLD WORLD CHARM

North of Lakeshore. Beach Club. Brick Colonial near lake, 3 bed, many updates, finished basement, Fenced in yard and oversized garage. Violation Free!

**\$119,500**



SOLD

### CHESTERLAND RANCH

Great opportunity to own a ranch with full walk out basement, additional garage, 4 bed, 2 full and 2 half baths, 3 fireplaces. Being sold AS IS

**\$200,000**



NEW PRICE

Beautiful Picturesque lot, 4 level split, hardwood flooring, fireplace, 2 car garage, 3 bed, 2 full bath, with updates

**\$204,900**



SOLD

### INVESTMENT PROPERTY

Industrial/commercial site over 7,000 sq. ft. Freeway access and marginal exposure. Income producing property.

**\$300,000**



SOLD

Mentor Condo, with first floor Master, 3 bedroom, 2.5 baths, attached garage. Private patio, move in condition

**\$179,500**

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# Pop Up

## Holiday Traditions New and Old

(Family Features) From decorating the tree to carving the turkey, there are many time-honored holiday traditions observed by families around the country. However, the holiday season is about more than just celebrating old traditions.

A perfect opportunity for creating new memories and, in turn, traditions, popcorn can serve as an ideal ingredient to bring family time to life. Whether wrapping the tree with garland made from the light and airy treat, filling clear ornaments with freshly popped kernels or simply popping up a bowl as a nutritious alternative to other holiday noshes, popcorn makes it easy to get hands-on while you deck the halls.

These seasonal recipes for traditional treats like peppermint bark and popcorn balls plus edible trees and a more elegant take on a simple snack highlight low-fat, non-GMO, gluten-free whole-grain popcorn as the main ingredient. Find more modern takes on traditional holiday recipes at [popcorn.org](http://popcorn.org).



### Easy, Elegant Holiday Popcorn

Yield: 8 cups

- 8 cups popped popcorn
- 1/2 cup milk chocolate chips
- 1/2 cup white chocolate chips
- candy sprinkles

Line baking sheet with wax paper. Spread popcorn in thin layer on prepared pan.

Place chocolate chips in microwave-safe bowl. Microwave on medium 30 seconds; stir. If necessary, microwave in additional 10-second increments, stirring after each heating, until chips are melted and smooth. Drizzle over popcorn.

Place white chocolate chips in separate microwave-safe bowl. Microwave on medium 30 seconds; stir. If necessary, microwave in additional 10-second increments, stirring after each heating, until chips are melted and smooth. Drizzle over popcorn.

Sprinkle desired amount of candy sprinkles over warm chocolate-coated popcorn.

Allow chocolate drizzles to set until firm. Break popcorn into pieces.

*Note: Chocolate chips can be replaced with cut up chocolate bars.*







## Cranberry Popcorn Balls

Yield: 18 balls

- 2 cups sugar
- 1 cup whole berry cranberry sauce, slightly mashed
- 1 tablespoon grated orange peel
- 1/2 cup cranberry juice
- 1/2 cup light corn syrup
- 1 teaspoon vinegar
- 1/2 teaspoon salt
- 5 quarts unsalted, popped popcorn
- butter

In heavy saucepan, combine sugar, cranberry sauce, grated orange peel, cranberry juice, corn syrup, vinegar and salt.

Bring to boil; lower heat and cook until temperature reaches 250 F on candy thermometer.

Slowly pour cranberry mixture onto hot popcorn; mix until well-coated.

Let stand 5 minutes, or until mixture can easily be formed into balls.

Butter hands and form into 3-inch balls.

## White Chocolate Peppermint Popcorn Bark

Yield: 1 pound

- 5 cups popped popcorn
- 12 ounces white chocolate baking chips
- 1 cup crushed hard candy peppermints

Cover baking pan with foil or wax paper; set aside.

Place popcorn in large bowl; set aside.

In double boiler over barely simmering water, melt chocolate, stirring until smooth.

Stir in crushed peppermints.

Pour chocolate mixture over popcorn and stir to coat.

Spread onto prepared pan; cool completely. When chocolate is cooled and set, break into chunks.



## Festive Popcorn Trees

Yield: 10 trees

- 10 cups air-popped popcorn
- 1 bag (10 ounces) miniature marshmallows
- 2 tablespoons butter
- 1 teaspoon vanilla extract
- nonstick cooking spray
- green decorating sugar
- blue decorating sugar
- 1 tube white frosting
- small, colorful candies such as sprinkles and miniature silver dragees

Place popcorn in large bowl.

In medium saucepan over medium-low heat, stir marshmallows and butter until marshmallows are melted and mixture is smooth. Remove from heat. Stir in vanilla extract.

Pour mixture over popcorn in bowl. Toss well to coat popcorn evenly.

Line baking sheet with foil.

Spray hands with nonstick cooking spray then scoop about 1 cup popcorn mixture.

Shape mixture into cone, keeping base flat to form tree.

Sprinkle tree with decorating sugars; place tree on

baking sheet.

Make nine additional trees.

Using decorating tip, pipe frosting on trees to make garland then decorate with sprinkles and silver dragees, as desired.

Serving suggestion: Place each tree on sugar cookie and decorate serving tray with shredded coconut to resemble snow.

Notes: For best flavor and color, start recipe with unflavored white popcorn.

You can make colored sugar by adding food coloring to sugar then stirring in bowl or shaking vigorously in sealed container. Add additional food coloring for more intense tones.



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