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# HOMES ALMANAC



WEDNESDAY, JANUARY 15, 2020

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Willowick Cape Cod • \$138,500



Wickliffe Colonial • \$144,900



Perry Ranch • \$258,500



Concord Ranch Condo • \$124,500





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			<div><h2>Best Wishes For The New Year!</h2><p><i>Thank You For Your Business!</i></p><div><div><b>ANGELO MARRALI</b> (440) 974-7846</div><div><div><b>JOHN DeSANTIS</b> (440) 974-7283</div></div></div></div>						
									
									
									
									
									
									
									
									
									



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# “Your Home Sold in Under 120 Days GUARANTEED... Or I'll Buy It Myself at a Price Acceptable to You!”

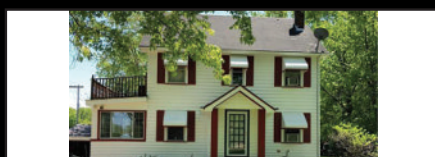
\*Stipulations  
Apply

**AUCTION -  
START BID \$999,900**



**\$1,699,900 PAINESVILLE TOWNSHIP**

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.



**\$449,000 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.



**\$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!



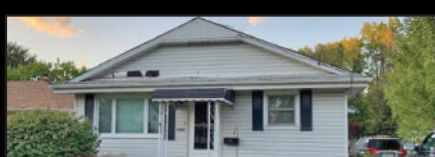
**\$214,900 MENTOR**

4 bedroom, 2 1/2 bath Colonial in the great community of Pinegate!  
Situated on a private cul de sac lot and a short walk to the  
elementary school! Large living room leads to formal dining room.



**\$149,900 PAINESVILLE**

Fantastic 1882 SF cape, meticulously cared fore and loaded with  
charm and character throughout. Spacious living room with large  
bay window and oak hardwood floors under carpeting.



**\$99,900 EASTLAKE**

Nice ranch featuring large eat in kitchen which opens to dining  
room. Spacious living room. Loaded with updates including  
vinyl siding, vinyl windows, updated electrical panel.



**\$549,900 CONCORD**

2006 4 bedroom 3 1/2 bath Dawson built split floor  
Ranch home boasting over 5,000 SF of finished  
living space.



**\$324,900 KIRTLAND**

Charming secluded Nature lover's retreat on private 5+ acre lot  
that backs up to a ravine in beautiful Kirtland. Formal Dining  
room with hardwood flooring. Large family room.



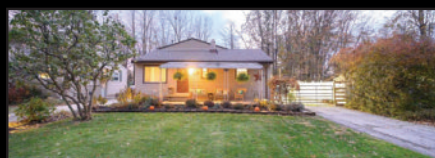
**\$230,000 EASTLAKE**

Two Lake Front homes with great potential! 2 houses on a  
single parcel. Rear house in need of repair/remodel. Rear house is  
5 bedroom/2 bathroom house. Front house is 3 bedroom/1 bath ranch.



**\$199,900 MADISON**

Welcome to this charming split level on a beautifully wooded 3-acre  
lot in the heart of Madison. Walk up the garden lined walkway into  
your new home. This home offers a living room and a family room.



**\$129,900 EASTLAKE**

Great Location! Adorable turn key 3 bedroom ranch, bungalow  
style home. Fresh paint throughout. Huge master suite with new  
flooring. Kitchen is newer in the past 10 years.



**\$79,900 PAINESVILLE TOWNSHIP**

Don't wait or you will miss out on this adorable cape cod located  
in Painesville Township with great neighbors on a quiet road.  
House boasts a brand new hot water tank.



**\$609,900 CONCORD**

Lake Auction Services Auction (Not a Live In-Person Auction).  
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**\$595,000 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.



**\$219,900 CONCORD**

Spacious Colonial home on a private wooded lot just minutes from  
shopping and freeway access! The home itself features plenty of  
updates including upgraded Kitchen with granite counter tops.



**\$183,000 MENTOR**

Welcome to this 4 bedroom 2 full bath charming bungalow with a  
2 car garage and a gorgeous deck overlooking the park like setting.  
The home sits on almost a half acre in desirable South Mentor.



**\$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.



**\$64,900 EASTLAKE**

Also zoned light industrial.  
Great commercial opportunity or possible affordable  
income property.



**\$149,999 PAINESVILLE**

Charming Colonial In Great Condition! Very Well Maintained With  
Many Nice Features! Awesome Kitchen with all appliances staying.  
Hardwood Flooring And Sand- Stone Fireplace In Living Room.



**\$122,000 EASTLAKE**

Beautiful remodeled 3 Bedroom Colonial!! Home boasts an open  
floor feel. Freshly painted. Furnace has been overhauled. The  
spacious kitchen boasts new cabinets, countertops and floor.



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### COMMERCIAL BLDG'S - BUY ONE OR BOTH!

#### MADISON \$299,900



\*Excellent investment opportunity! \*100% Occupied  
\*2 Business spaces \*4 Residential Apartments  
\*Private & street parking \*Amid Madison Village amenities  
\*Adjacent commercial building also available.

#### MADISON \$139,900



\*Excellent investment opportunity! \*100% Occupied  
\*2 Business spaces \*Private & street parking  
\*Amid Madison Village amenities  
\*Adjacent commercial building also available

### LOVELY HISTORIC HOME!

#### MADISON

**\$179,000**



3 Bd/2 Ba \*2.8 Ac of Park-like Yard  
\*GreatRm w/Skylight  
\*DinRm w/Gas FP \*Kit w/App'l's &  
WB Stove \*Deck \*Heated 2-Car  
Gar/Barn w 2<sup>nd</sup> story  
\*Addtl Outbuildings



### AWESOME SUNROOM!

#### MADISON

**\$174,900**



\*3 Bdrm/1.5 Ba Ranch  
\*Liv Rm w/Gas Fireplace  
\*Spacious Kit w/SS appli's  
\*Dining Rm \*Sunroom w/heated floor & A/C  
\*Full Basement  
\*2-car Garage w/double-wide drive

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### HORSE LOVERS! 4+ ACS!

#### JEFFERSON

**\$187,900**



\*Now being offered w/4.59 Acres  
\*Fabulous Barn/Outbuilding with 4 Stalls,  
Water, Elec & room to park 2 cars  
\*3 Bd/2 Ba Ranch \*Lg Kit w/Island  
\*Master w/Bath

### ENJOY CONDO LIVING!

#### PAINESVILLE \$99,000



Updated 2 Bdrm Cape Cod condo!  
\*Newer paint, flooring & fixtures!  
\*Kit w/appli's \*Convenient location

#### PAINESVILLE \$79,900



Like new Townhouse w- 3 Bdrms/1.5 Bath is a move-in ready home w/all these updates! \*New in 2019: Kit appliances-Sink-Cabinets & Disposal, AC, Carpet, Floors, Windows, updated Bath & more! \*Washer/Dryer hook-ups \*23x12 Brick/Paver Patio

### ZONED COMMERCIAL!

#### PERRY \$119,900



**Location, location, location!**  
This N Ridge Rd. 3 Bdrm Cape Cod sits on .72 acs. Zoned B-1 Comm, making for endless possibilities. House is handyman special. Rehab or start fresh in this prime location.

#### MADISON \$124,900



**Fantastic opportunity**  
\*9.38 Acres w/ this 2-parcel  
property in a prime business location on Rt 20  
\*Approx 1/4 mile W of Walmart

#### MADISON \$224,900

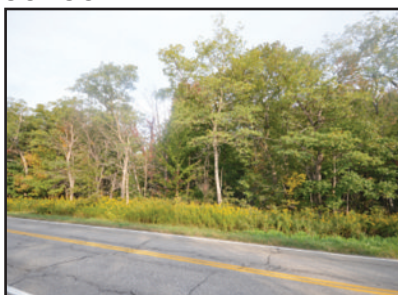


\*71 + Acres of prime Grand River Watershed land!!  
\*11 +/- Acres tilled. Some posts & wire in place for vineyard \*Conservation easement in place to protect land use as agricultural

### 1 TO 4 POTENTIAL HOME LOTS!

#### CONCORD

**\$199,900**



4 Potential Building Lots on Girdled Rd!  
\*Seller will consider individual lot sales  
\*9.95 Acres \*Fronting on 2 Streets  
\*Gas, Electric & Water available

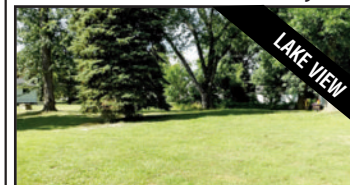
### BUILD YOUR DREAM!

#### MORGAN TWP \$29,900



**5.5 ACS**  
Dream home ready! Close access to the Western Reserve Greenway Trail. This 5.5 Acre lot is on Tische Rd. Great choice to realize your vision of that custom home! \*Frontage-240 sq. ft. \*Electric avail

#### MADISON \$44,900



**LAKE VIEW**  
Cumings Blvd double-lot w/Lake Erie view!!  
\*Lots=100' x 116' \*Gas, Electric, water & sewer avail. \*Dead-end street - low traffic \*Pri. Beach & Park access w/opt. \$200 annually HOA fee

#### MADISON \$44,900



**5+ ACS**  
\*5.59 Acres on Townline Rd \*Small portion zoned B-2 Commercial on this residential lot.  
\*Electric & City water available at street



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FOR RENT

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There are so many ways to buy insurance today. A local agent understands the market and can provide personal care and follow-through you wouldn't receive online.

**Haas, Haas & Associates** will save you money, time and hassle and focus on what's most important to you.

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Our policies are customized to include the coverages that are right for your situation.

- **Loss of Rents** – applies to loss of actual rents if the dwelling is temporarily uninhabitable due to a covered loss.
- **Personal Property** – applies to items in a home, such as appliances, furniture and cabinetry, that are owned by the landlord and used by the tenant.
- **Liability** – applies if a claim or suit is brought against you for damages or injury caused by an accident on your premises.

### COVERAGE AND PACKAGE OPTIONS

We offer both a **Named Peril** policy and a broader **Comprehensive** policy.

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We insure one- to four-family homes; everything from apartments, condos and condo associations to house rentals. And there are no restrictions based solely on the age of a home.

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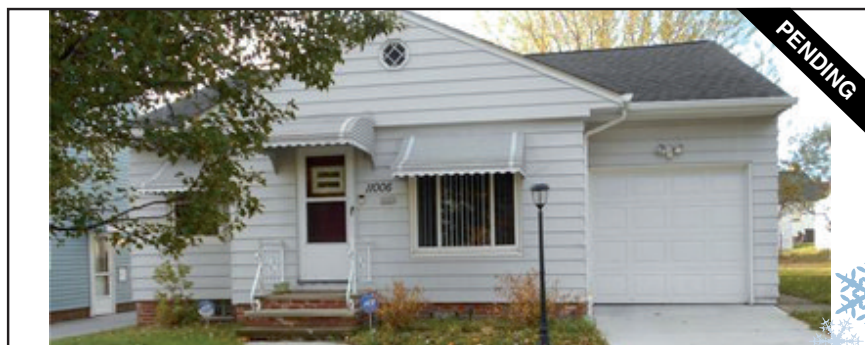


### **PAINESVILLE • \$229,800**

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.

# **WE NEED LISTINGS!!**

Call today for a FREE  
 market analysis!



### **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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**CONCORD \$279,000**

**WALK-OUT BASEMENT!**



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

**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 Down 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

**GRAND RIVER \$209,900**

**NEW LISTING!**



Fabulous Grand River Condominium! 3 Bedrooms, 2 Full & 2 Half Baths! A Boaters Delight w/ Prime Location Close to Yacht Clubs, Marinas & Restaurants! Beautiful Hardwood Flooring! Open Layout! Beautiful Wood Cabinetry In Kitchen w/ Stainless Steel Appliances & High Counter Tops w/ Bar Stools! Sliding Glass Doors Lead To 30x10 Deck Overlooking Gorgeous Views Of The River! Upgraded Lighting Fixtures! Master Suite w/ Double Sinks & Walk-In Closet! All Bedrooms Are Upstairs! Beautiful Loft! Fully Finished Lower Level Walk-Out w/ Half Bath! Full Bar/Recreational Game Room w/ Surround Sound! Walk-Out To Patio w/ Hot Tub, Great For Entertaining! Property Has Tons To Storage! 2.5 Car Attached Garage! Come See Today! AD#1360

**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**

**BRICK RANCH!**



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

**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

**WICKLIFFE \$119,900**

**NEW LISTING!!**



Sharp Wickliffe Ranch! 3 Bedrooms & 2 Full Baths! Spacious Living Room w/ Beautiful Bay Window Bringing In Tons of Natural Light! Dinette Area Right Next To The Fully Appointed Kitchen! Full Partially Finished Basement Incorporates A Recreational Room Perfect For Entertaining! HUGE 24x24 Detached Garage! This Incredible Home Includes Central Air, Newer Windows & More!! Don't Miss This One, Schedule Your Showing Today!! AD#1362

**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

**WILLOUGHBY HILLS \$79,900**

**VACANT LOT!**



Beautiful 2.58 Acre Willoughby Hills Lot To Build Your Dream Home! City Water! AD#1123

**WILLOUGHBY HILLS \$79,900**

**VACANT LOT!**



Build your dream home! 6 Beautiful acres! AD#109.

**EUCLID \$79,900**

**NEW LISTING!**



Euclid Ranch! 3 Bedrooms And 2 Full Bathrooms! Full Basement! Needs Some Work and Updating! Schedule Your Appointment Today! AD#1361

**WILLOUGHBY HILLS \$54,500**

**VACANT LAND!**



Build Your Dream Home in Willoughby Hills, Close to Manakiki Golf Course! 1.17 Acres! City Water, Gas and Electricity Available At The Street! AD#1258

**MENTOR \$26,000**

**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

**NEWBURY TWP \$9,900**

**VACANT LAND!**



Six Kiwanis Lake Lots For Sale As A Package! Great Buying Opportunity! Wonderful Community w/ Lake For Fishing & Swimming! Build Your Dream Home! AD#1350

**COMMERCIAL LISTINGS:**

VL Euclid Chardon Rd.  
Kirtland  
**\$198,900**  
2 Acres; Utilities Aval.

TBB Euclid Chardon Rd.  
Kirtland  
**\$649,900**  
New Cons; 3,000 sq ft Build



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**Eileen  
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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!



**\$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.

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**Eileen Baur**  
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Agent for Baur Team  
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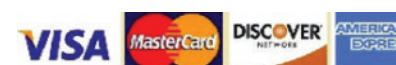
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**\$435,000**

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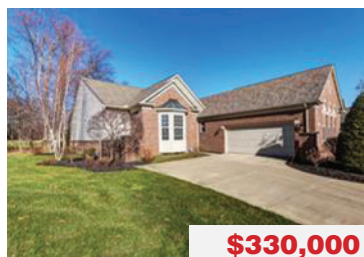


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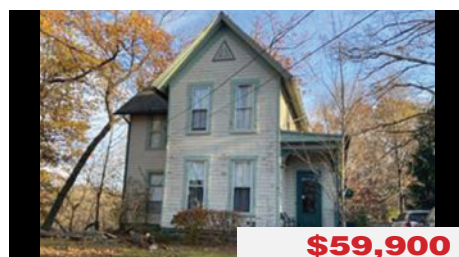
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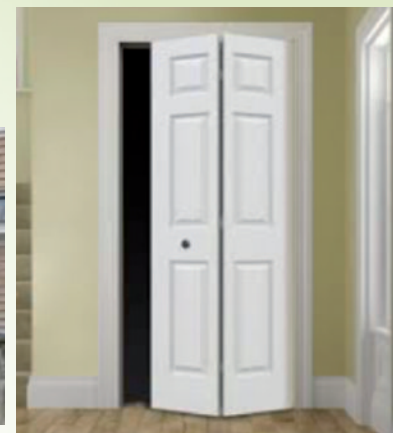
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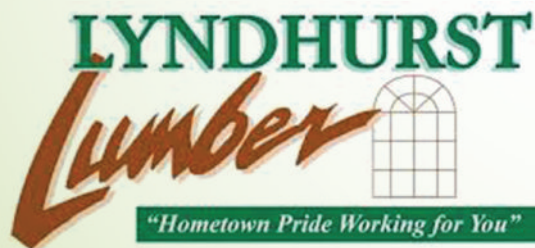


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## Signs your tools may need some TLC

A do-it-yourselfer is only as good as his or her tools. Without the proper tools, even the handiest men and women may struggle to complete jobs well within their abilities.

It doesn't take a seasoned do-it-yourselfer to recognize when hammers and screwdrivers need to be replaced. And such tools are generally so affordable that replacing them, even when they still have some utility, won't affect too many DIYers' budgets. However, power tools are considerable investments that do not necessarily need to be discarded when the first signs of trouble pop up. In fact, sometimes power tools just need some TLC to become useful once again. The following are some common symptoms of power tool problems, and what may be behind those problems.

### Difficulty starting

A power tool that won't start can delay a project. But a tool that won't start should not be immediately written off,

especially not before DIYers employ a multimeter. The cost of digital multimeters varies widely, with some retailing for less than \$20 while others sell for hundreds and hundreds of dollars. Serious DIYers who spend every weekend working on one project or another may find the more expensive multimeters more to their liking, but many weekend warriors can get by with less expensive alternatives. Multimeters are useful because they can measure voltage on a power tool to determine if power is effectively moving through the tool.

Dust and dirt also can compromise power tools. This may be especially likely in spring, a time synonymous with home renovations, when many homeowners pick up their tools for the first time in months. Inspect a power tool that's not starting to see if dust or dirt is the culprit. If so, clean the tool and then try to start it again.

### Loss of power

Some power tools may start but still lack the extra muscle that make power tools more beneficial than manual

tools. In such instances, the carbon brushes might need to be replaced. The online resource [ereplacementparts.com](http://ereplacementparts.com) notes that heat damage to brushes can reduce the overall conductivity of the brush, resulting in less power reaching the tool's motor. In such instances, replace the carbon brushes. In addition, chipped or damaged brushes can result in inconsistent power output. Replacing the brushes in such instances may be all that's necessary to restore a tool to its powerful self.

### Burning smell

Many a DIYer has dealt with a power tool that emits an odor of burning. The power tool experts at Grainger notes that tools like sanders contain drive belts, and these belts should be the first place to look when tools produce a burning smell. When the drive belt is to blame, the tool will typically stop working even when the motor is running. Capacitors may be behind the burning smell when using tools without drive belts. Sometimes tools have simply overheated. When-



ever DIYers get a whiff of that burning smell, turn off the tool immediately and let it sit for 30 minutes before trying to diagnose the problem. Replacing these parts can restore them to full usefulness and get rid of that unwelcome aroma.

Replacing worn or damaged power tool parts as opposed to the tools themselves is often the most budget-friendly way to get these must-have DIY accessories back on track.

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