

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

HOMES ALMANAC



WEDNESDAY, APRIL 14, 2021



S/L 10 Monte Drive

Prime choice lot, conveniently located on a cul-de-sac of Hemlock Ridge. 3.37 wooded acre lot. Septic and well are buyers responsibility. Bring your own builder to build your dream home. Call Lister for building spec's.

\$55,000



SL 2 Painesville Warren Road

Choice location and conveniently located on a quiet cul-de-sac subdivision of Hemlock Ridge. 1.4 wooded acre lot. Underground utilities includes electric, cable and phone. Septic and well are buyers responsibilities. Call lister for building specs.

Acres: 1.4 Acres

\$19,000



SL 3 Painesville Warren Road

Choice location and conveniently located on a quiet cul-de-sac subdivision of Hemlock Ridge. 1.99 wooded acre lot. Underground utilities includes electric, cable and phone. Septic and well are buyers responsibilities. Call lister for building specs.

Acres: 1.99 Acres

\$19,000



S/L 24 New London Road

Great opportunity to build your dream home or weekend getaway in Saybrook Twp! This 2 acre lot is in close proximity to all amenities yet offers the country feel. Call agent with any questions.

Acres: 2.03 Acres

\$16,500

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- Help seniors who want to age in place.



Sharon Flyter, Realtor

Howard Hanna

(440) 477-2676 Cell

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APRIL'S FEATURED LISTINGS

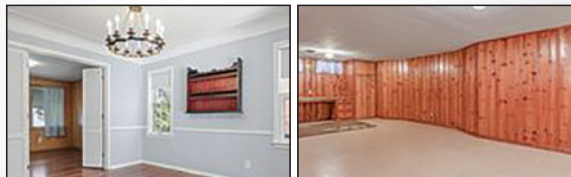
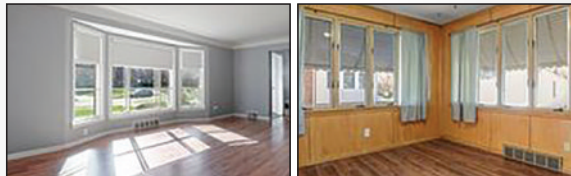
RICHMOND HEIGHTS COLONIAL \$179,900



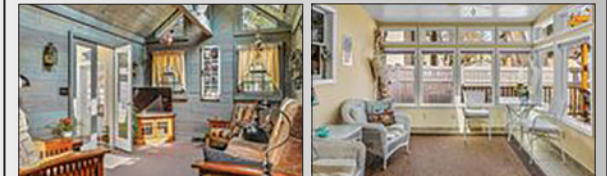
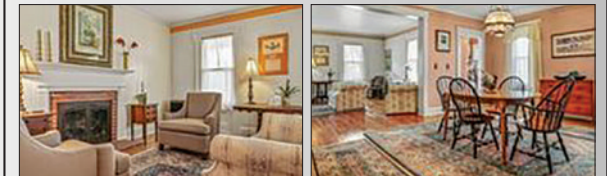
Ready for some summer fun! Enjoy swimming in your own inground pool! Summer barbecues on the nice size deck.... Great for entertaining! This Super spacious home features 4 large sized bedrooms, which includes a Master bedroom with master bath and walk in closet. 2nd full bath on upper level. L-shaped living room and dining room on the main level, with eat in kitchen and all stainless-steel appliances. A 1/2 bath on the main level. Lower-level rec room and plenty of storage. Updates for this home include, siding, gutters, windows, roof, furnace, glass block windows, sprinkler system and carpeting (hardwood floors under carpet, except in master bedroom). A 2-car attached garage is great for those winter months. Conveniently located near shopping and freeway access.

UNIVERSITY HEIGHTS HOME \$229,900

Awesome super sharp colonial close to John Carroll University and Gesu
* 1st floor family room * Eat-in kitchen * Formal dining * Newer roof (2017)
* Newer furnace and a/c (2017) * 1st floor half bath updated (2018) * Newer appliances * Fridge, stove, and dryer (2016) * Washer (2020) * Large full finished basement * Oversized 2-car garage * Move-in and enjoy * Convenient location
* One year home warranty



WILLOUGHBY CENTURY HOME \$295,000



Awesome super sharp South Willoughby vintage century home * Tastefully restored and updated throughout * Updated eat-in kitchen with granite counters, tile backsplash, luxury vinyl flooring * Banquet size dining room * Authentic parlor with fireplace * Updated baths * 2-story family room * Sun room with skylights * Newer deck with pergola * Front porch * Convenient location * Short walk to downtown Willoughby * Outbuilding (16x16) with steel roof * One year home warranty

**CALL TODAY FOR MORE INFORMATION OR TO SCHEDULE AN APPOINTMENT!
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137 Lake Meade Dr,
Orange



\$817,500

Zachary Gesaman (786) 202-3148

125 Lake Meade Dr,
Orange



\$782,500

Zachary Gesaman (786) 202-3148

278 Legend Ln,
Highland Heights



\$598,000

Nicole Peterson (440) 901-9696

2422 Richmond Rd #3,
Beachwood



\$563,000

Rebecca Donatelli (216) 632-0515

2414 Richmond Rd #10,
Beachwood



\$543,000

Rebecca Donatelli (216) 632-0515

4532 Wood St,
Willoughby



\$339,900

Katie E. McNeill (440) 796-5506

444 S Parrish Rd,
Conneaut



\$300,000

Michelle L. Blankenship (440) 622-0348

6421 Ledge Lake Ct,
Concord



\$299,900

Denise A. Quiggle (440) 251-9985

**VACANT
LAND**

\$225,000

Zachary Gesaman (786) 202-3148

6357 Mardon Dr,
Painesville



\$219,900

Denise A. Quiggle (440) 251-9985

7682 Pinehurst Dr,
Mentor-on-the-Lake



\$169,900

Rick Bocchieri (440) 227-1857

2986 Bishop Rd,
Willoughby Hills



\$169,000

Rick Bocchieri (440) 227-1857

130 E Walnut Ave,
Painesville



\$145,000

Kathy A. Fawcett (440) 821-4558

6151 Center Street #203,
Mentor



\$130,000

Katie E. McNeill (440) 796-5506

1210 Brookline Pl #F,
Willoughby



\$125,000

Katie E. McNeill (440) 796-5506

304 Swan St,
Geneva



\$98,000

Jerry A. Lesak (440) 487-2157

2034 Revere Rd,
Cleveland Heights



\$95,000

Nicole Frantz (216) 789-0137

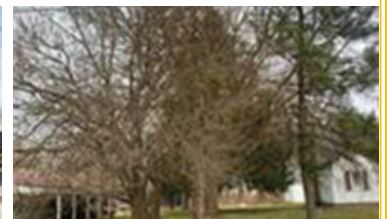
210 Paxton Rd,
Eastlake



\$75,000

Jeffrey Carducci (440) 749-5358

2699 Meadow Dr,
Lakemore



\$23,000

Courtney Hatfield (330) 704-2621

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CONCORD \$499,900 NEW LISTING!! UNDER CONTRACT. Custom built Concord show stopper! Centrally located custom built colonial with all of the high end finishes plus 5.5 cars with total garage space!

KIRTLAND \$479,900 NEW LISTING!! UNDER CONTRACT. Stunning contemporary Ranch in Kirtland, this beautiful home could be featured in Architectural Digest! Completely redesigned inside and out, featuring 4 bedrooms and 3 full baths and a walk out lower level!

CHARDON \$419,900 TO BE BUILT! Beautiful Cape Colonial On Wooded 1 Acre Lot On Quiet Dead End Street! 3 bedrooms, 2.5 Baths! Walk In To A Huge Living Room w/ A Fireplace! Entertain Your Guests While You Cook w/ The Open Layout from the Dining Room To The Kitchen! First Floor Master Suite w/ Glamour Bath! 2 More Spacious Bedrooms Upstairs! 2 Car Attached Garage! New Construction!! AD#1215

WILLOUGHBY HILLS \$409,900 TO BE BUILT! Awesome 3/4 Bedroom Cape on 2.5 Acre Beautiful Willoughby Hills Lot! Family Room! First Floor Master w/ Walk-In Closet and Glamour Bath! Spacious Kitchen/ Dinette w/ Bay Eating Area, Granite Counters, & Beautiful Wood Cabinetry! Formal Dining! Full Basement! Covered Porch and Deck! New Construction!! AD#1123

CLEVELAND \$399,900 NEW LISTING! Check out this beautiful Two bedroom condo in Little Italy! This loft is complete with 10' ceilings and an open concept. The spacious living room features a wall of floor to ceiling windows with sliding doors opening to a private terrace. The Master bedroom has walk-in closet, double sinks & tiled walk-in shower. The granite counters and beautiful cabinets in the kitchen along with the large island are great for entertaining. This unit also includes a utility room with washer, dryer and Private two car garage. It is close to shopping and restaurants and just minutes from downtown Cleveland. It is also eligible for up to \$30,000 in Greater Circle Living grants for CWRU, UH, Cleveland Clinic & other UCI employees updates include new floors updated backsplash AD#1526

WILLOUGHBY \$389,900 5 YEAR TAX ABATEMENT!! NOW UNDER CONSTRUCTION! Available Summer 2021. ONLY 1 UNIT REMAINING! The Townhomes at Public Square. A seldom seen residential new construction project in Downtown Willoughby! Designed and built by renowned Payne & Payne Builders, these townhomes feature beautiful historical design with all of today's modern amenities. 5 YEAR TAX ABATEMENT! To Be Built. Exterior design cues taken from the original 1930s home that previously sat on the site. Now perfectly into the homes open concept, multi-level design and beautiful downtown and river views from the roof top deck. Front porch and rear entry garage lead to a spacious flex room perfect for out of town guests, a home office or a family room. The main living floor is wide open, with a beautiful kitchen featuring granite counter tops standard, a massive island and walk-in pantry. The kitchen transitions perfectly to the large living and dining room featuring a gas optional fireplace and an architectural salvage mantle. The sleeping level features a guest bedroom with WIC, full guest bath, laundry room and a master suite, complete with cathedral ceilings, a massive 7/6 walk-in closet, and a private master bath with Veratran Marble counter tops. The roof top level gives you an optional wet bar, a large storage area & panoramic views of Downtown Willoughby from the 17x12 deck. Property taxes as shown are estimated. AD#1451

CONCORD \$379,900 NEW LISTING! Stately 3 bedroom 2.5 bath colonial at the end of a quiet cup-de-sac in Mentor Exempted Concord! Welcome guests with the beautiful lighting and landscaping surrounding the half acre lot. Updated kitchen including cabinets, granite counters, tile backsplash, tile floor and center island! The spacious first floor features a grand two story foyer, elegant formal dining and living room, and a recessed family room complete with a gas fireplace. Upstairs features a large master suite with a beautifully remodeled ensuite bathroom, 2 additional guest bedrooms and a full bath. Perfect all seasons entertaining with the massive finished basement plus enjoy the beautiful summer evenings from your oversized deck! Make your appointment today before its gone! AD#1524

CONCORD \$349,900 NEW LISTING!! Attention collectors & car enthusiasts! Searching for a 6-car garage? Look no further! This well-maintained and refreshed center hall colonial sits on a .84-acre cul-de-sac lot & boasts 5 bedrooms, 5 bathrooms & 2 attached garages! This home offers 2540sqft above grade, has been freshly painted throughout & features brand new flooring. Additional improvements in recent years include a new roof-2016, new hot water tank-2016 & newer windows. The large covered front porch has been repaired & pressure washed. The spacious eat-in kitchen offers plenty of cabinets & counter space w/ all appliances included! Large family room features a wood-burning fireplace & French doors leading to the back terrace area between the trees & a 2nd attached garage! There is also a cozy off-the-beat room off the family room! The 2nd floor features a large master suite w/ master bath & walk-in closet! 4 additional bedrooms & another full bath complete the second floor. The entire second floor has brand new carpet & fresh neutral paint. The partially finished lower level features a half bath, recreation room, laundry area & ample storage space. This home has storage galore with two attached garages, a large basement and a fully finished walk-up attic! This garage also has a half bath! The breezeway between the house and the 4-car garage has the potential to be converted to an additional living space/mini suite. AD#1512

CONCORD \$264,900 NEW LISTING!! Beautiful Colonial in Mentor exempted Concord! Meticulously cared for and updated throughout, this gem backs up to a 27 acre nature preserve! Kitchen remodeled in 2012 with all new cabinets, stainless steel appliances and hardwood floor! Living room with large picture window and hardwood flooring in addition to the family room with a fireplace, decorative brick mantle and slider to the back patio! Four bedrooms upstairs all with hardwood flooring including a large master with attached full bath! Two full plus a half bath have all been updated! Finished basement rec/media room is great for all season entertaining! *New HVAC/AC in 2008* Fresh neutral paint throughout interior, all new windows and doors in 2008 and many more updates! Come see today! AD#1523

WILLOUGHBY \$250,000 VACANT LAND! Kirtland Tudor Estates - Timeless English Tudor design, directly across from the renowned Kirtland Country Club and residing in the highly acclaimed Kirtland School District, this is an opportunity you don't want to miss. The "Estate" lots within Kirtland Tudor Estates offers generous lot sizes and HOA fees that cover exterior building maintenance, main entrance and grounds maintenance. The remaining Estate lots are build ready, complete with utilities at the street. Call to make your lot reservation today before its too late! AD#1521

WILLOUGHBY HILLS \$249,900 NEW LISTING!! UNDER CONTRACT. Excellent Willoughby Hills Ranch! 3 bedrooms and 2 full baths! Beautiful hardwood flooring! Formal living room w/fireplace! Master bedroom w/ lower bathroom featuring a large soaking tub! Finished lower level recreational room! Newer Windows & Timberline roof! 2.5 car attached garage! AD#1516

CLEVELAND HEIGHTS \$219,900 NEW LISTING!! UNDER CONTRACT. Charming 6 bedroom colonial in Cleveland Heights! Open Layout flows nicely from the living room to dining room and with an option for a first floor office. Hardwood flooring throughout! Nicely updated kitchen featuring granite counter tops w/ subway tiled back splash & Stainless Steel Appliances. Updated bathrooms throughout. Third Level is completely finished w/ 2 bedrooms and a full bathroom! Covered Front Porch! Private Fenced in back yard includes garden and firepit for entertaining. Just a short distance to University Circle and Coventry. Also, walking distance to Cain Park! New Hot Water tank in 2020! Do Not Miss Out of this Great House! Schedule Your Showing today! AD#1515

MENTOR \$214,900 NEW LISTING!! UNDER CONTRACT. Beautiful Mentor home just a stone's throw from the Lake! Completely updated inside within the last 3 years! Updates include all flooring, paint, kitchen, baths, light fixtures, appliances, windows, and more! Large picture window in the living room and a new sliding glass door to the back patio let in lots of natural light! Large lower living room with beautiful brick fireplace great for entertaining! Large outbuilding has electrical run to it and a new brick walk way that goes to the front of the house! Privacy fencing around the whole backyard! Just turn key and move in! AD#1510

MAYFIELD HEIGHTS \$199,900 NEW LISTING!! UNDER CONTRACT. Welcome to the nicely updated Mayfield Heights ranch home you've been waiting for! As you walk in the front door, you'll be greeted by hardwood floors, vaulted ceilings with wood beams and a gorgeous window detail allowing so much natural light! The living room flows nicely into the dining room and modern kitchen with abundant cabinets and counter space, newer stainless steel appliances, and a breakfast bar. The main bedroom has convenient access to a half bath. Two other good sized bedrooms with new carpet, and an updated full bath with tiled shower complete the first floor. There is a generous amount of additional living space in the finished basement featuring glass block windows and Vinyl flooring. Another full bath, and well organized built in storage shelves finished the space. Enjoy fresh spring weather outside on the covered patio accessed from dining space. Oversized 2 car garage and extra parking pad. POS Compliant, 12 month home warranty offered. See list of improvements in attachments. AD#1507

WILLOUGHBY \$190,000 VACANT LAND! Kirtland Tudor Estates - Timeless English Tudor design, directly across from the renowned Kirtland Country Club and residing in the highly acclaimed Kirtland School District, this is an opportunity you don't want to miss. The "Estate" lots within Kirtland Tudor Estates offers generous lot sizes and HOA fees that cover exterior building maintenance, main entrance and grounds maintenance. The remaining Estate lots are build ready, complete with utilities at the street. Call to make your lot reservation today before its too late! AD#1522

WILLOUGHBY \$190,000 VACANT LAND! Kirtland Tudor Estates - Timeless English Tudor design, directly across from the renowned Kirtland Country Club and residing in the highly acclaimed Kirtland School District, this is an opportunity you don't want to miss. The "Estate" lots within Kirtland Tudor Estates offers generous lot sizes and HOA fees that cover exterior building maintenance, main entrance and grounds maintenance. The remaining Estate lots are build ready, complete with utilities at the street. Call to make your lot reservation today before its too late! AD#1520

CONCORD \$179,900 NEW LISTING!! UNDER CONTRACT. Are you looking for a move in ready 2 BR 2 Full BA 2nd floor condo in a great location? Then don't miss this spectacular unit in Ridgebrook of Concord. The stunning great room with gas fireplace and vaulted ceiling offers plenty of space for entertaining, as well as sliding doors out to the deck. Master suite has a walk in closet and newly remodeled master bath. The guest bath has been remodeled as well. You'll love the large kitchen featuring new brushed finish kitchen counters, and new black stainless steel appliances. There is also a bonus room that could be used as a 3rd bedroom, rec room, or simply as extra storage. This one won't last long, schedule your showing today! AD#1508

FAIRPORT HARBOR \$170,000 NEW LISTING!! UNDER CONTRACT. Hurry! Hurry! Hurry! Harbortowne point condo now available!! Great opportunity to own a condo in Fairport Harbor just a stones throw from Lake Erie and in walking distance of boat docks, restaurants and the beach. This spacious 4bed 3bath maintenance free condo features vaulted ceilings and a master suite on the second floor complete with fireplace, walk in closet, built in storage and an attic space for additional storage. The master suite also boasts a master bath that has a jacuzzi tub. All the bedrooms upstairs have vaulted ceilings and are spacious!! The first floor has a nice open concept with a shared dining room and living room space. First floor also has a full bathroom with tub/shower combo and a 4th bedroom that can be used as an office as well. The condo also features a nice 2 car attached garage and a nice patio off the living room in the back. Put your own creative touches on this condo and make it your home!! home warranty included!!! AD#1499

WILLOWICK \$169,900 NEW LISTING! Fantastic 4 bedroom Willowick bungalow. This is the one! Not your typical bungalow kitchen. This house has an addition on the back allowing for a large open kitchen great for entertaining with tons of cabinet space, pantry & island. There is a covered patio off the dining area where you can enjoy morning coffee or evening beverages. Two bedrooms on first floor with full bath, and two tandem bedrooms on second floor. Partially finished basement provides additional living space. Oversized 2 car garage with additional overhead storage space. AD#1525

EUCLID \$169,900 NEW LISTING!! UNDER CONTRACT. Beautifully updated and maintained Colonial in the Shorehaven beach club! Start your mornings in the huge enclosed front porch just a stone's throw away from Lake Erie and just across the street from the Shorehaven community park! Front room and formal dining area with a gorgeous fireplace greet you as you walk inside! Huge addition gives the kitchen and family room an open concept along with the walk out to the back deck! 3 bedrooms plus an office upstairs including the giant 21x16 master bedroom complete with a walk in closet! Finished lower level rec/exercise room plus large area for laundry/storage! Newer flooring throughout! Back refinished in 2019! Shows great, come see today! AD#1513

WILLOUGHBY \$120,000 VACANT LAND! Kirtland Tudor Estates - Timeless English Tudor design, directly across from the renowned Kirtland Country Club and residing in the highly acclaimed Kirtland School District, this is an opportunity you don't want to miss. The "Villages" within Kirtland Tudor Estates offers generous lot sizes and low HOA fees covering main entrance and grounds maintenance. The 3 remaining Village lots are build ready, complete with utilities at the street. Call to make your lot reservation today before its too late! AD#1519

WILLOUGHBY \$110,000 VACANT LAND! Kirtland Tudor Estates - Timeless English Tudor design, directly across from the renowned Kirtland Country Club and residing in the highly acclaimed Kirtland School District, this is an opportunity you don't want to miss. The "Villages" within Kirtland Tudor Estates offers generous lot sizes and low HOA fees covering main entrance and grounds maintenance. The 3 remaining Village lots are build ready, complete with utilities at the street. Call to make your lot reservation today before its too late! AD#1518

WILLOUGHBY \$110,000 VACANT LAND! Vacant Land. Kirtland Tudor Estates - Timeless English Tudor design, directly across from the renowned Kirtland Country Club and residing in the highly acclaimed Kirtland School District, this is an opportunity you don't want to miss. The "Villages" within Kirtland Tudor Estates offers generous lot sizes and low HOA fees covering main entrance and grounds maintenance. The 3 remaining Village lots are build ready, complete with utilities at the street. Call to make your lot reservation today before its too late! AD#1517

WILLOUGHBY HILLS \$79,900 VACANT LOT! Vacant Land. Build your dream home! 6 Beautiful acres! AD#109

WILLOUGHBY HILLS \$69,900 VACANT LOT! Vacant Land. Beautiful 2.58 Acre Willoughby Hills Lot To Build Your Dream Home! City Water! AD#1123

CHARDON \$37,900 VACANT LAND! Vacant Land. Excellent Chardon Lot! Build Your Dream Home! Wonderful Location! Ravenna Rd to Wintergreen Dr! Private Dead End Street! Close To Chardon Square!! AD#1215

COMMERCIAL LISTINGS: VL West Prospect Rd. Saybrook Twp - \$49,000 0.7 Acres; Utilities Aval. 5015 Benefit Ave. Ashtabula - \$14,900 Build Your Business. Call Now For a No Cost Market Appraisal.



SPRUCE UP FOR SPRING

Fresh Ideas for Home Upgrades

Family Features

Spring means it's time to start sprucing up your home and garden with a little TLC inside and out. If you're unsure where to begin, consider these tips:

Make function a priority. While aesthetic changes may boost value and please the eye, be sure to consider upgrades that make living easier, like organization units that give you more space or upgrades that create additional living space.

Keep budget in mind. Make a list of the projects you'd like to complete and estimate how much each will cost. Use the list to determine what you can afford to complete now.

Do your research. If you'll be making a significant purchase such as a new vacuum or grill, be sure to explore your options, read reviews and shop around for the best prices for greater confidence in what you choose.

Set yourself up for a more enjoyable spring with more home and garden tips at eLivingtoday.com.



Get Ready to Grill

A grill's lifespan depends on many factors, including where and how it is stored and your climate. When it's time to upgrade, you'll have some decisions to make. The biggest is which heating style you prefer: gas, electric or charcoal. Other considerations include the overall size, number of burners and grate quality. Also be sure to compare available features, such as side burners and igniters, which are fairly common, and upgrades like lighting and fuel gauges.

When to Update Home and Garden Goods

Investing in quality products, properly maintaining and storing them all have an impact on how long they'll stay in good working condition. As you tackle spring cleaning this year, take stock of your common home and garden equipment to determine what may need updating.

Lawn Mower: If your mower needs a repair that exceeds its value, it's time for a replacement. However, there may be other signs that an upgrade is warranted. Rough operation, frequent breakdowns or other indications of faulty performance deserve a second look. Before you buy new, remember to check your warranty to determine whether repairs might be covered.

Vacuum: Many homeowners discard their used vacuum when it stops picking up dirt and debris as efficiently as it did originally. Before you move on, be sure to check that performance issues aren't the result of clogged hoses or a filter than needs cleaning or replacing. A belt may also be worn or need adjusting. Other signs it may be time to replace the vacuum include damaged or frayed cords, motor issues like overheating or making strange noises.

Grill: A grill may last anywhere from 5-15 years, depending on the quality of the materials and how it is maintained. However, it's common to have to replace parts along the way. Signs you may need a new grill include a firebox (the main enclosure) with cracks, rust or holes and burners that distribute heat unevenly. Damaged grates can affect even grilling if they're warped or if they're flaky or rusted, they can contaminate food. If you're not able to replace the grates, or any other essential part, including hoses and connectors for a gas grill, you'll be better off replacing the unit.



Hands-Free Spring Cleaning

For busy households, an all-in-one vacuum and mop robot like the Deebot N8+ is a perfect daily companion to help automate spring cleaning. It features high suction power (but low noise), TrueMapping technology to create an efficient cleaning path and the OZMO Mopping System to remove 99.26% of bacteria with dual vacuuming and mopping. Controllable with a smartphone app, it includes an Auto-Empty Station for months of hands- and maintenance-free cleaning. Learn more at ecovacs.com/us.



Perfect Your Pantry

Cleaning out your pantry is an important step during spring cleaning as it allows you to discard expired items and rethink the space. Start by reorganizing and simplifying the area with ClosetMaid ventilated shelving like this Pantry Organizer. Built with the ShelfTrack system for a fully adjustable space along with close mesh to help prevent items from tipping over, it includes four 4-foot-by-16-inch shelves, a hang track and all necessary hardware. Find more information at closetmaid.com.



Enhance the Space Under Your Deck

Optimize the space beneath an elevated deck by adding a drainage system such as Trex RainEscape. Designed to capture and divert water, this system protects a deck's substructure from moisture damage while creating dry space usable for storage or an additional living area. Homeowners can safely add gas lines and wiring to accommodate grills, appliances, ceiling fans, lights and entertainment components to create an outdoor oasis. For more information, visit TrexRainEscape.com.

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\$129,500
**1207 Ranchland Drive,
Mayfield Heights**
2 BR, 1 BA

Nice ranch (with a/c) in Mayfield Hts., that has an open floor plan leading into a large Family room with a wood burning fire place. Over 1400 sq ft living space. Freshly painted, wood flooring in Dining Room, All appliances stay. Deck, pond & hot tub in backyard.

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Eileen Baur
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Mentor Ranch Condo 2 bedroom

2 full bath. Many updates

Priced at

\$199,000



Classic Colonial This 4 bedroom and 2.5 bath home has over 2400 sq. ft. of living space. Fireplace, first floor laundry, full basement, and fenced in yard. Bring in the new year in a new home. Priced at

\$269,900



**VACANT
LAND**

Ready to build your Dream Home?

13.5 acres in Thompson. Large frontage, electric available and well. Scenic partially wooded,

\$94,500

**Kirtland Kiwanis
GOLF OUTING
JULY 18TH**

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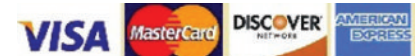
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