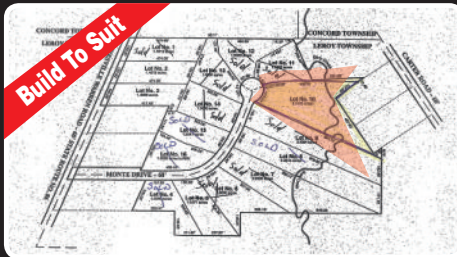


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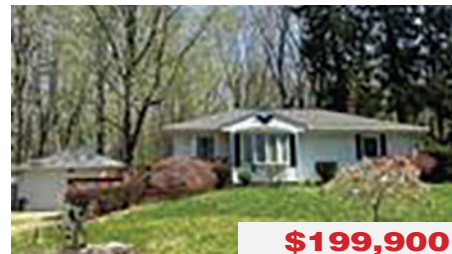
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Tucked away on a private, wooded, winding driveway is this unique, stucco sided Cape Cod home waiting for you. With generous large rooms, the home has four bedrooms, two full baths and a half bath. The kitchen has been updated and has granite counter tops. All appliances, including washer and dryer that will remain. There is a gas fireplace in the living room to keep you warm on those chilly evenings. The family room has all electric heating and cooling. The basement is partially finished and the refrigerator will remain. The three bathroom toilets have been replaced with low flow flushing. Enjoying the great outdoors is easy on the deck, patio or front porch. The two and a half car garage includes a remote opener. Don't miss this one-of-a-kind unique home, close to schools, freeways and shopping.

WICKLIFFE
VL E 296TH & CONCORD STREET

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Here's a great buildable parcel of land in a prime Wickliffe location. These 8 lots are sold as one unit and have gas and water at the street. The main lot is on East 296th Street with the 7 lots behind the main buildable lot. Land is perfect for a large ranch or colonial home. Close to freeways, schools and parks and is located in a great community.

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This beautiful cluster home, located in a high demand area, has an open floor plan. The first floor primary bedroom has a full bath, there are 2 additional bedrooms, a large loft and 2 half bathrooms. The generous sized eat in kitchen, with a morning room, has many cupboards for storage and includes all appliances. The washer and dryer will remain also. Special dinners happen in the dining area. The very large living room with vaulted ceiling has a gas fireplace for a cozy atmosphere on cool evenings. The basement is half finished. Easy access to shopping and freeways.

WICKLIFFE
1824 E. 300 STREET

\$169,000



This unique, desired Wickliffe bungalow is perfect for a large family. The home has 6 bedrooms and 3 full baths, rooms are of a generous size. The kitchen is equipped with all appliances, the washer and dryer remain also. There's extra lounging space with the large first floor family room. Hardwood floors are under the carpet, throughout the living room and first floor bedrooms. Electrical box is newer. The great yard is partially fenced in. The 3 car garage offers ample room for storage. Home is within walking distance to the new school, parks, shopping and freeways.

MENTOR ON THE LAKE
7733 DAHLIA DRIVE

169,900



This great, three bedroom ranch, sits on a spacious 3 lot parcel. The kitchen has been upgraded with new granite counter tops and hardware. All kitchen appliances are new and will remain. The eat in kitchen has a new sliding double door for access to the new steps and concrete patio. New vinyl LVT flooring has been installed throughout the first floor. There is a large walk in attic upstairs with ample storage space. The furnace/air conditioner is newer and has April Aire. The first floor utility room provides space for your laundry appliances. The yard has two storage sheds. There is ample space to add an additional garage/carport or out building. Don't miss this unique property.

WILLOUGHBY OH
4827 MAPLE STREET

\$249,000



This ranch located in a great, desirable neighborhood, is in move in condition home with 3 bedrooms and 2 bathrooms. Home is within walking distance to the high school, the Y and downtown. The kitchen has been updated and the dishwasher is newer. The appliances do not remain. There are hardwood floors, some under carpet. The beautiful family/sunroom is bright and airy. A home warranty agreement is provided. The electrical is newer and updated. There is a one car garage and a nice, attached carport and a storage shed in the lovely back yard.

WILLOUGHBY
1265 LOST NATION RD. #5

\$60,000



Very private one bedroom condo located in a quiet area. Includes a one car garage.

WICKLIFFE
1851 ROCKEFELLER ROAD

\$87,000



Nice brick bungalow with 3 bedrooms and 1 bath. Two car garage is detached. Great area close to freeways, schools, parks and shopping.

ANDOVER
VL US ROUTE 6

\$15,900



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Pre-winter perennial pruning pointers

Foliage and football might be two things people instantly associate with fall, but there's more to this beloved season than brightly colored leaves and action on the gridiron.

Gardeners know that spring is an ideal time to plan and plant their favorite flowers and most flavorful fruits and vegetables. However, seasoned gardeners know that gardening is a year-round commitment. Pruning is one of the keys to keeping perennials coming back for years to come, and fall is an ideal time to take on this important task.

Pruning perennials in the fall is not a one-size-fits-all endeavor. According to the Old Farmer's Almanac, some perennials can be cut down after the first killing frost, while others can be left to benefit wildlife, including birds and insects. Understanding pruning and when to do it this fall can help gardeners lay a strong foundation for their gardens that will benefit them next spring.

Why should some perennials be pruned?

The College of Agricultural Sciences at Pennsylvania State University notes that perennials that have become diseased or infested with insects are pruned to prevent those problems from resurfacing in the spring. In addition, according to the Old Farmer's Almanac, many herbaceous perennials have old foliage and

dying stems after several hard frosts. If dead foliage or dying stems aren't pruned, disease, slugs and other pests can overwinter in the plants. Cutting these plants down to the ground after several hard frosts allows the base of the plant to remain dormant over the winter but makes the plant less hospitable to disease and insects.

Which perennials should I prune?

The first step to pruning perennials is to recognize which need to be pruned and which can be left intact for the winter. The Old Farmer's Almanac notes that bee balm and phlox are prone to powdery mildew and should be cut back once they're gone. Hostas harbor slug eggs, so they, too, should be pruned after a hard frost. Hosta leaves that have fallen on the ground should be removed as well. There's no need to cut back certain perennials if they're healthy. For example, hardy geraniums do not require pruning in the fall, and Penn State Extension notes that hardy perennials like garden mums are more likely to survive a cold winter if they're left intact. That's because the tops of such plants will collect leaves and snow for insulation and moisture over the course of winter. Gardeners who are unsure about fall pruning can speak with their local gardening center for additional advice regarding which plants to cut back before winter.



When to prune perennials

Gardeners need not rush to prune perennials in the fall. Diseased or infested plants can be pruned at the first sight of disease or infestation, but gardeners can wait until several hard frosts have occurred before they prune healthy perennials. In gardening parlance, a hard frost refers to when temperatures drop below 28 F. Several hard frosts kill the uppermost growth of most perennials, making this an ideal time to prune them.

Pruning perennials in fall can be the first step toward creating an awe-inspiring spring garden.

Signs it is time to overhaul your kitchen

Remodeling a kitchen adds value to a home. Remodeling Magazine's "Cost vs. Value Report" indicates mid-range kitchen remodels cost about \$66,000, and homeowners can expect to recover about 60 to 80 percent of that cost at resale.

Homeowners may wonder if remodeling their kitchens is worth the investment. But homeowners should not just consider cost, but also the current conditions of their kitchens when deciding if a renovation project is the right move to make. These signs indicate it may be time to renovate a kitchen.

- **Breakers are triggered:** If the lights go dark from a tripped circuit breaker every time you try to microwave and run the toaster oven at the same time, your wiring is likely not up to the task of handling the workload and could be out of date. A kitchen remodel will assess wiring load needs and an electric overhaul may be necessary.

- **Lack of storage:** One of the biggest hassles homeowners encounter in their kitchens is a lack of storage space. If making a meal involves a Jenga-like stacking and rearranging of kitchen tools, or if an avalanche occurs whenever you search for an item, you might need more storage. A carefully planned redesign can achieve this, even in a smaller kitchen.

- **Outdated appliances:** Even if your appliances are not avocado green or mustard yellow relics of the 1970s, they might still need to be replaced. According to CRD Design, appliances are only expected to last around 10 to 15 years. If appliances have become unsafe or energy hogs, it could be time for a remodel.

- **Family is expanding (or shrinking):** Kitchens often are the heart of a home. They need to meet the needs of the family that resides in that home. A remodel can add space as needed. On the flip side, when a couple becomes empty



nesters, kitchens can be redesigned and downsized to reflect their new needs and desires, such as the addition of a wine chiller or espresso station.

- **Poor lighting:** Task lighting is essential in a kitchen, but older homes may not be equipped with lighting where it's most needed. A carefully designed remodel can improve lighting with under-cabinet lights, pendants, overhead lighting, and even natural light to make the space attractive and more functional.

- **Frequent run-ins:** The notion that you can have too many cooks in the

kitchen refers to having too many people trying to pitch in or offer their opinions. However, it also can apply to when too many people are gathering in a small space. Redesigning a kitchen can improve the efficiency of a space and make the room feel larger.

- **Aesthetic appeal:** Many kitchen remodels have been inspired by unsightly kitchens. Cosmetic changes can lead to big improvements.

Kitchen renovations can add instant appeal and help address issues that tend to plague outdated rooms.

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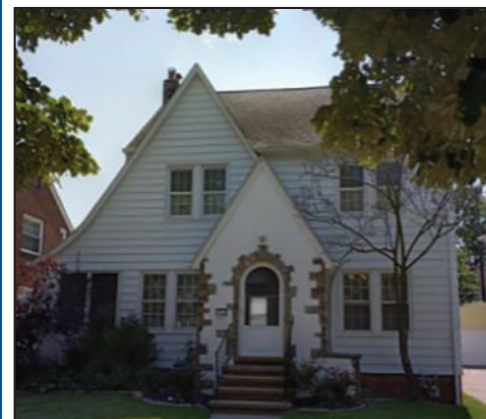
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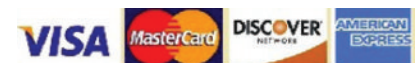
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5 Tips for Remodeling in Today's Market

(Family Features) In the aftermath of the COVID-19 lockdown, labor shortages and access to certain products affects numerous industries, including remodeling. Even so, after extra time at home and delays caused by the pandemic, there is high demand for home renovation projects.

If you're planning a home remodel or construction project, consider these tips from professional remodelers to avoid frustration and ensure your vision comes to life.

Do Research and Plan Ahead

Mapping out your project early and thoroughly can help you avoid delays. This is especially important when it comes to materials, said John Brown of Bliffert Lumber and Hardware.

"The quicker a homeowner can make selections, the sooner we can get it on order and get it in," Bliffert said.

Some contractors are adjusting the way they approach planning to offset delays. For example, selecting materials and finishes at the outset, instead of as you progress through the project like you normally would, may mean the materials are available when you need them.

"The design process has really changed," said Robi Kirsic of TimeLine Renovation and Design. "We're still designing based on homeowners' wishes

and dreams, but we're also modifying by providing options based on what's available."

Know Where You're Willing to Compromise

Whether you're able or willing to compromise often comes down to why you're doing the renovation in the first place.

"Some homeowners are specific about what they want," Kirsic said. "They've been waiting for a long time to do this project and they're not doing it to compromise. Others have a time constraint for one reason or another; they don't have the luxury of waiting."

It's a sentiment echoed by others, who caution that you may be able to get an item you have your heart set on, but you may need to be willing to wait.

"If you have your heart set on a certain bathtub, it might be a 6- or 8-month wait, but another one might be available sooner," said Jason Hensler of Marvin Windows and Doors.

Avoid Making Changes

Once your plans are set and your materials have been ordered, avoid unnecessary delays by changing your project scope or material selection. In this environment, project timelines are extremely tight and even minor changes can create significant disrup-



tions, especially if there's a delay in obtaining different materials or your new ideas require a different crew that wasn't already scheduled for your job.

Choose a Trustworthy Partner

While these are unusual times, having a reliable contractor can make the project run more smoothly and help you feel more comfortable as the project progresses.

"Use someone you trust, someone who is part of a reputable group like the National Association of the Remodeling Industry," Brown said.

That way, if you encounter unexpected bumps along the way, you can be confident they will be handled professionally and appropriately.

Brown encourages his teams to communicate early and often, which helps homeowners understand and trust they're doing everything possible to keep the job on track.

Be Patient

Above all, understanding these are unusual times can go a long way toward a more successful project.

"Patience will help it go a lot smoother," Hensler said. "That may mean accepting longer wait times than you anticipated and a later completion date than you hoped."

The sooner you get your project started, the sooner your contractor can start mapping out a project timeline. Find contractors in your area at RemodelingDoneRight.com.

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NEW TRUCKLOAD OF LUXURY VINYL TILE JUST ARRIVED!
24 PALLETS! \$1.99/SF AND UP! MUST SEE!!!

**AMAZING
IN STOCK
SELECTIONS!**

**No need to wait!
Stop in and see!**

75 oz. Mohawk Patriot
(Everstrand continuum)
- while supplies last -

\$33⁹⁹ per yard
(3.77 per sq. ft.)

Stain, Soil and Pet Urine Resistance
Anti-Static (Available in 12 Colors)
Price Includes - Carpet, 8 lb Moisture Barrier
Pad with Professional Installation
*Available for Immediate Installation

CARPET & FLOORING MILL OUTLET
440-953-3567

**DREAM
WEAVER GLORY**
AVAILABLE IN 24 COLORS

\$28⁹⁹ per yard
(3.23 per sq. ft.)

Price Includes - Carpet, 8 lb Moisture Barrier
Pad with Professional Installation
*Available for Immediate Installation

CARPET & FLOORING MILL OUTLET
440-953-3567

**70 OZ. SILKY
SOFT CARPET**

\$36⁹⁹ per yard
(4.11 per sq. ft.)

Available in 7 Wonderful Colors
Price Includes - Carpet,
8 lb Moisture Barrier Pad with
Professional Installation
*Available for Immediate Installation

CARPET & FLOORING MILL OUTLET
440-953-3567

**CARPET PADDING
INSTALLATION
THREE-ROOM
SPECIAL**

\$749

Plush carpeting.
5 to Choose From. Valid for
3 Rooms up to 144 sq. ft. each

CARPET & FLOORING MILL OUTLET
440-953-3567

**TRUCKLOAD OF
CARPET TILES
JUST ARRIVED!**

MUST SEE QUALITY!

\$2⁰⁰ 24 PALLETS

Mon-Fri 8-5 • Sat: 8-2 • Sun: CLOSED

Welcome!



“We are proud to announce that the industry icon and top producing real estate agent Gregg Boehlefeld has joined the Platinum Real Estate Family of companies! This is especially exciting and humbling to me as Gregg was my personal mentor when I entered the field in 1990.

We look forward to adding your success story with Gregg to the many we have at Platinum.”

Mark Zervos, CEO & Co-Founder

Gregg Boehlefeld
(440) 975-5854



PLATINUM
REAL ESTATE

Offices throughout Ohio & Florida