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THURSDAY, OCTOBER 13, 2022

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Sharon Flyter, Realtor

Howard Hanna

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OCTOBER'S FEATURED LISTINGS

LUXURIOUS KIRTLAND RANCH \$749,500



Expansive all brick ranch beauty situated in desirable Blueberry Hill Estates! Large eat-in kitchen with loads of cabinets, granite counters, stainless steel appliances and breakfast room! Kitchen opens to large great room with fireplace and pristine hardwood floors. Entertainers dream custom indoor pool room with high ceilings, stone fireplace, skylights, fiberglass pool, oversized hot tub and sauna! Spacious master suite with large walk-in closet, pristine hardwood floors and dual sinks with soaking tub and shower! Four other spacious bedrooms all offering loads of closet space! Formal dining room with hardwood floors and crown trayed ceiling! Full finished lower level with second full kitchen, full bathroom, second laundry room, huge rec. room, man cave and or kids playroom! Plumbed for wet bar set up! This home offers a beautiful backyard with stone firepit and bench! This home has been meticulously well maintained and loaded with extras!

ELEGANT SHAKER HEIGHTS COLONIAL \$695,000

Stately brick picturesque home with extensive updates throughout on a private setting. Open floorplan, with multiple enticing features. Entry is highlighted by a grand staircase with a large balcony. Living room with marble fireplace opens to a sitting room with a fireplace. The home includes 6 bedrooms, 5 bathrooms, a wood paneled library w/ fireplace + built-ins. Includes a secluded 4-season heated porch with skylights & a fireplace. The spacious gourmet eat-in kitchen comes equipped with granite counters, custom cabinetry, top-of-the-line stainless appliances, adjacent breakfast room & butlers pantry. A finished walk-out lower level with rec room include a fireplace & walk-in wine cellar. Zoned heating w/ energy efficient HVAC.



CAPTIVATING BRECKSVILLE ESTATE \$1,995,000



Stunning grand estate situated on private park like cul-de-sac lot! Impressive two-story marble floor foyer with gorgeous custom circular staircase. Great room with custom built-ins, wood, and beamed ceiling with stone fireplace! Beautiful kitchen with custom cabinets, granite countertops and high-end appliances. Kitchen overlooks family room with fireplace and large seating area! Front formal Living Room with French doors illuminated detailed crown moldings, & Fresco ceiling that leads to a Turret-style Piano Room with crown moldings & lighted paneled Palladian-style windows with window seats. Grand office with walnut walls, built-ins, coffered ceiling, & locking gun cabinet! Expansive master suite with fireplace and huge walk-in closet with all custom built-ins. Master bathroom fit for royalty with marble floors and two-sided fireplace! All bedrooms offer large closet space and full baths! Walk out to the indoor pool with high ceilings, pool bath, fireplace, hot tub, bar, and retractable ceiling skylights! 1st and 2nd floor laundry, elevator, heated 4 car garage, large bonus/playroom and so much more! Finished lower level offers rec. room with pool table, indoor golf simulator room, wine room and half bath! Manicured landscaped grounds with beautiful views of the grounds including large pond! This home has been meticulously well maintained and decorated tastefully! High end quality throughout!



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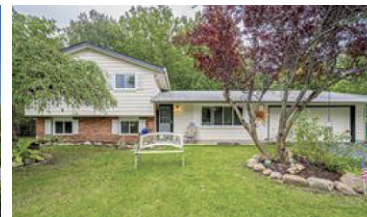
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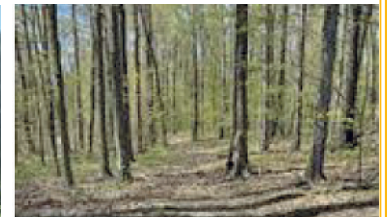
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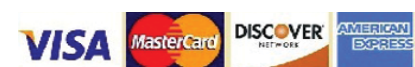
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Be Ready for Winter Weather

5 tips to prep your home for cold, wet conditions

(Family Features) Americans should brace for a potentially cold and wet winter, according to NOAA and this year's Farmer's Almanac Winter Outlook. That means now is a perfect opportunity to think about preparing your family and home for the colder months ahead.

From heating homes with a high-performing furnace or fireplace to keeping children warm and comfortable on school buses, propane can help keep families cozy this winter.

Relying on a diverse energy mix - including propane, solar and wind - can help ensure you're prepared for whatever winter brings and reduce the strain on the fragile electric grid. Plus, propane is a stable energy source that is stored on-site and can keep homes operating during severe weather or utility power interruptions. Using propane also produces 43% fewer greenhouse gas emissions than an equivalent amount of electricity generated from the grid.

Get winter-ready with these tips from the experts at the Propane Education & Research Council:

Have Your Furnace Serviced. Proactively think about ways you can reduce the demand on your heating system. In addition to scheduling routine maintenance by a trained professional, there are a few things homeowners can do. First, open all air vents and make sure they are uncovered as blocked airflow forces the furnace to work harder.

Check the thermostat to ensure it's working properly by increasing the temperature by 5 F and waiting to hear the furnace turn on. Consider setting the thermostat a couple degrees cooler than what might feel comfortable as doing so not only saves money but lessens the load from your furnace. Keep thermostats at 65 F during the day and 55 F at night, closing off rooms that don't need to be heated.

Using a programmable thermostat can save homeowners as much as 10% per year on heating costs, according to the U.S. Department of Energy. It's also a good idea to replace air filters every 1-3 months to help keep your furnace working efficiently and effectively.

Upgrade Your Furnace. If it's time to upgrade your home's climate control system, it's a smart idea to do your homework and explore your options. There are several state and federal incentive programs to help homeowners upgrade their current systems to a clean energy option like propane. Propane is an affordable, comfortable, reliable and efficient energy source. It's also a clean, low-carbon option. What's more, propane-powered furnaces last 50% longer than electric heat pumps, which means a lower lifetime investment. Propane furnaces also provide warmer air than other heat sources (115-125 F), are less impacted by outdoor temperatures and produce 50% fewer greenhouse gas emissions than electric furnaces and 12% less than fuel oil furnaces.

Rethink Your Boiler System. For a home that runs on a boiler system, you can make upgrades that improve performance while providing space savings and the versatility to provide heating, hot water and even snow melt. High-efficiency propane boilers can last up to 30 years and have significantly lower emissions than those fueled by heating oil.

Take Advantage of Your Fireplace. The warm glow of a fire isn't only comforting; it can be a practical and effective way to increase the heat inside your home. Not only do propane fireplaces offer 5-6 times the heating capacity of electric fireplaces, they're also more energy efficient, environmentally friendly, convenient to use and easier to install than woodburning models. They also emit less soot and other emissions.

Be Efficient with Water Heating. Water heating can be a large expense, accounting for 14-18% of home utility bills, according to the U.S. Department of Energy. Set your water heater no higher than 120 F and install low-flow shower heads or temperature-sensitive shower valves to reduce energy consumption. High-performance propane tankless water heaters can reduce a home's energy consumption because it only heats the water when you need it, ultimately saving you money.

Find more tips to prepare your home for winter weather at Propane.com.

Preparing for Winter Storms

Before, during and after a storm, consider these key factors to help keep your family and home as safe as possible.

Create an Emergency Plan

Work with your family to create a plan in the event of a winter storm. Gather contact information for emergency services and utility companies, including your local propane supplier, along with instructions for turning off your propane, electricity and water. If you turn off your propane, contact a service technician to inspect your system before turning it back on.

Install Carbon Monoxide Detectors

Because carbon monoxide is an odorless, colorless gas that is highly poisonous, the International Association of Fire Chiefs recommends installing a carbon monoxide detector listed by Underwriters Laboratories (UL) on every level of your home, including the basement. Make sure to follow the manufacturer's instructions regarding installation, location and maintenance.

Plan for Communications

Keep a battery-powered radio handy, so you always have a way to receive updates on weather conditions. As storms approach, it's also smart to charge your smartphone to use as an additional tool for communication through a power outage. Purchasing a propane generator is another option to ensure you always have reliable power, even during blackouts.

Inspect Damage Cautiously

If a storm causes harm to your property, be careful when assessing damage. Downed power lines, damaged gas lines and dislodged propane tanks can lead to dangerous situations. In the dark, use a flashlight instead of candles to avoid combustion if there is a leak.

Call the Experts in Dangerous Situations

Your utility company, fire department and propane supplier have expert training to handle your home's systems in potentially dangerous situations. Additionally, if a storm damages your property, it's a good idea to have a qualified service technician perform a complete inspection of your propane system to look for damage.



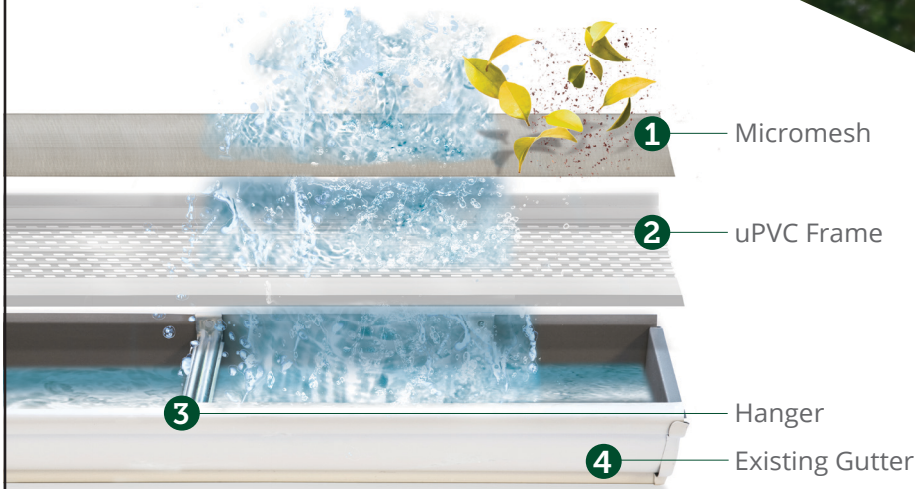
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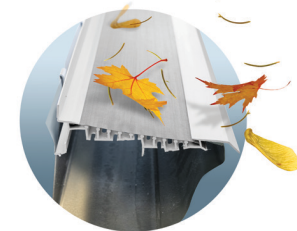
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