

MAY 2023

THE MORNING JOURNAL

HOMES ALMANAC



www.RobertTaylorInsurance.com
AUTO & HOME

Lorain
2063 North Ridge Rd E.
Lorain, OH 44055

Elyria
1091 East Broad St.
Elyria, Ohio 44035



Gary R. Dodson
(440) 320-6464



Natalie Iafolla
(440) 308-7336

TOP
1%
NATIONALLY
#1 REALTORS
AMHERST &
LORAIN



What we're really celebrating is you.



From the moment Wayne Homes went into business back in 1973, the idea was to make building a home more possible for more people. To offer more choices. And more quality. Now we're celebrating our 50th birthday by including a special bonus on each new home — all year long. So after 50 years of giving our customers more, we're giving them, well, a little more.



Learn about building a custom home on your land at WayneHomes.com | Sandusky: 866-928-0906

WAYNE HOMES[®]

— EST. 1973 —



Your Style... Your Home... Your Life...

37 E Main St, Norwalk, OH / 419.663.3736 / arterhomefurnishings.com



American Made Hardwood and Upholstered Furniture

*Office • Living Room • Dining Room • Bedroom • Outdoor
Kitchen • Nursery • Lamps • Home Decor • & More*

The Mortgage Loan that's Right for You From a Lender you can TRUST!

Conventional Loans • FHA Loans • VA Loans • Refinances

Don't miss out on your dream house!

Get **PRE-APPROVED FREE** Today!



Michael B. Sartor

President

NMLS #168663

NMLS #168716

MB #803214

LO #020578

NO APPLICATION FEE! No extra fees, no surprises.

No Mortgage Payment for up to 45 Days!

We're here to help you find the best loan option and rate.

GOLD MEDAL MORTGAGE, INC.

(440) 934-2100

37490 Harvest Drive., Avon, OH 44011-2804

www.GoldMedalMortgageInc.com • E-mail: gmm@neohio.twcbc.com



We deliver *more*, inside and out.

*Ask Us about
Special Financing Options
& Reduced Closing Costs!*

Year 1 Monthly Payments
from **\$1,637** (PITI)
with a Year 1 Rate as low as 3.99% (7.133% APR)

OR

Savings Up to
\$40,000

ON SELECT HOMES

SAVINGS MAY ALREADY BE REFLECTED IN PRICE OF HOME



MORE STYLE | MORE FEATURES | MORE SPACE | MORE FLOOR PLANS

DESIGNER CURATED LOOKS | LIMITED MAINTENANCE | RANCH HOMES

HAMPSHIRE FARMS

KHOV.COM/HAMPSHIREFARMS
6117 OBERLIN RD, AMHERST, OHIO 44081
440-271-5888

SCAN FOR
INFORMATION



Hampshire Farms is offered by K. Hovnanian at Hampshire Farms, LLC.
Features and options may vary. School/districting may be subject to change.
Payment incentives may vary and are subject to change without notice.
See a Sales Consultant for full details. Equal Housing Opportunity.

KHovnanian
Homes



The Preferred Real Estate Team

Our Clients are #1!

#1 Realtors Amherst & Lorain
Top 1% Nationally
Howard Hanna Presidents
Circle Award for 2021



Estate Sale Specialists
Champions Club 2022
Best of the Best 2021



Gary R. Dodson

Mobile Phone:
(440) 320-6464

Natalie Iafolla

Mobile Phone:
(440) 308-7336



\$695,000

11103 State Route 113,
Berlin Heights



\$299,000

15 Acres, V/L Middle Ridge, Amherst



\$240,000

116 Forrest Hill, Amherst
4 Bedrooms



\$189,000

153 Park, Amherst
Amherst Downtown
Business District Building



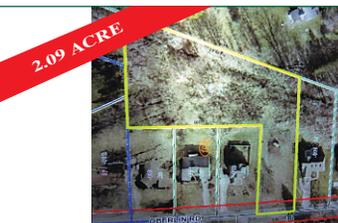
\$114,900

33800 Henwell Rd
Columbia Station
Ranch Home on half acre lot



\$1.25 Million

607 Cedar Point Rd, Sandusky



\$89,900

6551 Oberlin Rd, Amherst



\$89,900

317 West Ave Elyria
3 units always long-term tenants in the
Historic District.



\$79,900

V/L 301 Church St Amherst
Amherst Downtown Commercial lots
for sale. Formerly Angelo's Pizza site.
2 lots available one price.



\$79,900

2740 Reid Ave, Lorain



\$50,000

408 Delaware Ave Lorain



\$40,000

V/L Orchard Hill
Amherst City building lot,
all utilities are at the road.
No HOA fees and no septic



Center Road R, Valley City
Valley City 49.4 Incredible Acres,
Currently being farmed. Woods,
Detention pond, tillable land.

TRUGREEN

Live life outside.®



Get the most out of your lawn this summer.

TruGreen® experts have designed over 50 regionally-based lawn programs based on local variables such as climate, soil, weeds, insects, and grass types.



TruGreen will gladly visit your property as needed between scheduled visits to ensure your satisfaction♦



Our TruGreen Lawn Assessment will examine your grass and soil types and tailor your plan based on the results.†



Our tailored lawn plans utilize the latest technology and techniques that help make your lawn green and healthy.

Save now with
50% OFF*
Your First Application

Call for your **FREE, no-obligation quote today!**

1-877-908-2908

*Requires purchase of annual plan. Special price is for first Lawn application only. Requires purchase of annual plan, for new residential EasyPay or PrePay customers only. Valid at participating TruGreen locations. Availability of services may vary by geography. Not to be combined with or used in conjunction with any other offer or discount. Additional restrictions may apply. Consumer responsible for all sales tax. †Purchase of annual lawn plan required for TruGreen Lawn Assessment, which is performed at the first visit. ♦Guarantee applies to annual plan customers only. BBB accredited since 07/01/2012. ©2023 TruGreen Limited Partnership. All rights reserved. In Connecticut, B-0153, B-1380, B-0127, B-0200, B-0151.

5 Ways to Upgrade Your Remote Workspace

(Family Features)

With remote and hybrid work schedules here to stay for many Americans, it's important to have a space dedicated to comfort and productivity. The initial transition to remote work may have involved setting up an impromptu workstation at the dining room table but creating a long-term, functional home office can be one of the first steps to increasing efficiency, focus and productivity.

Whether your work area is a spacious room, small den or desk in a quiet spot in the house, these ideas can help you create a space where you enjoy working.

Select the Perfect Location

While some remote workers have a spare bedroom or den they can dedicate as a home office, others may need to create a multiuse area in which office space occupies another room, such as the dining room, family room or basement. If you have several options for your workspace, consider how lighting and sound may impact your ability to focus.

For example, positioning your desk near a window can help increase your mood and reduce boredom. Similarly, if possible, choose a location where noise from other family members moving around or traffic outside will be less of a distraction. Earplugs or background noise can help drown out sounds if you're restricted to a specific location in your home.

Keep Color in Mind

Colors can influence productivity and mood, so it's important to consider them when designing or updating your workspace. Avoid white, which can lead to boredom, and instead choose a color scheme that can make a positive impact. Warm colors like red or orange can increase energy; blues are relaxing and can help keep blood pressure down; and green can help reduce stress.

An on-trend option like the Granny Chic Home Office from Wellborn Cabinet, Inc., can be set up in nearly any area of the home to create a stylish workspace. Featuring Premier Series cabinets with Napa doors in an olive finish and satin nickel hardware, this desk and hutch also includes base and crown moulding to help set it apart as a space devoted to produc-

tivity. Plus, accessories like a wastebasket pullout, drawer inserts and dividers, and tiered organizers can make organization easy.

Choose a Desk and Chair

Start by measuring your space to see how large of a desk you can accommodate then decide between a traditional desk or trendy adjustable-height version, which can allow you to sit and stand throughout the workday and has been shown to provide health benefits in addition to increasing work performance. An ergonomic chair with a padded seat and armrests is also a must-have to provide lumbar support and increase comfort while seated.

Find Storage Solutions

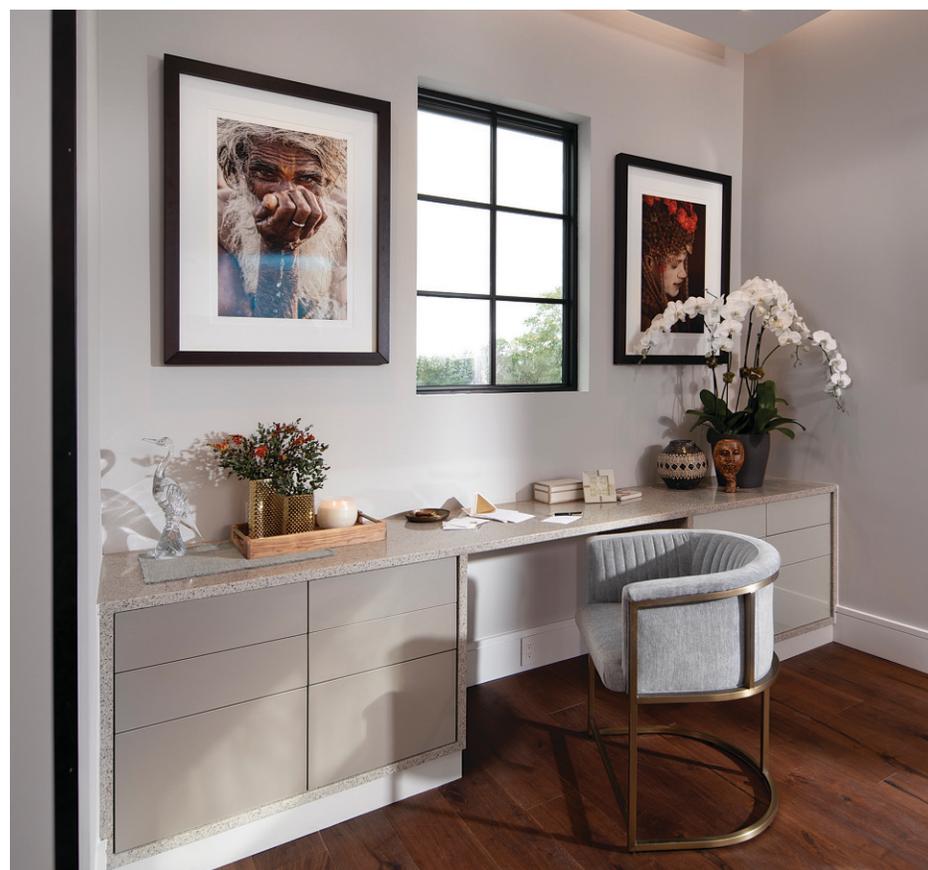
Storage is one of the most critical aspects when designing your home office. To avoid clutter and keep documents and other items organized, consider options such as built-in cabinets and shelving, base cabinets with desk file drawers, utility cabinets and wall bookcases. You can even customize your cabinets and choose from a wide selection of styles including traditional, transitional, casual, formal, contemporary or eclectic with options from Wellborn Cabinet.

Add Plants and Decor

Office plants provide numerous benefits, including improving air quality and increasing productivity. In fact, a study published in the "Journal of Environmental Horticulture" found productivity increased 12% when workers performed a task on a computer in a room with plants compared to those who performed the task in the same room without plants. Low-maintenance species such as orchids and succulents also produce a pleasant aroma and earthy atmosphere to decrease stress.

In addition, consider your space's decorations if you will be conducting video calls. If your home office doesn't have much natural light, place a light source behind the camera. While the background for your calls should be relatively neutral, a mural or art on the walls or shelves can complement your professionalism and add a creative touch to your space.

Find more home office inspiration at Wellborn.com.



Save on Windows & Doors!

BUY ONE, GET ONE **AND** **\$0 Money Down**
40% OFF **\$0 Interest**
\$0 Monthly Payments
for 12 months¹

Minimum purchase of 4 - interest accrues from the date of purchase but is waived if paid in full within 12 months.

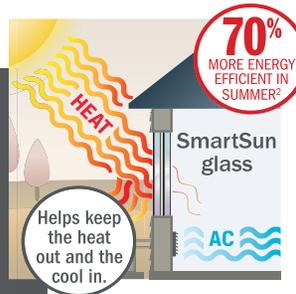
★★★★★ **4.7** OUT OF **5** BASED ON **95,000+** REVIEWS

"My overall experience was great. I love the window, and from sales to scheduling, the experience was very good. The installers are highly skilled professionals and I would recommend Renewal by Andersen to all my contacts."

- LYNN F. | RENEWAL BY ANDERSEN CUSTOMER

KEEP THE COOL AIR IN AND THE HEAT OUT!

Solving your window problems and having a comfortable home is easy and enjoyable when you choose Renewal by Andersen. Take advantage of this great offer to save money on your window project - and help save on high energy bills for years to come!



Call by July 31

to schedule your **FREE** consultation.

 **866-419-3380**



RENEWAL by ANDERSEN

FULL-SERVICE WINDOW & DOOR REPLACEMENT



¹DETAILS OF OFFER: Offer expires 7/31/2023. Not valid with other offers or prior purchases. Buy one (1) window or entry/patio door, get one (1) window or entry/patio door 40% off, and 12 months \$0 money down, \$0 monthly payments, 0% interest when you purchase four (4) or more windows or entry/patio doors between 3/26/2023 and 7/31/2023. 40% off windows and entry/patio doors are less than or equal to lowest cost window or entry/patio door in the order. Subject to credit approval. Interest is billed during the promotional period, but all interest is waived if the purchase amount is paid before the expiration of the promotional period. Financing for GreenSky® consumer loan programs is provided by federally insured, federal and state chartered financial institutions without regard to age, race, color, religion, national origin, gender, or familial status. Savings comparison based on purchase of a single unit at list price. Available at participating locations and offer applies throughout the service area. See your local Renewal by Andersen location for details. CA License CLSB #1050316. Central CA License #1096271. License #RCE-50303. OR License #198571. WA License #RENEWAP877BM. WA License# RENEWAW856K6. All other license numbers available upon request. Some Renewal by Andersen locations are independently owned and operated. *Values are based on comparison of Renewal by Andersen® double-hung window U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015, and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. "Renewal by Andersen" and all other marks where denoted are trademarks of their respective owners. © 2023 Andersen Corporation. All rights reserved. RBA13228

*Using U.S. and imported parts.

Loan Special!



Member FDIC

30 Year Fixed
5.990%
6.137% APR

www.FFLorain.bank

NMLS#
596593



The information provided assumes the purpose of the loan is to purchase a property, with a loan amount of \$150,000 and an estimated property value of \$187,500. The property is located in Ohio. The property is an existing single family home and will be used as a primary residence. An escrow (impound) is required. For a well-qualified borrower; subject to certain underwriting guidelines. At a 5.990% interest rate, the annual percentage rate for this loan type is 6.137%. The payment schedule would be 359 payments of \$898.36 at an interest rate of 5.990% and 1 payment of \$900.12 at an interest rate of 5.990%. Because an escrow account is required, the actual monthly payment will also include amounts for real estate taxes and homeowner's insurance premiums.

RATES AND OFFER SUBJECT TO CHANGE WITHOUT NOTICE. Rates Effective 05/09/2023.

OFFICE BUILDING

Liberty Ave. Across from Boat Club

Office building with over 5,200 square feet. Great visibility, across the street from the Vermilion Boat Club in downtown Vermilion. Large sign out front. Building is in excellent condition. Bathrooms updated 2022. Large conference room.

Divided space which can be removed to make larger offices if needed.

Show by appointment only!

Call Mr. Ken Cassell at (440) 967-3167
 or (440) 320-8941
 Candy Goff at (440) 320-6425



**Cassell
 Enterprises, Inc.**



440-967-3167
 or
 440-320-8941

www.CassellHomes.com



**Julia Ecker,
Broker
440-320-5660**



Ecker Real Estate Co.

Let the property professionals at Ecker Real Estate handle your real estate needs



**Karlene
Liserio,
Agent
440-371-0835**

THINKING OF
selling
YOUR HOME?

GET A TRUSTED AND EXPERIENCED **REAL ESTATE PROFESSIONAL** ON YOUR SIDE!

**1606 Cooper Foster Park Road, Lorain, Ohio 44053
440.654.2568**

**www.eckerhomes.com
Info@eckerhomes.com**



Shop Smart. Shop Local.
WHEN YOU SHOP HERE, IT'S ALL ABOUT YOU.



PLATINUM DEALER



SHOP LOCAL & SAVE

Receive a **\$200 REBATE** when you purchase a qualifying Speed Queen® laundry pair between **April 13, 2023 and May 31, 2023**

TR7 WASHER
TR7000SWN
DR7 DRYER
PET PLUS
DR7003WE
DR7003WG
DR7006WE
DR7006WG

Purchase a TR7 washer & matching DR7 dryer with Pet Plus™



MAY IS MAYTAG MONTH
UPGRADE TO PERFORMANCE TODAY

BUY 3 APPLIANCES AND GET **\$200** VIA PREPAID CARD BY MAIL
APRIL 27 - MAY 31, 2023

KITCHEN
ALL MAJOR KITCHEN APPLIANCE MODELS
LIMIT 10000. PER APPLIANCE TYPE.

LAUNDRY
ALL MAJOR LAUNDRY APPLIANCE MODELS
LIMIT 10000. PER APPLIANCE TYPE.



SALE ON ALL WEBER DISCONTINUED MODELS IN STOCK**
WEBER NEW MODELS ALSO AVAILABLE



weber

28-Inch Propane Gas Griddle
\$449

Original Kettle™ Charcoal Grill
\$119

**IN STOCK ITEMS ONLY

THE APPLIANCE UPGRADE YOU DESERVE

SAVE UP TO **\$1,500 AFTER REBATE** WHEN YOU PURCHASE UP TO 6 ELIGIBLE LG STUDIO APPLIANCES

FRIGIDAIRE PROFESSIONAL

Buy More, Save More Savings Event on Frigidaire Professional

January 5, 2023 – May 17, 2023

Purchase 2 or more LG STUDIO appliances from the following eligible categories:

- REFRIGERATOR
- RANGE
- OVER-THE-RANGE MICROWAVE OVEN
- WALL OVEN COOKTOP
- HOOD VENT
- DISHWASHER

BUY AN LG STUDIO WASH TOWER

RECEIVE A \$400 REBATE!
LG STUDIO Single Unit Front Load WashTower™ with Center Control™ 5.0 cu. ft. Washer and 7.4 cu. ft. Electric or Gas Dryer
WSEX200HNA
WSGX200HNA



0% INTEREST

12 MONTH DEFERRED INTEREST**
ALL BRANDS ALL PRODUCTS -
MINIMUM FINANCED AMOUNT \$300.00+
**MINIMUM PAYMENTS REQUIRED



MONDAY AND THURSDAY 9AM-7PM
TUE, WED, FRI, SAT 9AM-5:30
SUNDAYS 11-4 PM

Stewart's

TV & APPLIANCE
468 Cleveland St. Elyria, Ohio 440-365-7321
www.stewartappliance.com

