

AUGUST 2023

THE MORNING JOURNAL

# HOMES ALMANAC



[www.RobertTaylorInsurance.com](http://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](http://WayneHomes.com) | Sandusky: 866-928-0906

**WAYNE HOMES**<sup>®</sup>

— 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*

*Selling your  
residential or  
commercial  
property?*

*Call me!*

**Denny Krasienko**  
"Realtor Emeritus"  
Realtor/Broker

Cell: 440-221-3555  
Office: 440-366-0099

dskhome@windstream.net



*"Service Before & After the Sale"*

## Last Remaining Lots!

**The Woodlands**  
**Woodland Dr Vermilion, 44089**  
**\$600,000**

This 45 acre wooded property is ideal for a builder and developer. All utilities are at the property and zoning has been completed. There is mixed use zoning on the property. 23 acres are zoned R-6 for multi-family use. 10 acres are zoned for duplex use. 12 acres are zoned for single family use. This property is at the entrance of The Woodlands subdivision with fine single family and condo homes.

Multiple parcels (19) selling as a complete unit.

**3791 Parkside Reserve**  
**Vermilion, 44089**  
**\$39,900**

This is the last lot available in this subdivision! This subdivision abuts the 200 acre

Lorain County Metro Park. The Metro Park land is scheduled to be a Nature's Preserve and will not be developed.

## Cassell Enterprises, Inc.



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

Candy Goff at (440) 320-6425

[www.CassellHomes.com](http://www.CassellHomes.com)



# Loan Special!

## 30 Year Fixed

# 6.750%

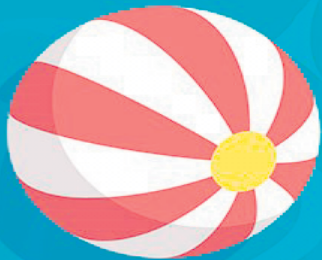
# 6.910% APR

[www.FFLorain.bank](http://www.FFLorain.bank)

Member  
FDIC



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 6.750% interest rate, the annual percentage rate for this loan type is 6.910%. The payment schedule would be 359 payments of \$972.90 at an interest rate of 6.750% and 1 payment of \$969.66 at an interest rate of 6.750%. 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 08/08/2023.



## SOLID SOURCE COUNTER TOPS

*Visit Our New Showroom*

**Laminate • Granite • Marble • Stone • Quartz**

Design Services • Kitchen • Bath • Home Office • Free Estimates • Family Space • Business

**Custom Countertops, Sinks, Tubs and More**

**9072 Leavitt Rd., Elyria • 440-986-2665**

Since 1995 • [solidsourcecountertops.com](http://solidsourcecountertops.com)





**EXCLUSIVE MONEY SAVING OFFER**

**0** | **0** | **0%**  
**DOWN** | **PAYMENTS** | **INTEREST**  
**FOR 2 YEARS**  
**AND**

**BUY 2 WINDOWS  
GET 2 FREE!**

**SERVICE**

**99.5%**

of our windows are installed right the first time, requiring no follow-up service.

**SATISFACTION**

**96%**

customer satisfaction on clean up & safety in over 150,000 homes.

**SELECTION**

**1500+**

locally-made, custom styles and options to choose from.

**Call (855) 725-1014**



\*Offer Valid on Potomac and ComfortSmart Models. 4 Window Minimum. Cannot be combined with any other offer. Excludes labor. Based on 10 Georgetown model, Double hung/slider windows with standard installation. Subject for Credit Approval. Offer Ends 9/30/23.



# 10 Affordable Ideas to Boost Curb Appeal

(Family Features) Your home's first big impression is its curb appeal, so if your place is in need of some sprucing up, you may wonder how you can make some updates without breaking the bank.

These 10 ideas are easy on budgets, but they can also make a big impact on your home's exterior image.

1. Paint your front door. As long as your front door is in good condition, there's no need to replace it completely. A fresh coat of paint can instantly update your home's facade. Go bold or stick with a classic hue - it's all up to you.

2. Dress up the windows. Add character and charm by enhancing your front windows. You might add wooden shutters, window box planters or both. Also look at the trim around the windows. If it's chipped and peeling, adding a fresh coat of paint doesn't just look nice, it can protect your windows from damage, too.

3. Clean up flower beds. An unkempt flower bed can drag down an otherwise stunning home. Keep beds tidy and vegetation trimmed, even during the offseason. Watch for weeds and replenish mulch or rock ground cover as needed to keep the beds looking healthy and inviting.

4. Install new lighting. Replacing outdated light fixtures can give your exterior an instant upgrade. There's no right or wrong style; just choose a color and look that matches the rest of your design.

5. Replace worn welcome mats. A cheerful mat at your front door can be an inviting sight for visitors, but those mats inevitably wear with time, and what was once bright and charming becomes dingy and dull. A new mat can help bring back that cheery entry you once cherished.

6. Pressure wash the drive and walk. Over time, driveways and sidewalks collect an incredible amount of grime.



Pressure washing not only eliminates the filth, but the clean surfaces also add to your home's visual appeal.

7. Add new vegetation. Landscaping is a relatively inexpensive way to introduce more personality to a yard. Aim for a mix of pretty and practical, such as some low flowering bushes and some trees or bushes that offer privacy and shade.

8. Keep up with basic maintenance. When your home is in poor repair, it shows. Pay attention to bent or rusting gutters, imperfections in the roof and other maintenance matters that aren't just aesthetic; left unrepaired, they can also result in major damage.

9. Pay attention to details. Functional items like the mailbox might not seem like much of a design element, but these small details can be a big distraction if they're not in good condition. Update or replace as needed to keep your aesthetic in sync.

10. Add seasonal decor. There's no need to go all out for every occasion,



but some timely decorations that celebrate the holiday or season can make your entry fun and festive. Coordinate wreaths, planters, signs and other accent pieces for a cohesive look that says, "come on in."

Find more affordable ideas for upgrading your home and garden at [eLivingtoday.com](http://eLivingtoday.com).

# 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.



# 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](http://www.GoldMedalMortgageInc.com) • E-mail: [gmm@neohio.twcbc.com](mailto:gmm@neohio.twcbc.com)





# #1 Team in Amherst and Lorain (in units) 30 years experience selling homes!

#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**



**\$599,000**

11103 State Route 113,  
Berlin Heights



**\$ 1.199 MILLION**

607 Cedar Point Rd,  
Sandusky



**\$265,000**

1248 Kay Dr,  
Lorain



**\$189,000**

153 Park, Amherst  
Amherst Downtown  
Business District Building



**\$150,000**

3982 Palm Ave, Lorain



**\$299,000**

15 Acres, V/L Middle Ridge, Amherst



**\$89,900**

6551 Oberlin Rd, Amherst



**\$129,900**

2474 E 37th St, Lorain



**\$215,000**

116 Forest Hill, Amherst  
4 Bedrooms



**\$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 Forest Hill Drive  
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.



# Call Don Calhoun

**I'LL OPEN THE DOORS TO  
YOUR DREAM HOME!**

(440) 984-1356    dcalhoun@swanzer.com

**THE  
SWANZER  
AGENCY  
REALTORS**

**MLS (440) 988-3333 FOR SALE**

## Featured Listing

### **119 Furnace St, Elyria**

**\$135,000**

Extremely well taken care of Classic 4-bedroom home, which is truly move in ready! All the natural woodwork is in great shape throughout the home. Large family room with many windows for natural lighting. The dining room and kitchen has new flooring, a brand-new Range, dishwasher and newer refrigerator, which stays with the home. The 4 bedrooms have hardwood floors and the full bathroom has been completely updated.



### **2170 E Erie Ave, Lorain**

**\$195,000**



### **Land North Ridge Rd, Amherst**

**\$59,900**



### **5464 Park Dr, Vermilion**

**\$969,000**



### **3334 Regina Ave, Lorain**

**\$150,000**



### **Land West River Rd, Elyria**

**\$174,900**



### **1321 Madison Ave, Lorain**

**\$85,000**

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

**COOL SAVINGS SALE**

7-13-23 TO 8-23-23

**SAVE \$600**  
 ON THE SHARP FRENCH 4-DOOR  
 COUNTER-DEPTH REFRIGERATOR (SJG2351FS)



**SHARP**

**SIZZLING SUMMER SAVINGS**

7-13-23 TO 8-23-23

**SAVE UP TO \$1,200**

ON SELECT APPLIANCES



**PLUS .....SHOP LOCAL AND SAVE UP TO \$300 DURING THIS BRANDSOURCE EXCLUSIVE EVENT ON SELECT SHARP MAJOR APPLIANCES**

**BOSCH**  
 Invented for life

SAVE UP TO **\$150**

*Stewart's Exclusive!*

**Save up to \$150**

on select Bosch dishwashers with our **Exclusive Delivery and Installation Rebate** until August 31, 2023

**WEBER GRILLS IN STOCK AND SELECT MODELS ON SALE**

NOW **\$449**



NOW **\$499**



NOW **\$829**



NOW **\$999**



NOW **\$1129**



**ENDS AUGUST 31, 2023**

**FRIGIDAIRE, LG AND GE AIR CONDITIONERS & DEHUMIDIFIERS IN STOCK**



Buy more, **save more**

Buy 2 - save \$100  
 Buy 3 - save \$200  
 Buy 4 - save \$400

Buy 5 - save \$800  
 Buy 6 - save \$1,000

**FRIGIDAIRE GALLERY**

**FRIGIDAIRE PROFESSIONAL**

Buy more, **save more**

Buy 2 - save \$75  
 Buy 3 - save \$200  
 Buy 4 - save \$350



Available on all Frigidaire Frigidaire Gallery and Professional Models 7/13/2023 - 9/27/2023

**LG SAVE MORE**

Get an extra online rebate

UP TO **\$500\***

when you bundle eligible LG home

Save on America's most reliable line of appliances<sup>1</sup>

Valid 7/20/23-10/31/23. Terms & conditions apply.



<sup>\*</sup>Subject to availability. See details at lg-promos.com/abs723. <sup>1</sup>According to a 2023 leading consumer testing organization.

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

**Stewart's**

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

