

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

HOMES ALMANAC



THURSDAY, OCTOBER 12, 2023

Why hire a Senior Real Estate Specialist? I can:

- Guide seniors through the buying and selling of their home.
- Share information about Medicaid, Medicare, Social Security, etc.
- Explain and refer seniors to lenders utilizing the reverse mortgage.
- Connect seniors with decluttering experts and stagers.
- Recommend tax specialists who work with seniors.
- Help seniors who want to age in place.



Sharon Flyter, Realtor

Howard Hanna

(440) 477-2676 Cell

Please call or text with any questions



The Market is CHANGING & We Are Still SELLING

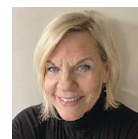


JUST LISTED

344 E. 286th St., Willowick, OH

Near Lake Shore Blvd. \$164,500

Neutral Decor in this 3 bedroom Brick Bungalow. Finished Basement. W Bar, garage & courtyard patio on tree-lined street. Immediate possession.



LORI PEGJAK
440-667-4877



BARB SABA
216-215-2100



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HERE TO HELP!!!!**





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MARRALI**

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**JOHN
DESANTIS**



OCTOBER'S FEATURED LISTINGS

LUXURIOUS BRECKSVILLE GRAND ESTATE \$1,895,000



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!

NEWLY BUILT CHAGRIN FALLS COLONIAL \$824,500

Beautiful custom built home situated on a parklike lot in a fantastic location! Expansive eat-in kitchen offers high end appliances, custom cabinetry, quartz countertops and backsplash! Entertain in the large two-story great room with stone fireplace, wall of windows overlooking the serene backyard, custom window treatments! First floor master suite fit for royalty! The master bathroom offers dual sinks, custom shower and soaking tub! Large walk-in closet with custom built-ins! The first floor is complete with laundry room and dog bathing station, custom built-in lockers in mud area, beautiful powder half bath on first floor and large walk-in pantry with built in shelving's! Second floor offers three spacious bedrooms and second full bathroom with quartz counter tops! This home has been meticulously well maintained and decorated tastefully throughout! Loaded with upgrades including, three car garage, quartz counters in all bathrooms, recessed lighting, fiberglass black windows and much more!



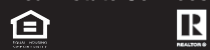
REMARKABLE TWINSBURG COLONIAL \$649,500



Stunning former builder model home with all the upgrades! Open floor plan with expansive great room with fireplace, pristine floors and large open kitchen with granite counters, stainless steel appliances! Loads of cabinets and counterspace! Walk-in pantry! Large morning room perfect for entertaining with slider out to deck. First floor office, formal dining room and laundry room! Second floor features a large master bedroom with sitting area, custom walk in tile shower and large walk in closet! Second floor also features a loft that can be used as a second at home office, kids playroom or second entertaining area! Three spacious bedrooms and two other full baths complete the second floor! The lower level is completely finished with a fourth full bathroom! Perfect place for entertaining, holiday gatherings or mancave! Loaded with upgrades! Professionally landscaped, large maintenance-free TimberTech Deck (36'x20') with screened in octagon gazebo! Backyard offers privacy! This home has been meticulously well maintained and decorated tastefully! Nothing to do here but to move in!



Real Estate Services



Linda DeMell | Lisa DeMario | Barb Wascak | Louie Link | Gloria Daugherty | Melissa Murray | Paula Colocci | Gary Misch | Brenden Parker | Andrea Kuntz | Karissa Aloisio | Miro Musa | Ryan Wahlig



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Stacey Jewell (330) 316-2068

**844 Atkins Rd,
Geneva**



\$775,000

Nicole Waters (440) 413-2568

**4445 Hideout Ct,
Ashtabula**



\$599,999

Clorice L. Dlugos (440) 812-2542

**6527 Hidden Woods Trl,
Mayfield Heights**



\$519,000

Adam T. Zimmerman (216) 513-2728

**8325 Munson Rd,
Mentor**



\$439,900

Denise A. Quiggle (440) 251-9985

**3838 State Route 193,
Dorset**



\$349,900

Clorice L. Dlugos (440) 812-2542

**6766 Eastgate Dr,
Mayfield Village**



\$339,900

Kayleen McDowell (440) 867-8288

**625 Timber Ln,
Geneva**



\$299,000

Adam T. Zimmerman (216) 513-2728

**7585 Middle Ridge Rd,
Madison**



\$289,900

Clorice L. Dlugos (440) 812-2542

**2880 Hines Rd,
Kingsville**



\$270,000

Clorice L. Dlugos (440) 812-2542

**3025 Denise Dr,
Copley**



\$244,900

Stephanie A. Bosworth (440) 231-0458

**2224 W 7th St,
Ashtabula**



\$225,000

Melissa S. Harford (440) 463-2424

**4877 Francis Dr,
Geneva**



\$168,000

Clorice L. Dlugos (440) 812-2542

**2202 Noble Rd,
Cleveland Heights**



\$165,000

Clorice L. Dlugos (440) 812-2542

**10313 Homeworth Ave,
Garfield Heights**



\$152,000

Nicole Peterson (440) 683-6580

**6879 Arlene Dr,
Conneaut**



\$150,000

Clorice L. Dlugos (440) 812-2542

**216 Linden St,
Jefferson**



\$149,900

Clorice L. Dlugos (440) 812-2542

**6050 Lake St,
Kingsville**



\$125,000

Clorice L. Dlugos (440) 812-2542

**361 Cross St,
Akron**



\$102,500

Nicole Peterson (440) 683-6580

**405 Harbor St,
Conneaut**



\$99,747

Clorice L. Dlugos (440) 812-2542

What does a real estate attorney do?

The complexities of the law can be challenging to those outside the legal profession. An attorney on one's side can help individuals ensure their assets and livelihoods are protected, and even help people avoid costly mistakes.

Investing in real estate is a wise but often expensive endeavor. According to the National Association of Realtors, the median home price of existing (not new) homes was \$410,200 in June 2023. On average, a Canadian home costs 40 percent more than one in the United States. As of August 2023, Canada's MLS Benchmark Price, which measures the price of a "typical" home in Canada in Canadian dollars, was \$750,100.

With so much money riding on real estate transactions, having a professional real estate attorney in one's corner is wise. Recognition of what these professionals can do underscores how valuable they can be.

Roles of a real estate attorney

The main job of a real estate attorney is to ensure the legal transfer of property from a seller to a buyer. Real estate attorneys will prepare and review documents, ensure that a home title is

clear, and facilitate the transfer of funds between parties, according to the online financial resource NerdWallet. Real estate attorneys will identify any unpaid loans, liens, litigation or other claims against the property, uncover deed restrictions and covenants, and any breaks in the chain of title.

In addition to these services, attorneys guide their clients through searches for obligations like taxes, utility charges and homeowners association fees, according to Bankrate. Real estate attorneys also will prepare settlement statements showing the charges to all parties and how the funds will be allocated, including commissions, attorney's fees, underwriting fee, title search fee, taxes, and more.

A real estate attorney can work for those looking to buy or sell a private home, an investment property, a commercial business, or even guide grief-stricken relatives through the process of selling a deceased loved one's home to settle estate obligations.

Who do real estate attorneys work for?

If the real estate attorney is representing a client's interests only, that lawyer will be an advocate to the client and work



in his or her best interests. Various attorneys tend to be involved in real estate transactions. One will represent the buyer and another the seller. A lawyer may represent the mortgage lender if financing is involved. Another could potentially represent the title company.

Cost of real estate representation

Certain real estate attorneys will charge

a flat fee that encompasses a specific series of jobs, including the preparation of closing documents. Others may charge an hourly rate, particularly if the issue is more complex and involves litigation.

When individuals are selling or investing in property, real estate attorneys can ensure the process goes smoothly and protect their clients if complications arise.



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on the Bridge over the Chagrin River on Mentor Ave.



**Eileen
Baur**
216-536-8265
ebaur@bhhspro.com



\$214,900
**8800 Pinehurst Dr.,
Parma, OH**

Nice large split level with nearly 1900 sq feet of living area, with 3 bedrooms and a family room with a fireplace. Eat in kitchen with newer stainless steel fridge, stove, dishwasher. Washer & newer dryer stay. Vaulted ceilings in living room & dining room. New floors in living and dining room. Wood flooring in the 3 nice size bedrooms. Newer hot water tank. Fenced in yard. Oversized driveway.

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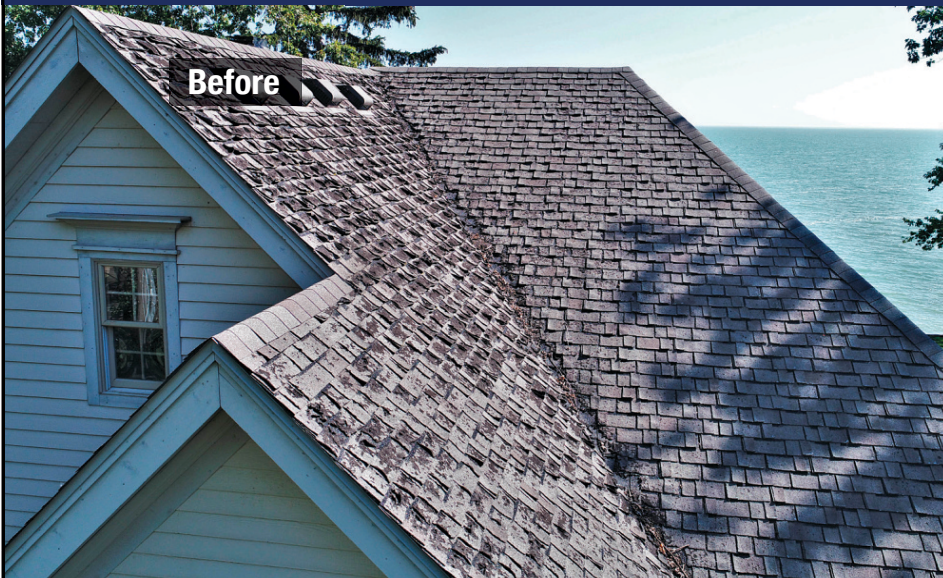
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