

HOMES ALMANAC

June 2016



The Morning Journal



**OVER 9.3 MILLION SOLD
IN 2015 AND 97 CLOSED
TRANSACTIONS**

**ON AVERAGE WE SOLD
A HOME EVERY 4 DAYS!!!**

**LIST TODAY,
SELL TOMORROW**

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Jenae L. Pavlich

Mobile Phone:

(440) 320-8591

**Howard
Hanna**



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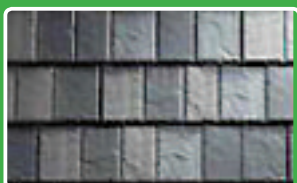
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1009 Beachside Ln.

OVERLOOKING LAKE ERIE • HURON

4 bedroom, 3 bath, 3155 sq. ft. home located in a great neighborhood on the shores of Lake Erie. Wake up to the sounds of Lake Erie right outside your windows! Grand foyer with a circular staircase. Eat-in kitchen. Master suite has fireplace. 1st floor laundry. 2 car garage. \$619,900.



95 W Main St.

STATELY CENTURY HOME NORWALK

The grandeur of an earlier era in this 5 bedroom, 3½ bath 4200 sq. ft. century home. Hardwood flooring, wide woodwork, remarkable fireplaces & built-in bookcases. Brick carriage house plus 2 other brick storage sheds on over 3 acres in town. \$325,000



128 Center St.

AN ARCHITECTS DREAM • MILAN

Century Home in the Mitchell Historic District, listed on the National Register of Historic Places. This magnificent mansion with 4 bedrooms, 1½ baths, and 2807 sq. ft. is waiting for your Tender Loving Construction. This home features crown molding, woodwork & stained glass. Sit and enjoy some time in the screened in porch. 36' x 17.5' carriage house & 1 car garage. \$179,900.



206 Perry Ave.

PICTURESQUE SETTING • HURON

3 bedroom, 3 bath, 2260 sq. ft. lakefront home. 4 parcels create a park-like setting to make a true lakefront retreat. Living room features original hardwood flooring & fireplace that opens to 4-season room. 1st floor laundry. Spacious garage with extra alcove. Close to all Huron has to offer. \$495,000.



1371 Cleveland Rd., W, Unit C

OVERLOOKS LAKE ERIE • HURON

3 bedroom 1½ bath, 1392 sq. ft. lakefront townhouse condo offers endless views of the lake. Custom maple eat-in kitchen. 2 car garage. \$205,000.



3209 St. Rt. 18

COUNTRY TOUCH • NORWALK

4 bedroom, 1½ bath, 2476 sq. ft. century home on 2.0 acres. Large kitchen. Home has natural woodwork & some wood flooring. Plenty of room to roam with this large property. 2 car garage. \$129,900. Co-listed with David Wallace 419-663-3536 ext. 304



4611 Cleveland Rd., E #603

ALL NEW LAKEFRONT CONDO! VERMILION TWP

Lower level condo on Lake Erie. Beautiful sandy beach & a community pool to enjoy during the summer months! 2 bedroom, 1 bath, 1079 sq. ft. condo has been completely gutted and rebuilt with all new walls, floors, and appliances. Tastefully finished and complete with views of Lake Erie! \$210,000



909 Superior Dr.

EXTRAORDINARY • HURON

3 bedroom, 3 bath, 3194 sq. ft. lakefront home. Open floor plan. Suhr kitchen with granite countertops & stainless steel appliances. 1st floor bedroom. Sunporch. Master suite with balcony & marble master bath. 2½ car garage. \$779,900.



4611 Cleveland Rd., E. #604

LAKEFRONT OPPORTUNITY! VERMILION TWP

Upper level condo looks out over Lake Erie for beautiful sunsets. This 3 bedroom, 2 bath, 1616 sq. ft. condo is all new. Beauty reigns inside and out with tasteful hues and amazing views. Great for year-round living or as a resort getaway. \$289,000



121 Turtle Bay

LAKEFRONT GETAWAY • HURON

Imagine fun in the sun at this gorgeous lakefront condo in the heart of Huron. 2400 sq. ft., 3 bedroom, 3 bath open floor plan. Tastefully appointed. Light & bright with skylights & wet bar. Enjoy the deck for additional outdoor living space. Beautiful beach. 2 car garage. \$365,000.



5296 Knight Rd.

ROOM TO ROAM BERLIN TWP.

4 bedroom, 3½ bath, 2578 sq. ft. home surrounded by beautiful trees on 2.8 acres. Open floor plan. Family room with cathedral ceilings & gas fireplace. Great deck overlooking backyard. Large 2½ car garage. \$199,000.



125 Turtle Bay

LISTEN TO THE WATER • HURON

Turnkey lakefront condo is ready for new owners! Lake Erie views are plenty in this 3 bedroom, 3 bath, 2394 sq. ft. condo. Updated kitchen with quartz countertops, stainless steel appliances. Wet bar centrally located for entertaining. 2 car garage. \$375,000.

SHORTAGE OF HOMES FOR SALE IN LORAIN COUNTY!

Buyers are out there and inventory is at an all time low.

List your home today with the Dodson Team.

No one knows Lorain County better than THE DODSON TEAM!

Low inventory means higher sales prices.



JUST LISTED

969 Milan Ave Amherst
\$115,900



JUST LISTED

135 Ravenglass Blvd Amherst
\$234,900



27 Turtle Bay Huron
\$820,000



985 W. Martin Ave. Amherst
\$396,999



JUST LISTED

4868 Eagles Nest Dr. Lorain
\$299,900



103 Greybark Amherst
\$188,500



217 Sleepy Hollow Amherst
\$289,900



475 Kar A Bru Amherst
\$334,900



State Route 58 Commercial land 27.93 acres
\$599,900



30 Acres, Rte. 58 Amherst Twp.
\$399,000



N. Lake St. Commercial Amherst
\$2,600,000

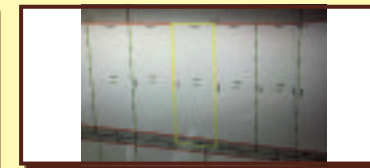


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THE RESERVE OF OBERLIN



Amherst 48 acres Buildable Lot
\$45,000

"All Utilities" Firelands Schools"



Brownhelm Twp
\$32,000

"1.56 acres Buildable Lot"



Buildable lot/vacant land
Middle Ridge 15 acres Amherst
\$225,000

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JUNE 12
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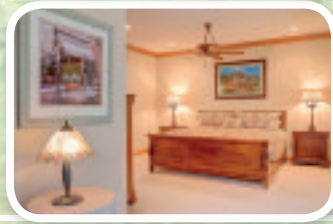
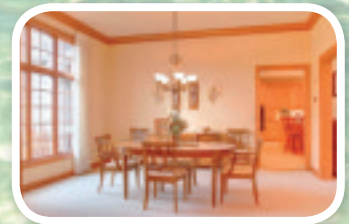
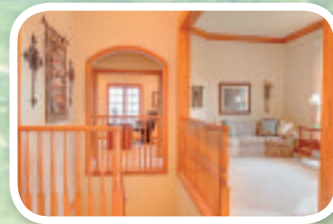
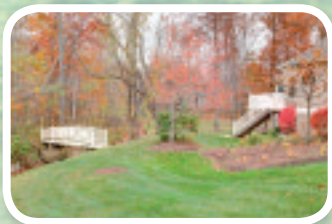
216-407-7925 • mary.palange@era.com



39 Stonehedge Way, Amherst

This beautiful custom-built RANCH is nestled on a private 1.3 acre wooded lot overlooking a lovely stream. It was built in 2002 with extra attention to detail and craftsmanship by a private builder for a family member. Inside you will find spacious rooms with 12' ceilings, central air, double crown molding and oversized woodwork, custom-finished with a furniture finish. You'll love the spacious gourmet kitchen with granite countertops and the family room with its cathedral ceiling and

custom cabinets surrounding a stone gas fireplace. The beautiful master suite with large bathroom and walk in closet plus an additional bedroom and private bath are located on the main level. A formal dining room, living room, den, laundry room and powder room round out the main level. The walk out basement has a huge rec room, two additional bedrooms, full bath, lots of additional space for storage and work areas, and second entrance from the garage. The exterior is completely maintenance free, and boasts beautiful landscape lighting, a lawn sprinkler system, a deck with retractable awning, and a walk out basement with patio. Gorgeous views from every room! \$479,000



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SANDSTONE REALTY **DIANE GRIFFITH**

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1744 E. 32nd. St.
Lorain

\$38,500

Large colonial; brick exterior; currently rented at \$695 per month



1872 E. 30th. St.
Lorain

\$38,500

Two-story, colonial, currently rented at \$795 per month



868 West River Rd
Elyria

\$42,000

Two-story, colonial, includes extra parcel. Currently rented for \$750 per month; tenants paying all utilities.



366 Brace Ave,
Elyria

\$45,000

3 bedrooms, 1 bath, slab - Bank Owned Property



3179 Lincoln St,
Lorain

\$39,900

Attention Investors! Cape cod with first floor bedroom and full bathroom; some updates have already been done (some windows, siding, patio door); there is a nice-sized fenced yard and a detached 2-car garage.



212 East Ave,
Elyria

\$75,000

Commercial office, downtown Elyria - Bank Owned Property

Pending Sales - 400 W 23rd St Lorain

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VERMILION WATERFRONT PROPERTIES

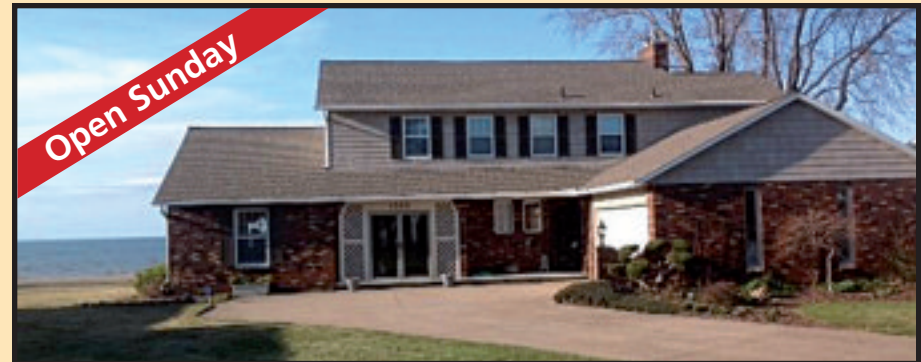


Open Sunday

4613 Compass Rose Unit 11

This unique condo features every upgrade imaginable, custom cabinets, granite, engineered hardwood floors, new windows, shutters, doors, and much more. Price includes deeded dock.

Marina and lake views! **\$294,900**



Open Sunday

4580 Edgewater

Crystal Shores across from Dewey Furniture
You can not get a better sunset view anywhere else in the WORLD! The summer sun sets directly over a distant Cedar Point and Put in Bay. Stainless steel appliances and an induction oven highlight the kitchen. Other features include 2 fireplaces, 2.5 car garage with work and extra storage area, basement with wine cellar, a huge waterfront deck with a 20ft umbrella and automatic retractable awning. **\$439k**



Call Jack

5243 Portage, Vermilion Lagoons

BRING YOUR BOAT!
75 feet of dockage awaits you at this 4 bedroom (first floor master) cape cod in the fabulous lagoons. Gourmet kitchen with granite counter tops, upgrades, and a great lagoon view. The home was recently upgraded with many unique features throughout. A waterfront enclosed patio for waterside dining and enjoying all that the lagoons have to offer. Only a two minute walk to the private beach. This home is priced to sell at **\$549k**



Call Jack

4126 Ridgeview Dr. Vermilion

A wonderful 4 bedroom Center Hall Colonial in one of Vermilion's top neighborhoods. The gourmet kitchen has granite counter tops, stainless steel appliances, and features a GE Cafe Series dual fuel range. A Bose surround sound stereo system throughout the home and back patio. The master bedroom has a Jacuzzi tub and a huge walk in closet. Basement is completely finished with a workshop and a rec room with a pool table (included) and beautiful wet bar with a fridge and wine cooler. Other amenities include a 6 zone sprinkler system with it's separate water meter, outdoor lighting, landscape lighting, new gutter guards, rear garage door leading to back patio, and more! **\$259,900**



Call Jack

5343 Park Dr. Vermilion Lagoons

The central foyer leads to the wide open kitchen, great room, and dining area with majestic views of the Vermilion River. Enjoy the lighted boat parade, crazy craft parade and duck race from your manicured back patio or patio enclosure. The trees and landscaping offer plenty of privacy. 65 ft of deep water dockage. The gourmet kitchen has all that you can ask for with granite counter tops, custom cabinets, center island cooktop with a 5 burner gas range. Hardwood floors down and up. 4 large bedrooms for entertaining family or friends. **WOW! \$659k**

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Karlene Liserio,
Agent
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Listings needed. Contact Julia or Karlene for opinion of value. Let us work for you.



6973 W. River Rd., • Vermilion

\$299,900

MLS# 3715889

3BR ranch home with approx 32 acres of prime land. Large 3 car garage with workshop and attached suite with full bath. Almost 2 acre stocked pond with game fish. Vermilion River views. This is a paradise. There is land here for possible development if desired.



5780 W Erie Ave Lot 79, Lorain



\$18,500

MLS# 3780129

2Br, 2 bath Mobile Home 1998 Schult Mobile Home, Vaulted ceiling, Handicap accessible, New furnace, New water heater, Covered parking.

1721 E. Skyline Dr., Lorain, OH.



Price
\$119,900

4 Bedroom, 3 full Baths, Very Private Master Suite, Family Room and Sun Room. 2,732 sq feet of living space.

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1371 Beechview Drive Vermilion

3 Bedroom 2 Bath Ranch Home in Valley View Vermilion. 2 Car Garage. Gas Heat. Central Air. Spacious LR. Formal DR. Family Rm. Laundry Rm. City Pool down the street. Schools Close By.
Call Russ 320-7777.

\$149,777



943 Parkview Drive Lorain

4 Bedrms. 3 Baths. Full Basement. Colonial Home. Close to Lakeview Park. Windows Replaced. Newer Roof. Water Proof Bsmt. Heating System Updated. Galley style Kitchen with Appliances. Fireplace. Flooring Updated.
Call Russ 320-7777.

\$164,777



4661 Washington Avenue Lorain

Clearview School District. 3 Spacious Bdrms. 3 Baths. L-Shpae LR. Formal DR. Open Kitchen with Appliances. Family Rm Fireplace. Full Finished Bsmt. Oversized 2 Car Garage. Over 2300 Sq Ft. Open Backyard leading to woods.
Call Russ 320-7777.

\$167,777



6975 Brandywine Road Parma Heights

Perfection Plus on this Side by Side Income Townhouse Apartments. 3 Bedrooms. 1.1 Baths. L-Shape LR. Open Kitchen with Appliances. Half Bsmt. Garage for each unit. Fence Yd. Gas Heat. C/air. Updated Carpet. Great Income.
Call Russ 320-7777.

\$169,777



5500 Martin Avenue Vermilion

All Brick 4 Bedroom 2 Bath Split Level Family Home. LR fireplace. Family Rm Fireplace. Sun Porch. Garage. Hardwood and Carpeted Floors. Location near Vermilion Schools. Easy excess to Main Roads. Knotty Pine Paneling some rooms.
Call Russ 320-7777.

\$177,777



1111 Hillsdale Avenue Lorain

So much Pride of Ownership. 3 Bedrooms. 3 Baths. Spacious hardwood floor LR with fireplace. Updated Kitchen with Appliances. Family Room with Wet Bar. Full Finished Bsmt. Sun Porch with Hot tub. 3 Generous Size Bedrooms. Manicured Yd. Garage. Loaded.
Call Russ 320-7777.

\$294,900



4613 Compass Rose Unit 11 Vermilion

Oh MY!! Owner says Sell this 3 Level Townhouse Condo nestled on the Shores of Lake Erie. 2 Bdrms. 4 Baths. 3 Decks. Newer Windows. Hardwood floors. 2 Fireplaces. Granite counter tops. Appliances. Plantation shutters. Boat Slip.
Call Russ 320-7777.

**CONGRATS TO
RUSS DICKERHOFF
2015 SALESMAN OF
THE YEAR**
Amherst Office of
Russell Realty 440-320-7777

\$307,777



1030 Eagle Ridge Huron

2700 Sq Ft. 3 Bedrooms. 3 Baths. Additional Loft Upstairs. Private Office. LR. Spacious DR. Open Kitchen with Appliances and loads of Maple Cabinets. Family Rm. An Open Basement. 3 Car garage. Located on a Cu-De-Sac with Nature Preserve in the Back.
Call Russ 320-7777.

\$437,777



4613 Colonial Court Vermilion

Nestled along the shorelines of Lake Erie. 4 Bedrooms. 3 Baths. Panoramic View of Lake Erie. Relaxing LR. Formal DR. Beautiful Kitchen with Appliances and window galore. Full finished Bsmt. Sun Porch. Life on Lake Erie. View and Buy.
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\$649,777



2851 East Erie Ave Lorain

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COMMERCIAL PROPERTY! **403 N. Leavitt Rd. Amherst**

1208 sq. ft. story and a half plumbed for 2 bathrooms. Sitting on .63 acre lot w/101 ft. frontage. Could easily be converted to a office. Great location just South off I-90 and North of the Turnpike in an area of other businesses and high traffic.

Asking: \$200,000



HURON COLONIAL! **1726 Shearwater Circle**

Very well maintained 3 bedroom Colonial w/2.5 baths. The bright kitchen offers new counters & spacious eat in area. Formal dining room. First floor laundry room & large family room w/gas fireplace. Full basement just waiting for you to finish it! Rear patio doors lead to a custom built patio w/Pergola & two fountains. This home is a must see in Huron Township and is close to shopping, Cedar Pont and I-90.



4 BEDROOM AMHERST COLONIAL **893 Chestnut Ln.**

Gorgeous 3752 sq. ft. plus Colonial with a 940 square foot finished area in basement. 1st. Flr. Laundry. Eat-in kitchen. Large family room & Formal Dining room. Kitchen Eat In Area features sliding doors that lead to a Four Season Sun room. Master bedroom w/ Master Bath. Remaining bedrooms are large w/walk-in closets. 26x13 Bonus room can become your fourth bedroom if needed. 3 plus space garage. This home sits on a well landscaped 1.49 acre lot that backs up to the woods. It is a Must See Home!



1.5 ACRE LAKE FRONT **2940 W. ERIE AVE. LORAIN**

1844 sq. ft. Lakefront Colonial on 1.5 acres with a wonderful view of Lake Erie. 3 bedrooms, 1.5 baths. Ample kitchen Custom woodwork. Hardwood flooring under most of the carpeting. Many bowed windows add to this homes charm. Office/den with a unique wall of shelves.

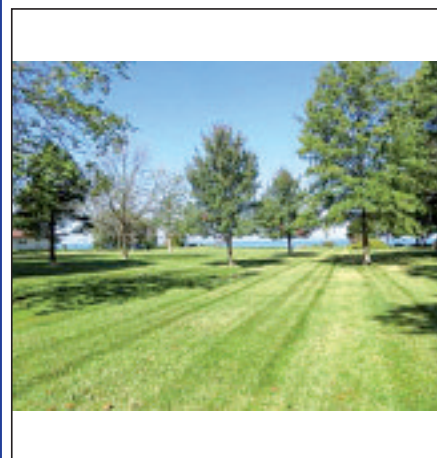
Asking: \$269,900



INVESTMENT PROPERTY! **1502 Long Ave Lorain**

Two doubles on one lot. 1508 is Cedar sided with all new windows. 8 bedrooms total. Both buildings are very well kept.

Priced For Quick Sale
@ \$49,900



3.0 ACRE LAKE FRONT LOT! **W. ERIE AVE. LORAIN**

3.19 Acres provides for a breathtaking lakefront home site. Spectacular lake view and awesome sunsets. Lot can be divided into two lots and can go multi-family. Access stairs leads to a lower level boardwalk, break wall and beach. Location provides for easy access to I-90 and the Ohio Turnpike.



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THE MORNING JOURNAL

Selling Season! Has Begun!

Thinking of Moving In 2016?

Now is one of the best times to make your move!

- Home Prices are on the rise!
- Many potential buyers are receiving income tax refunds which will be used to purchase their new home
- Financing is readily available which means buyers are in a great position to purchase!
- Interest rates are still at record low, which means more buying power!

Now's the Time to Call Rieth Realty!

- Rieth Realty, Inc. Has been Selling Lorain County **Since 1973!** This means we know the real estate market better than just about anybody else! In fact there are only a few companies in the entire county that can boast they have been in business for this length of time.
- Rieth agents provide some of the **best customer service** in the industry.
- Rieth agents are **knowledgeable**. This means you be assured you will receive great advice and service.
- Rieth agents are **Experienced!** Our agents have been licensed with Rieth on average of 29 years.

Call a Rieth Agent TODAY and Get MOVING!



Beautiful Quiet West-side Neighborhood!

You are going to like this nice 3 bedroom split level. Big room-to-run fenced yard with mature trees. Big storage shed, patio with steps leading from outside to the lower family room. Family friendly kitchen, large living room, central a/c, Freshly painted throughout only \$89,900
Call Jim Rieth 440-653-0033



Huge Price Reduction!

Bank Owned - Bungalow!

This is your opportunity to snag a great deal! The bank is liquidating this property and has priced it very well! Nice 3-BR bungalow on a dead end street. 2-car garage, attached by a breezeway. Fenced yard. Full basement. House sits on a double lot. Needs a little TLC but could be a great home or investment \$34,900.
Call Keith Brosky 440-935-3917

Call and See these Featured Homes Today!



Well Maintained and Move-In Ready!

It's not often that a home comes around that is so complete as this beautiful 3BR ranch. Vaulted ceilings in the living, dining and kitchen give this home an amazing open feel. New cupboards and counters in the user friendly kitchen, 2 updated full baths great storage! Just \$112,900
Call Jim Rieth 440-653-0033



Price Reduced! Now Just \$139,900

Amherst One Floor Beauty!

You are going to love this beautiful 3BR ranch styled home. A great location close to everything. This property is move-in ready! Updated kitchen with newer ceramic floor, counters and sink, newer furnace and new roof. 2 full baths, 2-car garage, big patio and nice back yard.
Call Rose Jacobs 440-320-4891



Price Slashed! Now Just \$114,900

NEW PRICE! Commercial-Industrial!

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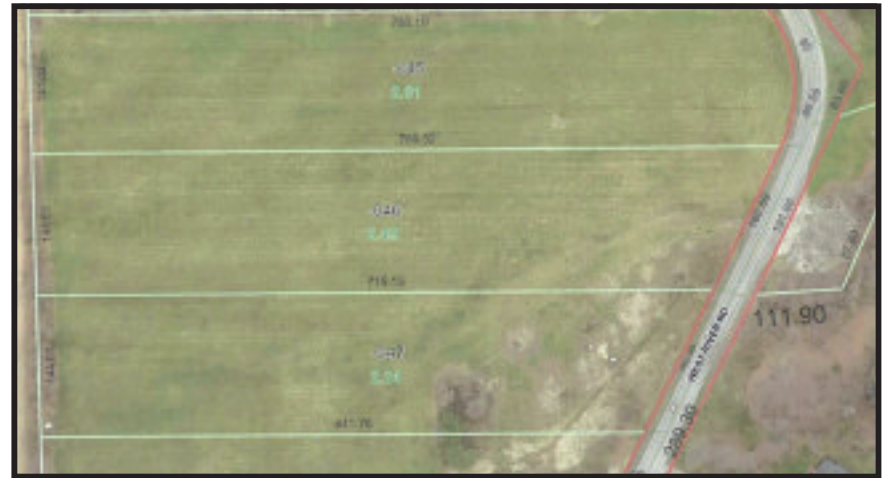
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2418 St Rt 60, Vermilion



Commercial Land 6.6 Acres, 213 Ft. Frontage Across From Holiday Inn Express. Close To Rt 2 with High Visibility. Home is in fair condition - value is in the commercial land. **\$199,900**

7200 West River Road



9.24 acres of country living in Brownhelm Township already divided into (4) separate building lots / parcels. Vermilion Schools. **\$109,000**

2817 Utica Ave, Lorain, Ohio



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769 E Erie Ave, Lorain, Ohio



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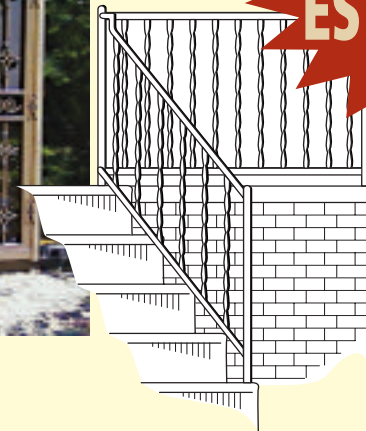
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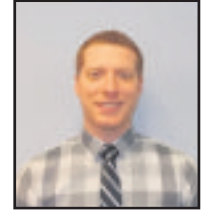
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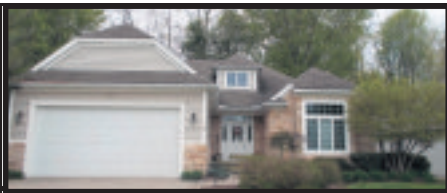
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416 Stonebridge Dr, Amherst

Very nice 3 bed 2 bath ranch on a secluded street. Custom blinds, cherry cabinets, ceramic kitchen and bath floors. Appliances stay. **\$235,000**



108 Maroy Dr, South Amherst

Nice 3 bedroom bungalow in move in ready condition! Eat-in kitchen. All appliances stay! Huge 4 car garage with attached screened in porch. **\$119,900**



2104 Reserve Circle N, Lorain

Spacious 4 bedroom, 3 1/2 bath colonial in Amherst Schools. Huge master suite with vaulted ceilings and private bath. Full basement, 2 car garage. **\$159,900**



5085 Langfitt Street, Vermilion

Move in ready! 3 bedroom ranch on a corner lot in Valley View has all newer flooring, newer furnace, huge 2 car garage, shed, & large deck. **\$114,900**



653 West Martin Ave, Amherst

Nicely updated 3 bedroom, 2 bath ranch. Newer furnace, freshly painted and new carpet, beautiful rec room in basement, & workshop. **\$139,900**



***NEW CONSTRUCTION* Luxury Townhomes Perry Court, Lorain**

2 & 3 bed new construction in Martins Run. Energy certified. Many upgrades included. **Base price \$164,900 - \$225,900**



385 North Lake Street, Amherst

Traditional 3 bedroom, 1 bath ranch in a quiet neighborhood on Amherst's west side. Full partially finished basement, and storage shed. **\$111,000**



12102 Division St, Berlin Heights

Nicely updated home in quiet Florence Township. 3 bedrooms, 1 bath, large 2 car garage, huge lot, beautiful floors & kitchen. Firelands Schools. **\$125,900**



985 Lakewood Beach

2 bedroom, 1 bath ranch in Sheffield Lake. Its setting is a large lot on a dead end street. Central air, 2 car garage, covered patio. **\$69,900**



734 Oakwood, Sheffield Lake

3 bed 1 1/2 bath. New paint, carpet, beautifully updated kitchen with granite counters, laminate floors, and lots of cabinet space. 2 car garage. **\$119,000**



2611 Jackson Street, Lorain

Affordable ranch on one of the east side of Lorain's nicest streets. 3 beds, 1 1/2 baths, full basement, enclosed patio, shed. Move in ready! **\$55,000**



346 Copper Creek, Amherst

Beautiful 3 bed 3 bath ranch in the quiet subdivision Copper Crk. Stunning open floor plan w/ vaulted ceilings, stone fireplace, finished basement. **\$315,000**

LAND FOR SALE

****S R 60, Vermilion** 16 acres commercially zoned. \$285,000

**** Residential Building Sites** 1-7 acres. Birmingham, Vermilion, & Oberlin \$30,000—\$70,000

Multi-Unit Property Available

1549 Kansas Avenue, Lorain** Spectacular investment property. 3 identical 2 bedroom, 1 bath units with new roof, & a 1000 square foot building with oversized garage door, upstairs storage and 1/2 bath. \$105,000

Great Opportunities Await Discovery!

Available Listings

- 753 W38th
- 2810 Homewood
- 3135 Amherst
- 4535 Toledo
- 1215 W7th
- 5411 Rosecliff
- 1219 W2nd
- 324 Lakeview
- 13th & Long
- 1730/1740 Colorado

- 265 W Marina Parkway - Lorain
- 3407 Jaeger Rd - Lorain
- 434 R... - Lorain
- 2148 ... - Lorain
- 49967 ... - Amherst
- 21858 River Oaks - Rocky River

SOLD

Sales Pending

- 3248 W Erie Lorain
- 4252 Case Rd Avon
- 144 Westchester Amherst
- 3610 E Lake Rd Sheffield Lake

OPEN HOUSE SUNDAY 1-3



861 LAFAYETTE BLVD, SHEFFIELD LAKE

\$69,900

Cozy two bedroom Ranch offers massive private yard consisting of three parcels, completely remodeled, neutral decor, open floor plan, over sized eat-in kitchen, laundry room, attached car port, shed, garage. Only thing missing is YOU!



1957 E41 LORAIN

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Showcase of Value! Quality's on display in this three bedroom Split Level, updated kitchen, new carpet, freshly painted, neutral decor, spacious living room with cozy wood burning fireplace, dining room with sliding door to backyard covered deck, lower level offers large family room with bar for entertaining, access to back yard, two car garage, partial fenced in yard for added privacy, great curb appeal. You'll be glad you called!



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