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The Morning Journal July 2016



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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



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



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!

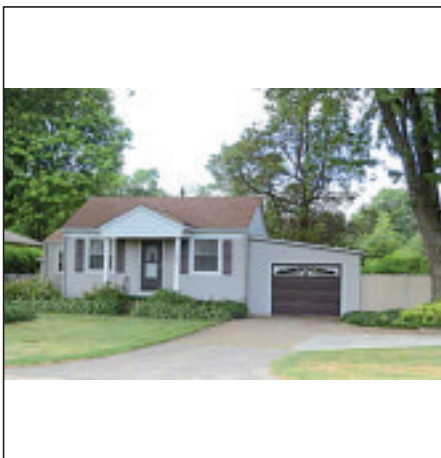
Asking: \$299,900



JUST WHAT YOU HAVE BEEN LOOKING FOR! **5523 Martin Ave. Vermilion**

Spacious and well-cared for brick ranch within walking distance to Historic Downtown Vermilion. Minutes away from I-90. This home has 3 bedrooms and 2 full baths. Beautifully refinished hardwood floors throughout. Updated oak kitchen as well as a den w/brick faced gas fireplace. Screened in 7 x 19 porch. First floor laundry area plus a laundry hook-up in the very clean basement that has been waterproofed with a warranty that will transfer with the sale of this home.

Asking: \$149,900



GREAT CONDO ALTERNATIVE! **1092 Cooper Foster Rd. Lorain**

Own this ready to move right in cozy home with a full dry basement and attached garage. Everything has been done for you: newer roof, vinyl siding and windows, new carpet in living room, laminate in kitchen and ceiling fans in every room. Low utilities with gas furnace and full house A/C. Stove, refrigerator, washer and dryer to stay. Nice small shaded, easy-care, fenced-in yard for your pet. Close to I-90 and shopping.

Asking: \$52,500



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.

Asking: \$449,888



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226 Republic St.
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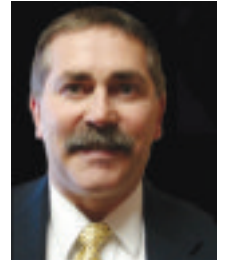
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221 W Main St

Norwalk \$109,900
Experience the charm of West Main Street in Norwalk. This three bedroom 1 1/2 bath vinyl sided 2 story home is a great place to start offering a fenced yard, partially wooded lot with stream. 1 car garage with egdo. 1 year home warranty included.

CALL PAT 419-677-9445



64-A Grassland Circle

Norwalk \$172,000
Currently under construction. Duplex Unit with two to three bedrooms. Third bedroom can be used as study/bedroom. Two full baths. Two car garage. 1518 sq. ft. living space; 463 sq. ft. garage space; 128 sq/ft. covered porch. Check it out soon and pick your colors!

CALL PAT 419-677-9445



64-B Grassland Circle

Norwalk \$173,500
Currently under construction. Duplex Unit with two to three bedrooms. Third bedroom can be used as study/bedroom. Two full baths. Two car garage. 1518 sq. ft. living space; larger sq. ft. garage than unit A; 128 sq/ft. covered porch. Check it out soon and pick your colors!

CALL PAT 419-677-9445



30 Grassland Circle

Norwalk \$188,000
The Hartford Model! 3 bedroom, 2 bath custom built condominium in Two Meadows country view convenient location, covered patio, 2 car garage. New construction

CALL PAT 419-677-9445



60 Grassland

Norwalk \$191,000
New Construction in Two Meadows. Modified Hartford design with 2 1/2 car garage, covered patio, Eat in kitchen, Enjoy the 10 foot ceilings, arched openings with crown molding Very nice unit! More models to choose from!

CALL PAT 419-677-9445



61-a Grassland

Norwalk \$199,000
Hampton I design, Pond view lot, New Construction, 3 Bedroom, 2 bath, Open concept design! 10 Foot Ceiling in entrance foyer. 9x223 Covered Patio.

CALL PAT 419-677-9445



61-b Grassland

Norwalk \$199,000
Louiswood Design, Galley kitchen, New design, This is a pond view lot, 2 car garage, open floor plan design.

CALL PAT 419-677-9445



45 Grassland Circle

Norwalk \$219,000
Hampton II design, lake view, new construction in Two Meadows, Open design, covered patio. Free standing unit. This is the Model Unit. Many upgrades.

CALL PAT 419-677-9445



29 Grassland Circle

Norwalk \$227,500
Come and see Two Meadows newest construction currently under construction. Beautiful custom built ranch style condominium, 2/3 bedrooms, 3 car attached garage, covered patio off dining room. Lake front lot.

CALL PAT 419-677-9445



1561 State Route 61

Norwalk \$274,900
Country living just minutes from town! This home has been exceptionally maintained! Many newer upgrades including windows, siding, furnace, kitchen, flooring, plumbing appliances, electric service, central vac system, rural water, sump pump with battery backup. This property has it all! Horse barn with fenced pasture area. Workshop would make a great home office. Large master bedroom with sitting area and master bath.

CALL PAT 419-677-9445



2865 Ridge Rd.

Norwalk \$309,900
Custom built quality ranch style home. Situated on 11.54 scenic acres. This home has been recently remodeled including a bonus room featuring pella windows looking out to wooded ravine! Bonus room could be used as third bedroom. Own your own wooded sanctuary located at the south edge of Norwalk. This home also features custom Grabel Kitchen, granite counter tops with custom backsplash, High end appliances including Viking refrigerator, Kitchen Aid gas range, Wynter wine cooler, reverse osmosis system, tankless hot water heater with recirculating system, and guest bathroom has heated floors. Master bathroom has been completely remodeled with custom vanity, granite counter tops, new tile shower, new tile floors, fresh interior paint and carpeting throughout, don't miss out on this great opportunity. Whole house generator, natural gas forced air heat central air conditioning. Roof professionally cleaned and sealed. If you are looking for a unique home like none other this one is for you!

CALL PAT 419-677-9445



46 Briarcrest

Norwalk \$389,900
Custom built home in Eagle Creek subdivision. This 3 bedroom 2 1/2 bath home has been exceptionally maintained only 9 years young! Golf course view small pond at rear of property, all appliances stay, Custom Grabel kitchen, large family room with fireplace, 2 1/2 car garage, large master bedroom with fireplace, large master bath, two covered porches. Make this your next home.

CALL PAT 419-677-9445



1410 Mirheath Dr

Huron \$159,900
This 3 bedroom, 2 bath ranch is right down the street from Lake Erie. Large 2 1/2 car attached garage, double lot, fenced in back yard. Partially finished basement, Berlin Milan School district. Metal roof with 50 Year warranty! Beach Access!

CALL PAT 419-677-9445



10 Old State Rd

Milan \$349,900
Stately two story home on large 3.4 acre lot in Milan Village. Home features an in-law suite with separate kitchen, living room, bed and bath. Four additional bedrooms and 3 additional bathrooms with plenty of space for all your families needs. Large kitchen w/ hardwood floors and pantry. Large deck off back of home for entertaining and cooking out. Partially finished basement with large game room. Three car attached garage with paved driveway. Home has an In-law suite! Must see home with one year home warranty included!

CALL PAT 419-677-9445



33 Townsend

Greenwich \$134,500
Charming 2 story home, 4/5 bedroom, enclosed porch, 3 car attached garage, Newer gas forced air heat central air conditioning, newer roof insulation and siding. Great home located within walking distance of down town Greenwich and The School. Grape arbor in back yard.

CALL PAT 419-677-9445

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.

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Low inventory means higher sales prices.



JUST LISTED

969 Milan Ave Amherst
\$110,000



135 Ravenglass Blvd Amherst
\$234,900



27 Turtle Bay Huron
\$799,000



985 W. Martin Ave. Amherst
\$395,000



4868 Eagles Nest Dr. Lorain
\$299,900



103 Greybark Amherst
\$188,500



217 Sleepy Hollow Amherst
\$289,900



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



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



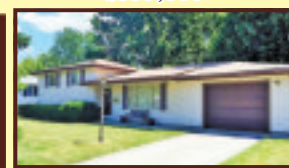
N. Lake St. Commercial Amherst
\$2,600,000



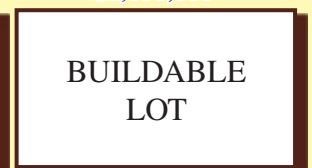
12 BUILDABLE LOTS IN
THE RESERVE OF OBERLIN



463 Candy Ln Amherst
\$179,900



2509 W. 38th St. Lorain
\$79,900



Lot N. Ridge Rd Amherst Twp
\$24,000



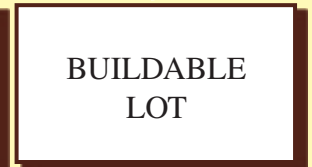
Amherst .48 acres Buildable Lot
\$39,900
"All Utilities" Firelands Schools"



Buildable lot/vacant land
Middle Ridge 1.5 acres Amherst
\$225,000



Brownhelm Station Rd
1.62 acre lot
\$22,500



Oberlin Rd Amherst
2.09 acres
\$42,900



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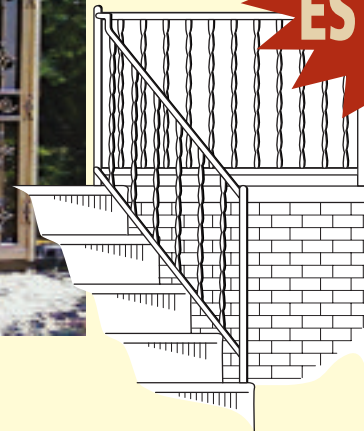
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30 Cedar Point Rd. #B
WAKE UP TO LAKE ERIE
SANDUSKY

3 bedroom, 2½ bath, 1340 sq. ft. condo surrounded by Sandusky Bay & Lake Erie. Newer kitchen. Some hardwood flooring. Gated community on the shores of Lake Erie has pool, pavilion & dockage available. \$279,900.



5296 Knight Rd.
ROOM TO ROAM
BERLIN TWP.

4 bedroom, 3½ bath, 2578 sq. ft. home on 2.8 acres surrounded by beautiful trees. Open floor plan. Family room with cathedral ceilings & gas fireplace. Great deck overlooking backyard. Large (30'x24') 2 ½ car garage. \$199,000.



211 Cedar Point Rd.
FOR THE FUN LIFE!
SANDUSKY

4 bedroom, 2 bath, 2447 sq. ft. home. Located on a lake-to-bay lot with a boat launch. 3 season room to large deck overlooking the bay. Built-in bookcases & wood burning fireplace. Water views from every window! \$469,900.



95 W Main St.
STATELY CENTURY HOME
NORWALK

5 bedroom, 3½ bath, 4200 sq. ft. century home on 3.2 acres. Dramatic staircase in foyer. Large dining room. Library overlooks the terraced patio. Hardwood flooring, wide woodwork, built-ins & remarkable fireplaces. \$325,000.



215 Cedar Point Rd.
LAKE-TO-BAY LOT
SANDUSKY

This incredible lakefront home has an open floor plan with many windows and multiple decks. Many updates including the kitchen and flooring. 3 bedrooms, 2½ baths, and 3000 sq. ft. in the house plus a 400 sq. ft. apartment. \$699,900



323 Shawnee Pl.
OWN A BEACH HOUSE
HURON

3 bedroom, 2 bath, 1440 sq. ft. home located in the Old Homestead beach community. House remodeled in '08 with easy maintenance in mind. Eat-in kitchen, appliances. Wood burning fireplace. High efficiency furnace & A/C. Sandy beach down the street. \$229,900.



1501 Cedar Point Rd.
ARCHITECTURAL BEAUTY
SANDUSKY

Live large in this renovated luxury home. Open spacious floor plan with 5 bedrooms, 4½ baths and 4500 sq. ft. on a .6 acre lake-to-bay lot. Wake up to a spectacular view of Lake Erie from the exquisite master suite. Dockage on the bay side. \$850,000



401 W. Shoreline Dr. #115
BY THE DOCK OF THE BAY
SANDUSKY

2 bedroom, 2 bath, 954 sq. ft. condo on Sandusky Bay. Sit on the patio & watch the boats go by. Enjoy the downtown waterfront lifestyle! Pool. Close to Marina. \$174,000.



1371 W. Cleveland Rd. #C
VIEW OF LAKE ERIE
HURON

3 bedroom, 1 ½ bath, 1392 sq. ft. townhouse condo. Endless views of Lake Erie. Custom maple eat-in kitchen. 2 car garage. Also available for 1 year lease. \$205,000.



909 Superior Dr.
EXTRAORDINARY
HURON

3 bedroom, 3 bath, 3194 sq. ft. lakefront home. Open floor plan & some hardwood flooring. Granite countertops & stainless steel appliances. 1st floor bedroom. Fireplace & built-in bookcases. Master suite with balcony. \$779,900.



1507 Cleveland Rd. E. #424
ENDLESS WATER VIEWS
HURON

2 bedroom, 2 bath, 1124 sq. ft. turnkey condo with sunroom on Lake Erie. Some newer carpet & newer A/C. Boat dockage, beach, pool & tennis. Perfect getaway at the beach or year round living. \$194,500.



125 Turtle Bay
LISTEN TO THE WATER
HURON

Turnkey lakefront condo. Plentiful Lake Erie views in this 3 bedroom, 3 bath, 2394 sq. ft. condo. Quartz countertops, stainless steel appliances. Wet bar. 2 car garage. \$375,000.



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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.

1721 E. Skyline Dr., Lorain, OH.



Price

\$119,900

MLS# 3815309

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

5780 West Erie Lot 27



\$7,900

MLS# 3820446

2 Bedroom 1 bath Mobile Home.
Near Lake.

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.

5780 West Erie Ave Lot 48



\$4,500

MLS# 3823565

2 Bedroom 1 Bath. 1976 Radco RTL Mobile Home. Near Lake Erie. Needs work.

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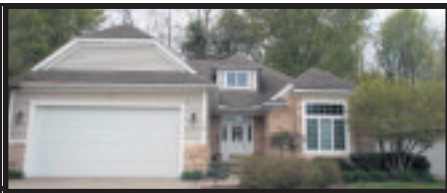
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Billy Swanzer
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Billy@Swanzer.com
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416 Stonebridge Dr, Amherst

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



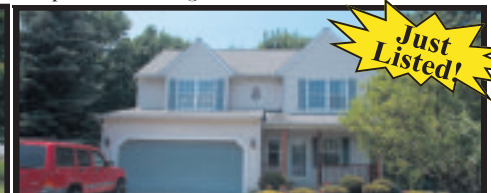
136 Coen Road, Vermilion

Nice 2 bed, 2 bath home close to the shores of Lake Erie. Open floor plan with spacious rooms throughout. Large master bath, skylights, shed. **\$28,500**



768 Decatur Street, Vermilion

Lovely 2 bedroom, 1 bath ranch near Downtown Vermilion's shops, restaurants, and Lake Erie. Screened in front porch & nice backyard. **\$89,900**



Just Listed!

6343 Oak Tree Dr. S, Lorain

Beautiful 3 bed 2.5 bath colonial on a scenic lot in Amherst Schools. Spacious rooms, large deck, custom fireplace, hardwood floors, new carpet. **\$185,000**



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**



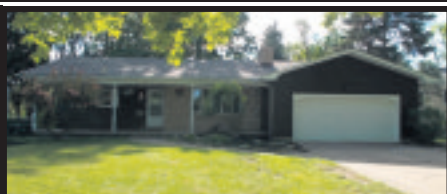
385 North Lake Street, Amherst

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**



401 Candy Lane, Amherst

3 bedroom, 2 bath ranch with many updates! Full basement, 2 fireplaces, huge eat-in kitchen. Amazing sloping wooded backyard w/ creek. **\$136,900**



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! **\$49,900**



39280 Colorado Avenue, Avon

3 parcels - 2.78 acres commercially zoned C-4 general business across from All Pro Freight Stadium. 3 bedroom house and barn. Close to I-90. **\$550,000**

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



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VACATION LAND



6 Bath Street, Put-in-Bay, OH 43456
\$374,900 • MLS# 20162657
One of the most affordable Lake Erie waterfront homes in Put-In-Bay on South Bass Island. Located downtown PIB with all of its shopping, food and entertainment. This lovely classic home has 3 Bedrooms/2 Full Bathrooms. Enjoy the sunrise with your morning coffee on your lakefront patio or screened front porch. The adjacent parcel to the north is included. Start living the Lake Erie Lifestyle today. Stunning views!



789 Lake Ave, Middle Bass, OH 43446
\$339,900 • MLS# 3796138
Plenty of style in this historic Bass Club home on Middle Bass Island, Ohio's western point. The Bass Club was frequented by presidents, and celebrities. One of the oldest neighborhoods on the Lake Erie Islands, the association shares a large common lakefront park, gardens, & historical charm. There is a large screened front porch, living room, formal dining room, two full bathrooms, large foyer, open stairwell, and three bedrooms. Enjoy watching the boats going past South Bass Island and Perry's Monument. Only 20 steps to the water.



580 Bimini Dr, Sandusky, OH 44870
\$249,800 • MLS# 3792114
Beautiful boathouse with 45' boat well. This is a true boathouse with the house built over and in front of the boat well. Great for a primary residence or a second home.



78 and 79 Bimini, Sandusky
\$475,000 • MLS# 3786655
Partially finished boathouses in a prime location. Snug Harbor provides Sandusky Bay and Lake Erie access and overlook the bay and Cedar Point. Purchase both #78 & #79 at \$475k or less separately. The expensive, difficult part is completed. Contact Lee for details at 440-315-6000. Ready to build your dream home! Plans available that include a two and a half car garage with 4,000 square ft. of living space on the second and third floor. www.BoathouseLifestyle.com



Portsmouth Ave, Put-in-Bay, OH 43456
\$82,900 • MLS# 3719575
Build your dream home at Put-In-Bay, Ohio on the beautiful Lake Erie Islands. Walk to downtown from this beautiful street. This is a wooded parcel. Start living the Lake Erie Lifestyle today on South Bass Island!



54 Driftwood, Middle Bass Island, OH 43446
\$30,800 • MLS# 20161999
Start living the Lake Erie Island lifestyle today! This parcel has treated water and sewage at the street. It is located in Burnside Bay, with a golf course, pool, club house and waterfront park. There is also an association marina. Middle Bass Island is centrally located within the Lake Erie Islands. Enjoy full passenger and ferry service from the mainland, as well as passenger only service from the village of Put-In-Bay on South Bass Island. There is a modern paved airstrip, a large state park marina, gift shops, grocery store, yacht club and several eating establishments.



400 Swartz Rd #113, Middle Bass Island
\$199,500 • MLS# 20161461
A private secured patio wraps around 3 sides providing amazing panoramic views of Lake Erie, the neighboring state park and wetlands areas. Granite counter tops, lovely woodwork and appliances stay. Enjoy 2 bedrooms and 2 full bathrooms. Create income - YES, short term renting is permitted! There is regular/vehicle ferry service from the mainland as well as seasonal passenger only service to the village of Put-In-Bay on South Bass Island. Docks/boat ramp at the large state park marina and yacht club. Seller is offering generous incentives.



300 S Lonz, Middle Bass, OH 43446
\$149,900 • MLS# 3615748
This 2 bedroom, 1.5 bath A-frame boasts 2 decks and a picnic shelter over concrete patio. Multiple storage sheds for island toys! Backs to State Park Nature area.



662 Fairway Dr, Middle Bass, OH 43446
\$151,500 • MLS# 3777068
The expansive deck looks over the adjacent golf course. Walk to the pool, club house, marina and lakefront beach. The perfect size for a vacation hideaway! Have a boat? Need more space? The adjacent lot is for sale separately and includes a dock certificate! There are 3 bedrooms and 1.5 bathrooms. MBI has regular passenger and vehicle ferry service from the mainland, and passenger service to the village of Put-In-Bay on South Bass Island. Start enjoying the Quiet Island for Active People this season!



624 Lake Rd, Middle Bass, OH 43446
\$158,500 • MLS# 3724290
Have you been considering purchasing an island retreat? Search no more! There is an association beach park, pool, clubhouse, launch ramp, and a golf course. Enjoy your days on the front screened 12 x 9 porch or the back 16x10 deck. There are 3 bedrooms and 2 full bathrooms. Appliances stay. Located on paved Township Rd. with treated water and sewage. Start living the Lake Erie Lifestyle today in this lovely island home. See more at www.HiseyGroup.com

INVESTMENT PROPERTY



2626 Broadway, Lorain, OH 44052
\$99,900 • MLS# 3798254
OWNER WILL LOOK AT ALL OFFERS! Plumbing, roof, manufacturing, concrete, masonry, electrical - MAKING THE POSSIBLE! Part of the Lorain residence. This building has a large basement with a ramp leading down to the large basement area from the back overhead door. There is a back garage area and additional storage. The inside is office ready and even includes most of the furnishings. The office is finished and ready to go. There is a conference room, meeting room for crews, a front show or display area, and individual offices. There are multiple bathrooms. More here than it appears on the street! The adjacent house is also available which would provide additional parking and storage space plus an owner or employee residence additional rental income. (house previously rented for \$650 per month)



2521 E 32nd St, Lorain, OH 44055
\$39,900 • MLS# 3809492
Great bones with many original built-ins and trim in place. Brick driveway. Investors, first buyers, or just looking for a change? This home is for you! Property is bank owned. Being sold in "As Is" condition.



2425 E 34th St, Lorain, OH 44055
\$34,500 • MLS# 3809584
New home owners? Investors? Need a change? With some loving care this home can come alive! Concrete driveway, garage, and newer windows. Property is bank owned. Sold in "As Is" condition.



2620 Broadway, Lorain, OH 44052
\$29,900 • MLS# 3747453
Looking for that first home? Investor? This could be the house for you! Enjoy three bedrooms with a full bath upstairs, and a living room, formal dining room and kitchen with breakfast nook. There is a full basement with ample room. The garage sits behind the house with access from both sides. There is a full basement in the garage plus loading dock and stairs to loft storage. Much of the homes natural woodwork remains. Sellers will entertain all offers - This could be the home you have been waiting for. This home was previously rented at \$650 per month!



115 W 26th St, Lorain, OH 44052
\$29,900 • MLS# 3675909
This home boasts beautiful woodwork throughout. There is a spacious Living Room, full-Basement and a Dining Room off the Kitchen. The backyard is partially fenced. Enjoy porches on both the front and rear of the home. The unfenced area behind the home is part of the property.



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33136 Fairport Dr., Avon Lake, OH 44012
\$184,900 • MLS# 3814115
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Featured WATERFRONT



13101 W Lake Rd 6, Vermilion, OH 44089
\$199,800 • MLS# 3691307
Beachfront home with sunset views! Enjoy the private sand beach and the views from your lakefront deck. Two story penthouse unit is move-in ready. Large Master Bedroom upstairs with his/hers closets, two additional storage areas with one finished, and a full-Bath. Downstairs enjoy the expansive open living area with plenty of deck access and amazing Lake Erie views. The downstairs guest Bedroom has a private deck with a swing. All appliances stay. The vaulted ceiling and skylight provide a wonderful environment for preparing your meals. Cask Villa is located between historic Vermilion and Huron. Just 10 minutes to the highway!



14902 Kneisel Rd, Vermilion, OH 44089
\$258,900 • MLS# 3794601
Beautiful 2,800 square foot colonial on one acre with fenced yard and large deck & gazebo. Beautifully landscaped with a dream garage/workshop and a bump-out area that can be used as a hobby area, kennel, office or workshop. The garage with addition includes two half baths, heat and electric. Guests will step into a foyer with an open stairwell and two story foyer. There is a formal dining room, large study and a living room with vaulted ceiling. Enjoy a master bedroom with master bath and three additional bedrooms with a full bath upstairs. Quick access to the highway. Close to historic downtown Vermilion with its beaches, shops & marina's.



290 Lake Rd, Middle Bass, OH 43446
\$29,900 • MLS# 3729255
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VL Tuhan Road, North Bass Island (can divide)
\$258,720 • MLS# 20151566
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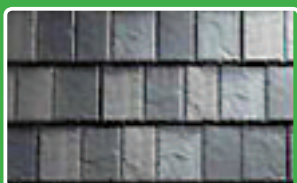


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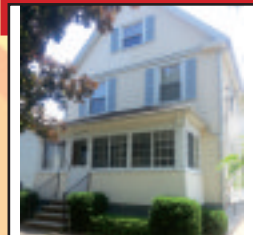
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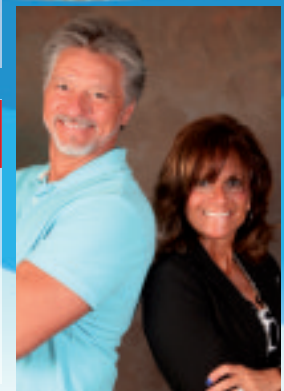


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4916 Oakview Drive Vermilion

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**12812 Thompson Rd,
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\$149,000

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**212 East Ave,
Elyria**

\$75,000

Commercial office, downtown Elyria - Bank Owned Property



**366 Brace Ave,
Elyria**

\$45,000

3 bedrooms, 1 bath, slab - Bank Owned Property



**868 West River Rd
Elyria**

\$42,000

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



**703 E River St,
Elyria, OH 44035**

\$39,995

Great starter home or investment property -- 2 bedrooms; 1 bath; detached garage



**3179 Lincoln St,
Lorain**

\$34,900

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.

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Add value to your home with these renovations

Metro Creative

Homeowners choose renovation projects for a variety of reasons. Although many improvements are made to increase functionality and comfort of a home, several others are seen as worthwhile investments. These investments can add up to a higher resale value when the time comes to sell a home.

Certain projects have a history of providing a greater return on homeowners' investments than others. The following renovation tips can add beauty to your home and generate great returns when you put the home up for sale.

- Invest in your kitchen. Kitchen remodels are a safe bet when it comes to putting money into improving a home. Residents tend to spend a great deal of time in the kitchen, but a dated, poorly functioning kitchen can detract from the value of a home, even if the rest of the home is in good shape. It's possible to recoup between 60 and 120 percent of your kitchen remodel investment, especially if the kitchen matches up well with the rest of your home. Homeowners should know that a deluxe renovation may not be necessary, as relatively moderate improvements can create a whole new look for a kitchen.
- Look to paint. One of the least expensive improvement materials, but one that has a significant impact, is paint. Neutral, modern colors can easily liven up any space. If you paint with low-VOC paint, you also can advertise an eco-friendly home, which is very desirable these days.
- Put in another bathroom. Multiple bathrooms are an attractive selling point, particularly in older homes that may not have been equipped

with more than one bathroom. Finding extra space for a bathroom can be tricky, but consider closets, areas under stairs or even taking some space away from another room. Popular home-improvement television channel HGTV advises that half-bathrooms require at least 18 square feet of space, while full baths need 30 to 35 square feet for a stand-up shower or bathtub.

- Renovate the HVAC system. Aesthetic improvements aren't the only ones that add value to a home. Many home buyers are eager to purchase a home that has a new heating and cooling system, as buyers understand that furnaces and air conditioning units are substantial investments that can last for years. Other improvements, such as adding attic insulation or replacing older windows and doors with more energy efficient options, also are smart bets.
- Add illumination to rooms. A dark home is a dreary home. Adding light can mean including more overhead and accent lighting. Under-cabinet task lighting is a nice touch. Inclusion of skylights and sun tubes can bring natural light into rooms that may not have south- or west-facing windows.
- Put a deck addition outdoors. Outdoor living spaces have become more desirable, especially as the "staycation" has grown in popularity. Decks and patios can make backyards more appealing. The scope of your investment will depend on the size of the deck and design. Doing the work yourself can cut the cost of decks in half, but only if you have the specific tools or experience to tackle such a project.
- Improve curb appeal. Adding attractive landscaping and freshening up the entryway to a home can add

considerable value to your home, as buyers judge homes by their exteriors. Completely renovated interiors may never be seen if buyers pass up your home because of a less attractive exterior. Classy, subtle changes, like well-placed shrubbery and a green lawn, can work wonders.

An inviting front door and well-lit entryway also add curb appeal to a home.

Before making improvements, homeowners should determine if a given project will provide a solid return on their investment.



Finding space to install an extra bathroom in a home can be a worthwhile investment.

Resources for first-time home buyers

Metro Creative

The housing market has begun to heat up thanks to an economy on the rebound. Few people aspire to rent for life, and home ownership is a dream shared by both natives and immigrants who came to the country seeking a better life. Each year the National Association of Realtors compiles a profile of buyers and sellers that documents trends in the real estate market. Although the majority of first-time home buyers identify as white, the next largest group are Hispanics, who account for 11 percent of the market of first-time home buyers. The rapidly growing Hispanic population is influencing all areas of

modern living, including real estate. Estimates suggest that, between now and 2020, Hispanics, the second largest ethnic group in America, will account for 50 percent of new home buyers. Over the last three decades, two of every five newcomers to the housing market were Hispanic, according to the National Association of Hispanic Real Estate Professionals. In addition to needing assistance finding their dream homes, Hispanic buyers also may need help securing loans to finance their upcoming home purchases. Just this year ezDinero.com launched a multinational online alternate lending solution that helps first-time borrowers connect with top experts

who specialize in personal loans. The company works directly with the Spanish-speaking market and serves as a mediator between lenders and borrowers. The service is one of the few reputable online companies that can help first-time borrowers find financial solutions that meet their exact specifications and connect them with the top lenders in the industry. Marina H. Gonzales, Director of Public Relations at ezDinero, states that there is a need for this type of bilingual service for the Spanish-speaking audience, which is underserved in the United States. “ezDinero was created with the intent of giving the Spanish-speaking population an opportunity to meet their personal lending needs,

especially for first-time borrowers,” Gonzales said. This alternative lending solution is not the only option available to Hispanics. Some people find success through government assistance and grant programs geared toward the Hispanic community. The National Association of Hispanic Real Estate Professionals can be an excellent resource for further information, instructing people on how to apply for loans, secure lower interest rates and qualify for loans even if you have a poor or brief credit history. Hispanics wield more influence in the United States than ever before, and more and more Hispanics are making that influence known in the real estate market.



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