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| <p>Willoughby \$174,000</p> | <p>Lake Front Mentor-on-the-Lake \$575,000</p> |

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Waite Hill Colonial

\$459,900 OR TRADE

3 bed, 3.5 bath colonial in Waite Hill. Park like setting w/ almost 4 acres. Zoned for horses. Lg. eat-in kitchen with granite and all appliances. Newer roof, air, and furnace. 440-667-4427 www.JohnDeSantisSold.com

Gates Mills Cape Cod

\$449,900 OR TRADE

4 bedroom, 2.5 bathroom. Cherry kitchen with granite, 2 custom fireplaces. Finished walk-out basement with built-in bar. In ground pool and stone patio set on 2+ acres. 440-667-4427 www.JohnDeSantisSold.com

Chestland Colonial

\$429,900 OR TRADE

4 bedroom, 3.5 bath colonial on a secluded cul-de-sac wooded lot. Large eat-in kitchen that opens to family room w/fireplace. Finished lower level. 440-667-4427 www.JohnDeSantisSold.com

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\$429,900 OR TRADE

4 bedroom, 4 bathroom large colonial situated on more than 6 acres! Gourmet kitchen with all appliances & granite countertops. Finished lower level with rec room & wet bar! Ton of updates! 440-667-4427 www.JohnDeSantisSold.com

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Concord Colonial

\$329,900 OR TRADE

4 bedroom, 2.5 bathroom colonial on over 1 acre! Eat-in kitchen with quartz counters & wet bar! Great room with fireplace, den, & laundry room on 1st floor. Large master suite! 440-667-4427 www.JohnDeSantisSold.com

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Awesome super sharp 4/5 bedroom, 3 bath one of a kind custom built home on secluded 7.5 acres. Updated kitchen with quartz counters, 1st floor laundry, full basement. 3 car garage! 440-667-4427 www.JohnDeSantisSold.com

Willoughby Hills

\$299,900 OR TRADE

4 bedroom, 2.5 bath colonial w/open foyer, 2 story great room w/fireplace, enormous eat in kitchen with center island, family room, full basement and more. 440-667-4427 www.JohnDeSantisSold.com

Mentor Colonial

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Lyndhurst Colonial

\$189,900 OR TRADE

4 bedroom, 2.5 bath colonial loaded with updates! Kitchen with stainless steel appliances. Family room with fireplace. Hardwood floors. Backyard with deck, fire pit & pool! 440-667-4427 www.JohnDeSantisSold.com

Awesome Newer Colonial

\$155,000 OR TRADE

4 bed, 2 full bath modern colonial. Open concept. 1st flr master. 2 story great room w/ fireplace. Finished bsmt. 2 decks. New carpet on 1st 2 flrs and new paint (2016). 1 yr home warranty. 440-667-4427 www.JohnDeSantisSold.com

Lovely Colonial

\$134,900 OR TRADE

5 bedroom, 1.5 bathroom charming home with 2 fireplaces. Tons of storage between the large walk-in closet & closets with built in dressers! Relax in the screened sunroom and much more! 440-667-4427 www.JohnDeSantisSold.com

Cute Ranch

\$99,900 OR TRADE

3 bedroom ranch with large updated eat-in kitchen with all appliances. Large living room. Updated full bathroom. Private wooded backyard. One year home warranty. 440-667-4427 www.JohnDeSantisSold.com

Willoughby Hills

\$89,900 OR TRADE

3 bedroom, 2 bath cape cod on quiet dead end street. Remodeled kitchen. 1st floor master suite addition. 2nd floor offers large dormer bedroom. Large 2 car garage. 440-667-4427 www.JohnDeSantisSold.com

Beautiful Bungalow

\$84,900 OR TRADE

3 bedroom, 1.5 bath colonial. Prime location, North of Blvd - well cared for colonial. Fresh face lift including paint, carpet and refinished floors. Edgecliff Beach Club Membership. 440-667-4427 www.JohnDeSantisSold.com

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1st Floor Family Room

\$84,900 OR TRADE

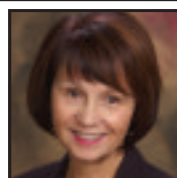
3 bedroom, 1.5 bath colonial. Loads of updates including: roof, windows, H/W tank, & hardwood floors! Great layout. Finished basement. Patio. Attached garage. Convenient location. 440-667-4427 www.JohnDeSantisSold.com



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Linda DeMell



Lisa DeMario



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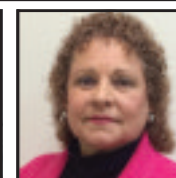
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Willby Hills Perfection



\$379,900 OR TRADE

4 bed, 2.5 bath colonial loaded with updates! Kitchen updated incl. granite counters, 4 season room addition 1st floor family room & laundry room, full basement, cul-de-sac, acre lot!

440-667-4427 www.JohnDeSantisSold.com

Oak Hollow Community



\$369,900 OR TRADE

3 bedroom, 3.5 bath detached condo in Eagle's Club. Eat-in kitchen with granite & stainless steel appliances! Open floor plan. 1st floor master suite. 2 car garage. Finished bsmt.

440-667-4427 www.JohnDeSantisSold.com

Willoughby Hills



\$349,900 OR TRADE

4 bedroom, 3.5 bath home on breathtaking 3.6 acre cul-de-sac lot. Huge great rm with wet bar that overlooks indoor built in pool & hot tub. Huge eat-in kitchen. Deluxe master suite.

440-667-4427 www.JohnDeSantisSold.com

Willoughby Hills



\$334,900 OR TRADE

4 bedroom, 3 bath home on over 1.4 acres. Huge living room, formal dining room, family room w/ vaulted ceilings, 1st floor master and Much More!

440-667-4427 www.JohnDeSantisSold.com

Quote from Mark & Kathy:
"John DeSantis sold our home as a direct result of his 'Guaranteed Sold' Program by offering to buy our buyers home for cash."

Beautiful Split Level



\$259,900 OR TRADE

4 bed w/ hardwood flrs & 2.5 bath. Cul-de-sac street. Lg updated eat-in kitchen w/ all appliances. Brick fireplace. Lg master suite. Possible 5th bed. Enclosed porch. Many updates.

440-667-4427 www.JohnDeSantisSold.com

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Willoughby Hills Ranch



\$244,900 OR TRADE

5 bedroom, 3.5 bathroom ranch with finished walk out basement and fireplace! Great location on over an acre! Large kitchen with loads of cabinets and counterspace!

440-667-4427 www.JohnDeSantisSold.com

Super Sharp



\$244,900 OR TRADE

4 bedroom, 2.5 bath colonial in newer development. 1 block from Lake Erie. Great rm with fireplace, 1st floor laundry, full bsmt, incredible backyard w/ stone patio, firepit, & deck!

440-667-4427 www.JohnDeSantisSold.com

Awesome Colonial



\$129,900 OR TRADE

3 bedroom, 2 bath colonial loaded with updates! 1st floor family room w/ vaulted & beamed ceiling! Hardwood floors! Rec room. 2.5 car garage. Fenced yard. Convenient location!

440-667-4427 www.JohnDeSantisSold.com

Master Bungalow



\$119,900 OR TRADE

4 bedroom, 2.5 bathroom home located on dead end lot! Large updated eat-in kitchen. Finished rec room in lower level. Large deck overlooking backyard. Great location next door to park!

440-667-4427 www.JohnDeSantisSold.com

Brick Cape - North of Blvd.



\$115,000 OR TRADE

Super sized cape cod with 3 car garage and enclosed porch. 4 bedrooms and 2.5 baths. Finished basement with rec room. Hardwood floors. Den could be 5th bedroom

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Willowick Beauty



\$112,500 OR TRADE

4 bedroom, 1.5 bath bungalow. Large eat-in kitchen. Finished basement. All new flooring, deck, 2 car garage, & fenced yard. Convenient location. One year home warranty!

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First Floor Ranch Condo



\$106,000 OR TRADE

2 Bed, 2 Full Bath Concord Ranch Condo. Updated kitchen w/ all appliances. Lg open floor plan. Lg living room w/ fireplace. Lg master bed and bath. Sunroom and patio. Many updates.

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Wonderful Willowick




\$84,900 OR TRADE

2 bedroom well maintained bungalow located in the heart of Willowick. Close to shopping & freeway access. Nice sunroom for relaxing in the summer & yard for summer cookouts!

440-667-4427 www.JohnDeSantisSold.com

Beautiful Bungalow



\$69,900 OR TRADE

4 bedroom, 2 bath bungalow with 18X13 gas heated 4 season sun room, updated kitchen, living room w/ Hunter Douglas shades, newer garage door and more!

440-667-4427 www.JohnDeSantisSold.com

Cute as a Button



\$69,900 OR TRADE

Eat-in kitchen, great room w/ wood burner! 2 bedrooms w/ loads of closet space! Updated full bathroom! 2.5 garage! Large deck & loads more offered in this home!

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Cozy Cape Cod



\$49,900 OR TRADE

4 lg. bdrm. located on quiet tree lined street. Lg. eat-in kitchen, and updated bath with heated floors. Wood flooring upstairs. New carpet. All appliances included!

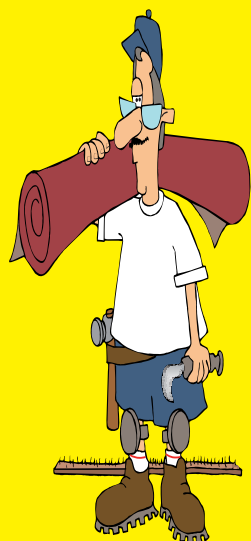
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\$279,900

CONCORD



\$149,900

EASTLAKE



\$144,900

GENEVA



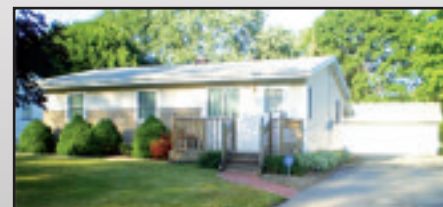
\$125,000

MENTOR



\$199,000

PAINESVILLE



\$129,900

PAINESVILLE



\$115,000

PAINESVILLE



\$99,900

PAINESVILLE



\$149,900

WICKLIFFE



\$129,000

WICKLIFFE



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WILLOUGHBY



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WILLOUGHBY



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MADISON



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MENTOR



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WILLOUGHBY



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Combatting Warm-Weather Bugs

Tips to prevent pest-related illness and irritation this summer

(Family Features) With temperatures rising and homeowners heading outdoors for picnics, parties and gatherings, insect-induced risks are fully in-season. With disease-carrying bugs buzzing around, it's time to take the proper steps in protecting your lawn so that you can enjoy living life outside to the fullest and get the most out of your backyard this summer.

Warm-weather bugs, such as fleas and ticks, offer risks that include irritating bites and Lyme disease, which is transmitted by deer ticks and is typically accompanied by fever, headache, fatigue and a skin rash. If left untreated, Lyme disease can cause nervous system damage. Ticks can often be found in heavily wooded regions and naturalized areas with tall, unmowed grass and other plants. Pets and families should be aware of tick problems in these areas if left untreated.

Fleas are also a problem for pets if left undetected. Fleas thrive in warm, dry periods of summer and can be difficult to control. Other lawn pests including chiggers, ants and spiders can be an irritation for families playing in their yard.

Taking proper preventive measures can help protect your family and your yard from these and other nuisance pests. The National Pest Management Association and the Centers for Disease Control recommend the following tips:

- Clear tall grass and brush.
- Mow frequently and keep leaves raked.
- Remove vegetation or trash from around any source of standing water that

cannot be changed, dumped or removed.

- Screen windows, doors and other openings with fine mesh and keep doors and windows shut to prevent entry.

- Have pets treated for flea and tick control and keep them on a regular regimen.

- When outdoors, use an insect repellent containing DEET, picaridin or oil of lemon-eucalyptus on exposed skin.

Concerned homeowners should also consider contacting an outdoor pest control professional who can help reduce exposure to fleas, ticks and other pests, decreasing the risks for pest-borne illnesses. For example, the TruShield Lawn Pest Control Plan available through TruGreen includes an inspection of your lawn and treatment of any problem areas. The service also includes a broad application to significantly reduce the population of any other active lawn pests, and additional applications every four to six weeks for lasting control and ongoing protection.

"Using a professional to help control lawn pests should be part of a well-rounded, comprehensive defense program," said Bob Mangan, TruGreen director of technical services. "Because ticks and other nuisance pests can congregate in backyards, it is especially important to help protect yourself and your family so that you can fully enjoy your outdoor time."

Learn more about how to reduce your exposure to dangerous pests and help defend your home and family from unwanted lawn visitors at TruGreen.com.

THE WARREN TEAM

MICHAEL, JAN, & AMY

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Michael's Cell: 440-667-7046

Jan's Cell: 440-567-5866

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| | | | | |
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| MADISON - \$65,000  2BR & 1BA Home with 150ft of frontage, close to an Acre * LivRm * Kit-Din combo * FamRm w/woodburner *Oversized Garage * Vinyl windows | MADISON- \$99,900  Remodeled 2BR, 1BA Ranch * Kit w/ Newer Counters, Backsplash & Flrs * 2 CarGar w/concrete Drive. Expanded Rear Deck *Trex on FrtDeck * Many Updates- call for Details! | MADISON - \$109,900  4BR, 1 BA Bungalow * LivRm & DinRm *Eat-in Kit * 1+Garage * Fenced in Yard * Deck *Newer Furnace | MADISON - \$121,900  3 BR, & 2.5 BA Colonial Condo * Vaulted LivRm w/GasFP * Formal DinRm * Eat in Kit w/Appl. *2 Car Att Gar * Covered Patio w/view of Lake Erie *Walk to Stanton Park & Lake Erie | MADISON - \$129,900  Well Maintained 3BR & 1.5BA Split Level on Double Lot * LivRm * Eat-in Kit w/Stainless Steel Appl. *FamRm w/Brick Wall FP * Large Storage w/half Bth, ready to be Finished * Awesome Backyard- Deck, Patio w/Pergola, Privacy Fence, Firepit, Shed, Landscaping! |
| MADISON - \$129,900  3 BR, & 1.5 BA Ranch w/many Updates *Newer Woodwork, Interior Doors in Many Rms. *Updated Kit w/Cabinets, Granite, Dishwasher & Flr.- 2013 * Newer Windows & Trim * 2 Car Gar * Brick Patio w/Privacy Fence & Shed. | MADISON - \$139,900  3 BR & 2BA Split Level * 1/2 Acre lot w/ fully Fenced in yard & shed * Eat in Kit w/ Appl *Enclosed Porch * FamRm w/ Gas FP * 2 Car w/Paved Driveway | MADISON- \$152,900  4BR, 2.5BA, 2672 Sq.Ft. Colonial w/ Kit w/ BreakfastRm & 3 Sided GasFP * Screened Porch of LivRm & Office * Partial Fin.Bsmt *2 Car Gar * Patio * Walk-in Attic | MADISON - \$169,900  4/5 BR's & 2 full & 1/2 BA * Updated Home * LivRm w/FP * Formal DinRm *Eat in Kit w/ Appl. * MasterBR on 1st Flr *Screened in Frt Porch & Rear Patio * Walkout Bsmt * 2 CarGar w/workshop * Amazing Garden & Yard add to the Character this Home | MADISON - \$169,900  Design & Build your Dream Home! New Construction, Ranch w/3BR & 2BA Public Water & Sewers Multiple floor plans or bring your own! |
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How to prevent mold growth in your home

Mold plays an important role in nature. Mold breaks down dead organic matter, including fallen leaves, and speeds up the decomposition process so nutrients can return to the soil as quickly as possible.

But mold inside a home can be a formidable foe, triggering allergic reactions and increasing a person's risk of developing respiratory problems. Mold can even cause damage to a home by attaching itself to wood and breaking down that wood.

Because the consequences of mold growth inside a home can be so dire, it's important that men and women take steps to prevent mold growth in their homes and apartments. The U.S. Environmental Protection Agency notes that controlling moisture levels in a home or apartment is the key to controlling mold as well.

- Address spills quickly and properly. Many instances of mold infestations can be traced to leaks or spills that were not quickly or properly addressed. The EPA advises that wet or damp materials or areas should be dried within 24 to 48 hours to prevent the growth of mold. Make sure spills are thoroughly cleaned as opposed to a cursory cleanup of only the areas visible to the naked eye. Inspect nearby crevices when spills occur to ensure the area where the spill happened and all surrounding areas vulnerable to mold growth are dry. In addition, fix leaky plumbing fixtures immediately, hiring a professional if necessary.

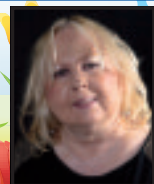
- Inspect the ground surrounding your home. Factors outside a home can sometimes contribute to mold growth

within a home. Make sure the ground outside your home slopes away from the foundation. If the ground slopes toward your home, rainwater or runoff from sprinkler systems may direct water into your home, creating conditions favorable to mold growth inside. Gutters and downspouts also should be inspected to ensure they are working optimally. If not, they can contribute to water damage on the roof that can ultimately lead to mold growth.

- Monitor indoor humidity. The EPA advises that homeowners keep indoor humidity below 60 percent relative humidity, which can be measured with humidity meters available at many hardware stores. Homeowners who can keep indoor humidity at levels 30 to 50 percent below relative humidity might be even more successful at keeping indoor mold growth at bay.

- Dry wet surfaces immediately. Surfaces can become wet even if a home has no leaky fixtures and no spills have occurred. For example, the surfaces of bathroom walls, ceilings and floors get wet when a home's inhabitants take hot baths or showers. That condensation is natural, but such surfaces are also susceptible to mold growth. Make sure to dry wet surfaces immediately, and keep exhaust fans on or windows open when bathing to decrease the likelihood of mold growth.

Mold growth can be detrimental to human beings and their homes. But many mold infestations are easily prevented.



Deborah Mitrovic
440-227-0607
dmitrovic@bhhspro.com

Congratulations Deborah Mitrovic Quality Service Award Winner 2015



Eileen Baur
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\$79,900

473 Sandtrap Circle

Beautiful 3 BR 2 FB ranch style home in lovely Golfway Pines. Home has vaulted ceilings, C/A, 2 car detached garage. Spacious lay-out with formal dining, large country kitchen, all appliances and more. Community Center for your use at Golfway Pines. Call Deborah at 440-227-0607



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7014 Bristlewood Dr. #F

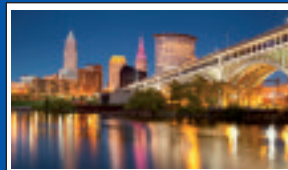
Beautiful Brick Fireplace in this Large Living Room with Cathedral Ceilings. Open floor plan flows from Living Room to Dining Room to Kitchen. Updated and well maintained throughout. All appliances stay, also has a Balcony and one car garage. Have a Concord Address at this Great Price! Call Eileen 216-536-8265



\$89,900

708 Mentor Ave, Painesville

Good Investment, Close to College, Schools, Shopping. Has updated Flooring, Kitchen, & Baths - Newer Windows. Just Move In. Newer Roof on Garage & Porch. Updated Electric. Call Eileen 216-536-8265



Republican National Convention Rentals

Exciting time for Clevelanders and visitors. One week rental in July. Locations in Mentor, Willowby, Wickliffe and Willowick available for this historic time in Cleveland. Pick up and drop off at airport as well as continental breakfast available on most. Savor the excitement! Be close to the Convention festivities.

Call Deborah at 440-227-0607 for details.



\$71,900

21850 Morris Ave.

Charming 3 Br 1.5 bath Cape Cod boasting a finished basement with built in bar and bookcase. Two car garage, C/A, HMS home warranty, heated all season sun room. appliances stay and much much more. Immediate possession.

Call Deborah 440-227-0607



ATTENTION VETERANS:

Zero down with zero money out of pocket.

Call Deborah Mitrovic 440-227-0607 for details and pre-approval.

Let me work for you as you have worked to make our country safe.



Vacant Land

2 Lots combined equal over an acre. Fronts in Willowby Hills and backs to Wickliffe. City water and utilities are all there. 3rd lot from corner Bishop and Eddy Rd. Can park in Dentist office at 28785 Eddy Rd to view lot. Buildable lot. Sanitary sewers and gas. #3470436 Call Eileen 216-536-8265



\$20,000

Nice area of Richmond Hts in newer development. Lot is narrow in front and widens to 135 ft across the back.

Call Eileen 216-536-8265



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SherryLor@aol.com

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 & FORECLOSURE SPECIALIST
 RELOCATION CERTIFIED**



WILLOUGHBY \$189,800

Freshly updated 3 Bdrm Colonial; 2.5
 Baths; Cherry Cabinetry & Granite in
 updated Kitchen & Dining Rm; Hardwood
 Floors in Living Rm; Bright, Sunny Family
 Rm w/2 Skylights; Full Finished Bsmr;
 2 Car Att Gar w/Nature Stone Floor.
 Newer Roof, Siding, Wndws, Furnace/AC.
 Gorgeous, fenced in yard w/paver patio.



CONCORD \$274,800

WOW * Here Today-Gone Tomorrow * Concord's
 Prestige Auburn Hills, Cape Cod Offers 3'
 Floors w/1st Flr Master Suite * 3 1/2 baths * 2 Huge
 Bdrms w/Loft Upstairs Overlooking Great Room
 Below * Full Finished, Walk-Out, Lower Level w/2
 Family Rooms, 4th Bdrm, Storage Rm, Glass Doors
 to Concrete Patio * Vaulted Ceiling & FRPL in Great
 Room & door to Deck Overlooking Woods & Pond
 * HW Floors in Foyer, Dining Room & Kitchen *
 Granite Counters & Appl in Kit * 1st Fl Laundry Rm
 * 2 Car Att Garage * If You're Looking For Privacy,
 Serenity w/No Maintenance, this Complex Is Hidden
 Among Acres of Woods * So Much Home For So
 Little Money * ONE YEAR HOME WARRANTY



PENDING



CONCORD \$124,000
 1710sq ft. 2bdrm, 2 bath
 condo. Freshly painted and
 move in ready.



PAINESVILLE \$24,000
 4 Bedroom, 2 Bath,
 Colonial, Short Sale

MENTOR \$244,800

Almost 2,500 SF Colo w/FULL
 finished Bsmr But You Don't Have To
 Shovel Snow Or Cut The Grass *1st Fl
 Laundry Rm *L-Shaped Great Rm w/
 FRPL, Crown Molding *4 Season Sun
 Rm w/Vaulted Ceiling & Skylights
 *Cupboards Galore In Kit w/10 Ft
 Snack Bar & Separate Sunny Dining
 Area *Formal Dining Rm *Mstr Bd
 w/Crown Molding, walk-in closet &
 12x10 Bathroom *All Appliances *Wd
 Deck Overlooks Woods For Privacy
 *2 Car Att Garage W/extra Storage
 Area *ONE Year Home Warranty
 #3734243



CONCORD \$98,800

Lockwood Ridge Condo.
 Bring your decorating ideas
 & paint brush to this 2 bdrm,
 1-1/2 bath condo. Large LR
 & DR combo; Eat in Kitchen
 w/all appliances; Walk-in
 closet in Mstr Bdrm; Fam
 Rm w/stone FRPL; 2 car att
 garage. Complex offers pool,
 playground, tennis, pond
 & club house. ONE YEAR
 HOME WARRANTY



PAINESVILLE \$151,995

Vacant Lot, 2.13 Acres for Apartment or Condo Complex.
 This property is great for senior citizen condominium complex.
 Currently zoned R-2. Many possibilities are listed in the city
 ordinances for this property. Check with the community
 development office for particular uses of this property.

**COMING
 SOON!**

Lake County;
 Auto body shop
 on 3 acres for
 sale. This has
 been established
 and successful
 for many years.
 Owner retiring

**COMING SOON!
 PAINESVILLE TWP.**

3 bd, 2 ba ranch, with open
 concept living, dining,
 and large family room with
 vaulted ceilings and gas
 fireplace. 2 car garage,
 large lot on a dead end street.
 Could be modified for one
 who is handicapped if needed.

USDA/VA/FHA FINANCING AVAILABLE



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Contact Jane Kaim VM 440-266-8042
Cell 440-823-2004
Whether Buying or Selling, Call Today!



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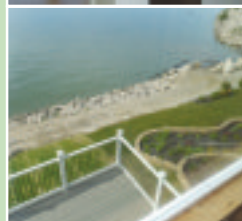
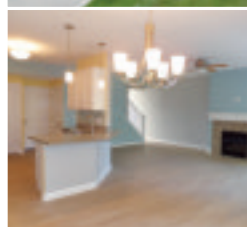
*Enjoy beautiful Larimar lakefront
 gated community with Lake Erie
 sunsets and private beach access and
 lots of choices!*

Just Completed Model -Gorgeous

Direct Lakefront Townhomes with walkout lake
 level priced at \$425,000 and \$440,000 3 bedrooms,
 3 1/2 bath, **don't miss this amazing Opportunity!**
\$239,900 with first floor master! To Be Built
Lake Single family: \$599,900 Model Completed
Plus \$799,900 under roof. Both are Amazing!
Townhome Model 1800+ sq. ft. \$214,900!!
Fabulous!

30 yr. fixed mortgage. Estimated Payments starting
 from \$1254 a month with 20% down payment
 including estimated Principle/Interest & taxes
 Open Every Day 1-5pm. Closed Fridays.

Take Rt. 2 exit E 305,
 go North, West on LSB to Larimar



PENDING



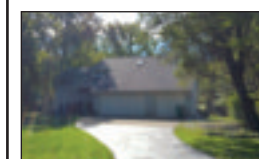
**PERRY
 \$289,900
 4660 WHITE
 ANGEL**

Fabulous Naughton
 built home featuring
 two-story great room
 with fireplace, formal dining, huge kitchen with center
 island, maple cabinets + breakfast room in bay window.
 1st Fl master Suite, 2nd floor 4 bedrooms 2 baths. Full
 basement with rec room and office intercom system
 security system and three car garage on half-acre lot! New
 driveway, new paint and new carpet November 2015! WOW

**WILLOWICK
 AUCTION &
 STARTING PRICE
 \$399,900**



Gorgeous 2006
 custom built Home
 with 3800+ sq ft with many upgrades including
 cabinetry, granite, 2 fireplaces and appliances plus
 beautiful hardwood floors on all 3 levels. Second
 floor Master Suite overlooking lake. Lower Lake
 Level w/full Bathroom, enormous Great Room and
 second kitchen.



**CONCORD
 \$299,900
 12150 GIRDLED
 RD**

This beautiful home
 featuring vaulted
 great room with wood
 burning fireplace
 formal dining, office, kitchen opens to a huge breakfast
 room/family room! Upstairs features master suite +2
 more bedrooms and bath. Full basement and three car
 garage on this, Magnificent backyard with multilevel
 decks, pond, private retreat on 1.75 acre lot!



**WILLOWICK
 \$319,900**

187 SEAVIEW DR
 Luxury Gated Water
 Front Community!
 Fabulous townhome on
 ravine with direct Lake

Erie view. Gorgeous 3 bdrm, 4 bath home, Main level
 has Great room with vaulted ceiling & fireplace, dining
 room, kitchen with breakfast bar, Walk out Lake level
 has Great room & bath. Great buy, **Last attached single
 family home with Lake Erie water view at this price!**

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The 2016 Our Town and All Around
Dining Directory
ONLY \$16
64 OFFERS for Golf Green Fees
and Driving Ranges
and numerous offers for leisure activities.



Savings at 45 of Ohio's finest wineries
60 Great offers at Cleveland's Historic West Side Market
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Pick up your copy today only at The News-Herald, 7085 Mentor Avenue in Willoughby between the hours of 8 am to 2 pm.



4 Projects to Breathe New Life into Your Home

(Family Features) As warmer weather approaches so do opportunities for homeowners to get outside and get to work on the home projects they've been dreaming of throughout the cold and rainy months.

If you're eager to dust off those tools, wash the paintbrushes and get to work outdoors, here are four projects to revive and restore and your house:

Spruce up your outdoor space. Many homeowners use their deck or patio as an extension of their living room in warmer months, so reviving this area of your home is a great way to welcome warm weather. If your patio furniture is still in good shape from last year, give it a good clean with soap and water, then spray it down with a hose. If entertaining is your forte, consider adding string lights and a metal bar cart to your space, making your home the neighborhood go-to for outdoor parties and barbecues.

Give the deck a makeover. A lot of dirt and debris can collect on the deck during less-used months, so, first and foremost, you'll want to clean your patio or deck with a deck cleaner, rinse with water and let dry. Always be sure to follow the manufacturer's instructions for deck cleaning products. Then, to protect against the elements and ultraviolet light, use Paramount stain-and-sealant-in-one from Pittsburgh Paints & Stains, a super premium stain that offers advanced protection and durability. To truly extend your living space to the outdoors and create a seamless transition, use an outdoor stain color

that is similar to any existing hardwood floors inside your house. With more than 70 stain colors in the line to choose from, this is the recipe you need to highlight the natural beauty of your home's woodwork.

Start your garden. Warmer weather means the return of bright colors and fragrant greenery. What better way to add curb appeal and a pop of color to your home than by planting your favorite flowers? If planting a garden doesn't strike your fancy, simply purchase a beautiful bouquet and place it in a highly visible area of your home, such as the living room, on your bedroom nightstand or the kitchen table.

Add some color. By the time warmer weather rolls around, we crave a bit of brightness. Thanks to breakthroughs in technology from Pittsburgh Paints & Stains, Paramount super premium interior and exterior paint-and-primer-in-one products allow you to complete your paint job with just one vibrant coat that also provides excellent ultraviolet and weather resistance. With almost 900 colors available in the color palette, there's never been a better time to freshen up your home and achieve a high-end look and lasting protection without breaking the bank.

There's an incredible amount of satisfaction that comes from improving your house and getting the job done right the first time with top quality products. Learn more about Pittsburgh Paints & Stains Paramount products, available only at Menards, at pittsburghpaintsandstains.com.


Lenny Vaccaro
440-951-4445

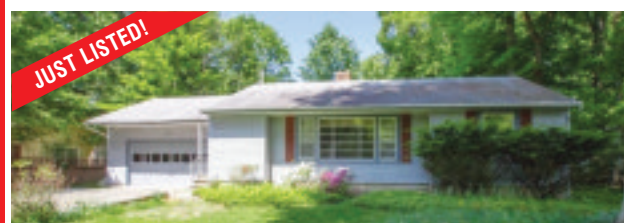
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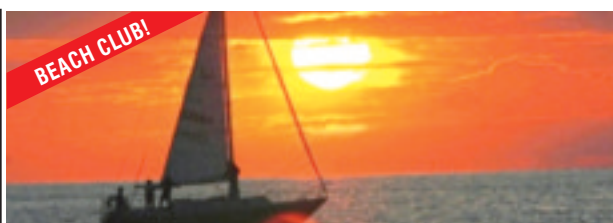
www.vaccaroteam.com

Joe Vaccaro
440-951-4445

joevaccaro@howardhanna.com


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JUST LISTED!
TIMBERLAKE - \$119,995

Close to Erie and located in a vibrant lake front community with two beach clubs to relax and entertain. Large living room with dining area, Eat-in kitchen, Family room has sliding door to rear yard and patio.

440-951-4445

BEACH CLUB!
EUCLID - \$87,900

Walk to beach! Lake access! Great for kayaking and jet skis. 3 BR, 1.5 Baths split level, Spacious open floor plan. Eat in kitchen, 1st Fl Family rm.

440-951-4445

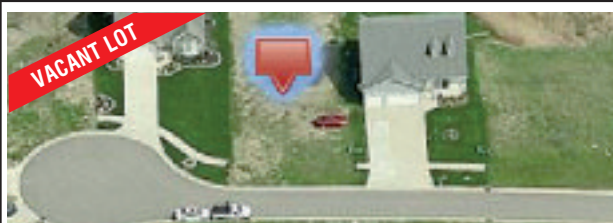
JUST LISTED!
WILLOUGHBY - \$459,900

Custom built in Hartshire Woods, 4 BR, 4.1 Baths. Great rm w/cathedral ceiling. Grand kitchen, 2nd flr owners suite w/glamour bath. Multi level deck with hot tub. Finished walk out lower level. Home warranty.

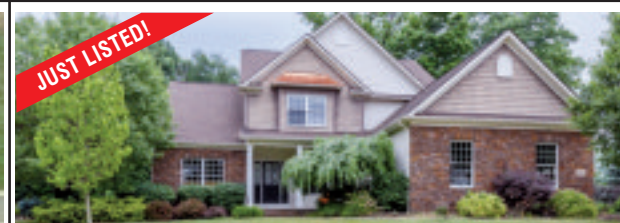
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NEW PRICE!
WILLOWICK - \$159,900

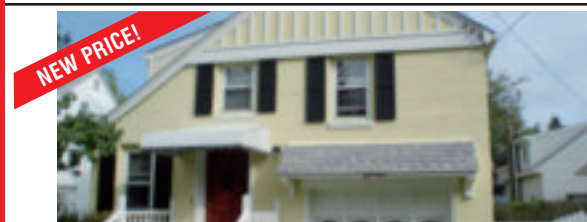
Over 2,100 Sq Ft. Rare 4 BR on quiet street. Well maintained. Family room addition with slider to rear deck and patio. Full finished lower level. Deep rear yard with shed.

440-951-4445

VACANT LOT
WILLOUGHBY - \$39,900

Build your dream home! Quiet cul-de-sac street, close to downtown Willoughby, easy freeway access. Almost .25 acre. Newer subdivision

440-951-4445

JUST LISTED!
WILLOUGHBY \$350,000

Custom built! 4 Bedrooms, three full and one half baths in St. Johns Bluff subdivision. Stunning open floor plan. Formal dining rm, office. 1st flr owners suite.

440-951-4445

NEW PRICE!
EASTLAKE - \$99,900

3 BDR colonial, Family rm offers brick gas fireplace. Dining rm with slider to rear deck overlooks rear yard. Appliances included. Hardwood floors in Living room, hall and bedrooms. Great location.

440-951-4445

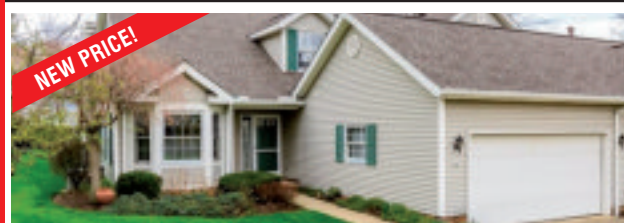
JUST LISTED!
WILLOUGHBY HILLS \$530,000

Over 3,000 Sq Ft! 4 Bedrooms, 3 full, 1 half baths. Pine Valley area on over an acre! Open floor plan. Great rm with beautiful stone FP. Kitchen with granite counters, center isle and morning rm. 1st flr owners suite and glamour bath. Three car garage. Home warranty included.

440-951-4445

JUST LISTED!
MENTOR \$149,900

Two family century home full of character. Nearly 2,500 sq ft. Would make great investment property. 1-2BR unit and 1-3 BR unit. Many recent updates.

440-951-4445

NEW PRICE!
WILLOUGHBY - \$179,900

Spacious open floor plan, 3 BR, 2 full, 1 half bath condo. Eat in kitchen w/bay window. Vaulted ceiling and skylights in Living rm. Great loft area.

440-951-4445

LAKEFRONT!
EUCLID \$299,900

Gorgeous lake views! 3 large bedrooms, 3 full and one half baths. Lower level rec rm. Large eat in kitchen. Rear yard with patio steps down to lake with deck, patio and boathouse. Optional Edgecliff Beach Club.

440-951-4445

CUSTOM BUILT!
HIGHLAND HEIGHTS - \$399,900

Distinctive and Custom designed! 4 BR, 3 full baths, over 5,000 Sq Ft. in Aberdeen community. Great rm w/cathedral ceiling. Exceptional kitchen!

440-951-4445

34601 Ridge Rd, Willoughby Ohio




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**Howard
Hanna**

KIRTLAND HILLS \$699,900
MUST SEE TO APPRECIATE!



Welcome to this Quality Built Over 6,000 Sq Ft Custom Colonial. Take a ride down the scenic driveway through the beautiful and private rolling wooded 10 acre estate! Bordered the Holden Arboretum on two sides this architectural masterpiece designed by Charles Bacon Rowley, features 5 bedrooms, 4 full and 2 half baths and lots of amazing history! Family room with large crown molding, butternut walnut, built-in bookshelves, detailed workmanship around hearth, beautiful walnut mantle above log burning fireplace. Morning room with fireplace and library with gorgeous hardwood flooring, bookshelves and decorative crown molding. Elegant formal dining room with built in china cabinet and wonderful views of nature. Spacious kitchen with butlers pantry, breakfast room, plus attached chefs kitchen. Master suite with 16x15 glamour bath plus 20x16 relaxing lounge with fireplace and 12x10 dressing room! MUCH MUCH MORE TO SEE! Ad#706

KIRTLAND HILLS \$489,900
CUSTOM RANCH HOME!



Stunning Kirtland Hills Custom Ranch! High-end Upgrades Throughout! 3/4 Bedrooms! 4 Full and 2 Half Baths! Gourmet Kitchen with Beautiful Cherrywood Cabinets, Granite Countertops, Large Island, Pantry, Ceramic Backsplash, Crown Molding, Imported Backsplash, Pantry, Desk Area and New Stainless Steel Appliances! Pella Windows! Large Sunroom with Vaulted Ceiling! Formal Dining Room with Double Crown Molding! Gorgeous Hardwood Flooring! Family Room with Bay Window and Brick Fireplace! French Doors Lead to Formal Living Room! Spacious Master Suite with Newer Glamour Bath, Heated Floors, Walk-in Ceramic Shower, Double Sink with Beautiful Vanity and Granite Counters! All Bedrooms with Walk-in Closets! Window Seat, Built-in Shelving! Newer High-end Furnace! Newer Roof! Large Laundry Room with Cabinetry and Folding Counter! Gorgeous Hardwood in Foyer! 36x26 Rec Room! 3.5 Car Attached Garage! Ad#790

WILLOUGHBY HILLS \$449,900
GORGEOUS LOCATION!



Stunning Brick Colonial! High-end Upgrades Throughout! 4 Bedrooms 4 Full Baths! Fabulous Gourmet Kitchen with Granite Countertops, Island, Beautiful Cherrywood Cabinets, Crown Molding, Imported Backsplash, Pantry, Desk Area and New Stainless Steel Appliances! Pella Windows! Large Sunroom with Vaulted Ceiling! Formal Dining Room with Double Crown Molding! Gorgeous Hardwood Flooring! Family Room with Bay Window and Brick Fireplace! French Doors Lead to Formal Living Room! Spacious Master Suite with Newer Glamour Bath, Heated Floors, Walk-in Ceramic Shower, Double Sink with Beautiful Vanity and Granite Counters! All Bedrooms with Walk-in Closets! Window Seat, Built-in Shelving! Newer High-end Furnace! Newer Roof! Large Laundry Room with Cabinetry and Folding Counter! Gorgeous Hardwood in Foyer! 36x26 Rec Room! 3.5 Car Attached Garage! Ad#790

WILLOUGHBY HILLS \$435,000
CUSTOM ALL BRICK!



Fabulous Custom All Brick Colonial! Quality throughout! High-end Upgrades! 4 Bedrooms, 4 Full Baths! Spacious Bedrooms Including Master Suite with Glamour Bath with Jetted Tub and 2 Walk-in Closets! Beautiful Hardwood Flooring! 2 Story Foyer with Spiral Staircase! Large Family Room with Brick Fireplace! Gourmet Kitchen with Dinette with Beautiful Wood Cabinetry, Large Island and Desk Area! Imported Ceramic Tiles! Formal Dining Room with Double Crown Moldings! 9' Ceilings! Newer Timberline Roof! Huge Lower Level Rec Room with Kitchen and Wine Cellar! 3.5 Car Attached Garage! Across from Metro Parks! This may be the Nicest home on the Market! Ad#826

HIGHLAND HTS \$379,900
ABERDEEN!



Stunning Free Standing Colonial in Aberdeen! High-end Upgrades! 3 Bedrooms Plus Office/Den and 3.5 Baths! Spacious 1st Floor Master Suite with Walk-in Closet and Fabulous Tiled Glamour Bath with Double Sink, Walk-in Shower and Jetted Tub! Gourmet Kitchen/Dinette with Beautiful Wood Cabinets, Granite Counters, Loads of Counterspace and Imported Ceramic Tile Backsplash! Great Room with Fireplace and Sliding Doors to Courtyard Crown Moldings! #2 Hole! Large Bedrooms with Walk-in Closets! Much Storage! Newer Roof! Central-Air! Lower Level Rec Room/Media Room! 2.5 Car Attached Garage! Turn Key Ready! A Pleasure to See! Ad#834

WILLOUGHBY HILLS \$379,900
NEW LISTING!



Fabulous 4 Bedroom 3.5 Bath Contemporary Colonial! Prime Willoughby Hills Location! Beautiful Hardwood Flooring! Gourmet Kitchen with Many Beautiful Wood Cabinets, Granite Counters, Large Island and Bay Eating Area! Elegant Formal Dining Room with Crown Molding! Dramatic 2 Story Foyer! 1st Floor Office/Study! Large Family Room with Vaulted Ceiling and Stone Fireplace! Spacious Master Suite with Large Walk-in Closet, Walk-in Shower with Imported Ceramic Tiles and Jetted Tub! Newer Bath with Granite Counters and Wood Vanity! Timberline Roof! Huge Deck with Gazebo and Bar for Entertaining! Brick Patio! Private Yard! Finished Rec Room/Media Room! Second Kitchen! 3.5 Car Attached Garage! Ad#845

CONCORD \$353,000
SHOWS BEAUTIFULLY!



Stunning 4 Bedroom 3.5 Bath Colonial with High-end Upgrades! Beautiful Hardwood Flooring! Gourmet Kitchen/Dinette with Many Cabinets and Counter Space, Granite Counters, Large Island, Bar with Sink and Wine Rack! Great Room with Fireplace and Beautiful Wood Mantle! Formal Dining Room with Large Crown Molding! Spacious 1st Floor Master Suite with Tray Ceiling, Glamour Bath with Double Sink, Soaking Tub, Granite Counters and Walk-in Closet! Solid Wood Doors! French Doors to Office with Wainscoting and Crown Molding! Fabulous Rec Room with Bar and Sink! Game Room! Wine Room! Private Wooded 1.74 Acre Lot! Two Tier Deck! 3.5 Car Attached Garage! Shows Beautifully! Ad#711

WILLOUGHBY HILLS \$349,900
NEW CONSTRUCTION!



Stunning Ranch Style Home! New Construction! On Cul-de-Sac in Prime Willoughby Hills Location! Open Layout! Split-Bedroom Design! Beautiful Hardwood Flooring! Gourmet Kitchen with Granite Countertops, Pantry and Office/Desk Area! Formal Dining Room! Great Room with Stone Fireplace! Spacious Master Suite with Walk-in Closet and Glamour Bath w/ Granite Countertop and Walk-in Shower! Fabulous 70x30 Lower Level Walk-out Plumbed for Full Bath! Be the first to live in the beautiful New Home on Private 1.2 Acre Lot! Ad#832

MUNSON \$359,900
JUST MOVE IN!



Awesome 4/5 Bedroom 2.5 Bath Colonial! Gourmet Kitchen/Dinette with Beautiful Wood Cabinets, Decorative Crown Moldings and Stainless Steel Appliances! Elegant Formal Dining Room with Tray ceiling and Crown Molding! Living Room with Brick Fireplace! French Doors to Family Room! Spacious Master Suite with His and Her Walk-in Closets, Newer Glamour Bath with Double Sink and Granite Counters! Upgraded Lighting and Plumbing Fixtures! Newer Baths with Granite! Deck Plus Private Brick Patio Overlooking Gorgeous Park-like 2+ Acre Lot! 3.5 Car Attached Garage! Shows Beautifully! Just Move In! Ad#833

CONCORD \$359,900
SPRAWLING RANCH!



Spawning Ranch! 2,965 sq ft! 4 Bedrooms 3.5 Baths! Beautiful 3+ Acre Lot! 2 Master Suites with Full Bath, Large Walk-in Closet, Ceramic Tile Shower! Formal Dining Room with Tray Ceiling! Bedrooms with Jack and Jill Bath with Own Sinks! Primary Master Suite with Glamour Bath, Large Walk-in Closet, Ceramic Shower, Large Jetted Tub, Wood Vanity and Double Sinks! Spacious Family Room with Fireplace and Decorative Mantle! Huge Kitchen/Dinette with High top Counter, Bar Stools and Many Beautiful Cabinets! Sun Room! Solid Wood Doors! Split Bedroom Design! 36" Wide Doors! 1st Floor Laundry! Large Trex Deck Plus Patio! 3 Car Attached Garage! Full Unfinished Basement, Plumbed for Kitchen and Bath! Ad#611

GATES MILLS \$329,900
NEW LISTING!



Stunning Gates Mills Home! 3 Bedrooms 2.5 Baths! Gorgeous Imported South American Wood Flooring! Gourmet Kitchen/Dinette with Beautiful Cherry wood Cabinets, Granite Countertops, Stainless Steel Appliances and Bay Window! Formal Dining Room with Crown Molding! Newer Anderson Windows! Newer Doors! Updated Lighting Fixtures! Newer Baths! Family Room with Fireplace! Fabulous Courtyard Patio with Brick Pavers! Nicely Landscaped! Gorgeous Parklike Setting! Private 2.5 Acres! Ad#840

HIGHLAND HTS \$319,900
PARKLIKE SETTING!



Classic 4 Bedroom 2.5 Bath Colonial! Large Family Room with Gourmet Kitchen/Dinette with Island and Built-in Desk! Spacious Master with Full Bath and Walk-in Closet! Newer Furnace! Central-Air! Timberline Roof! Lower Level Recreational Room with Bar and Sink! Lower Level also Offers an Office and Guest Suite! 1st Floor Laundry! 2.5 Car Attached Garage! Large Deck with Bench Seating! Parklike Lot! Ad#704

MENTOR \$299,900
4 ACRES IN MENTOR!



Incredible Mentor Colonial on 4 Acres right at the Kirtland Hills border! 5 Bedrooms with 1st Floor Guest Room that could an perfect for an Office! 4 Bedrooms on the 2nd Floor Including a Luxurious Master Suite with New Floors and Attached Full Bath with His/Her Sinks! Spacious Eat-in Kitchen with Newer Counter Tops, Breakfast Bar and a Huge Bay Window for Lots of Natural Light! Living Room has a Fireplace and Newer Floors! Great Room has a Huge Stone Fireplace, Vaulted Ceilings with Skylights and Beautiful Original Hardwood Floors! Sunroom has New Carpet and Fresh Paint Looks out Over the Huge Private Backyard! Newer Furnace and A/C! Roof 2 yrs Old! Walk-out Basement Could be Finished into a Rec Room! Brand New Septic Installed in 2014! Come See Today! Ad#802

BURTON \$279,900
7+ ACRES!



Awesome 4 Level Split on 7+ Acres! 3/4 Bedrooms! 2.5 Baths! Newer Gourmet Kitchen with Many Beautiful Hickory Cabinets, Pantry, Garden Window, Rope Crown Molding and Much Counter Space! Formal Dining Room! Gorgeous Hardwood Flooring! Central-Air! Newer Anderson Windows! Newer Bath with Jacuzzi Tub! Spacious Master Suite with Full Bath! Huge Family Room with Brick Fireplace! 1st Floor Laundry! Office/Craft Room! Beautiful Oak Trim! Solid Wood Doors! Open Layout! 2.5 Car Attached Garage Plus Heated Large Out Building with 2 Garage Doors – Former Shop – Great for Workshop/Auto/Classic Cars etc! Large Screened Porch! Ad#822

CONCORD \$269,900
MOVE RIGHT IN!



Fantastic 4 Bedroom 3.5 Bath Colonial! Open Layout! Spacious Kitchen/Dinette with Pantry! Formal Dining Room with Double Crown Molding and Rope Lighting! Large Open Great Room with Beautiful Hardwood Flooring, Bay Window and Fireplace! Fabulous Family Room with Fireplace, Bar with Sink and Wine Rack! Spacious 1st Floor Master with Glamour Bath and Large Jetted Tub! Walk-out Lower Level to Courtyard Patio, Trex Decking, Overlooking Private Wooded Lot! 2.5 Car Attached Garage! Just Move In! Ad#710

WAITE HILL \$255,000
NATURE LOVERS RETREAT!



Excellent Waite Hill Brick Cape on 2.7 Beautiful Private Acres! 4 Bedrooms! 2 Full Baths! Formal Living Room with Fireplace! Octagon Garden/Sun Room with Spectacular Views of Nature! Family Room with Fireplace! Bar with Sink and Wine Rack! Fireplaces! 28x25 Rec Room with Bar! Newer Septic! Central-Air! Courtyard Patio! Deck with Bench Seating! Nature Lovers Retreat! Needs some updating. Ad#723

CONCORD \$239,900
CUL-DE-SAC LOCATION!



Fabulous Hampton Hills Colonial on Cul-de-Sac! 4 Bedrooms! 2.5 Baths! Family Room with Brick Fireplace and Beautiful Wood Mantle! 20x12 Lower Level Office and Rec Room! Formal Dining Room with Gorgeous Hardwood Flooring! Newer Timberline Roof! Central-Air! Spacious Kitchen/Dinette! Large Deck Overlooking Private 1+ Acre Lot! 2.5 Car Attached Garage! Ad#817

MENTOR \$229,900
BEAUTIFUL YARD!



Excellent 4 Bedroom 2.5 Bath Mentor Colonial! Newer Timberline Roof! Newer Furnace and Central-Air! Newer Windows! Spacious Updated Kitchen with Beautiful Wood Cabinets! Kitchen Open to 15x15 Gathering Room! Large Dinette – Excellent for Entertaining! Formal Dining Room! Family Room with Brick Fireplace Plus Great Room! Spacious Master with Walk-in Closet, Make-up Desk with Mirror and Full Bath! Huge Basement with Rec Area! Large 2 Tiered Deck Overlooking Beautiful Yard! 2.5 Car Attached Garage! Ad#808

MENTOR \$224,900
NEW LISTING!



Stunning Colonial! High-end Upgrades! Gorgeous Flooring! Newer Kitchen with Beautiful Cherrywood Cabinets, Decorative Rope Crown Molding, Granite Counters tops, Newer Stainless Steel Appliances! Fabulous Family Room with Raised Hearth Fireplace! Spacious Master Suite with Walk-in Closet, Glamour Bath and Large Soaking Tub! Unbelievable Finished Lower Level with Custom Bar, Built-in Seating, Media Room for Entertaining! Newer Timberline Roof! Private Wooded Lot! Above Ground Pool! Shows Beautifully! Ad#846

MAYFIELD VILLAGE \$209,900
6 CAR GARAGE!



Fabulous Cape! Mayfield Village! Beautiful Hardwood Flooring Throughout! 1st Floor Family Room Plus Rec Room! Nice Kitchen with Wood Cabinets and Ceramic Tiled Backsplash! Formal Dining Room and Living Room! Wood-burning Fireplace! Newer Windows! Full Bath with Jacuzzi Tub and Shower! Large Screened Porch! Patio! Beautifully Landscaped Yard! 6 Car Garage Both Attached and Detached! Excellent for Car Buff/Hobbyist/Woodworking etc! Ad#818

KIRTLAND \$197,900
NEW LISTING!



Kirtland Ranch! Spacious 3 Bedroom 1.5 Bath Home! Newer Windows! Large Kitchen/Dinette with Walk-in Pantry, Wood Cabinets and Ceramic Tiled Backsplash! Family Room! Two Sided Brick Fireplace! Central-Air! Master Bedroom with Private Half Bath! Circular Driveway! Raised Patio! Garden Area! Blueberries, Raspberries and Strawberries! 2.5 Car Attached Garage! 1.7 Acre Lot! Ad#847

MENTOR \$189,900
NEW LISTING!



Wow! Just Move Right Into This Incredibly Updated Mentor Home! Beautiful Gourmet Kitchen With Wood Floors, Granite Counters, Wood Cabinets and Imported Ceramic Back-splash! Open Living Room With Lots Of Natural Light PLUS Additional Great Room Added on to House With Vaulted Ceilings! 3 Large Bedrooms on the Upper Level and a Redone Full Bath! Huge 20x13 Lower Level Family Room with a Fireplace is the Perfect Place to Relax! Gorgeous Yard is Perfect for Entertaining with a Stamped Concrete Patio, Above Ground Pool With a Deck and Lots of Privacy! Redone Full Bath on Lower Level with Jacuzzi! Newer Pella Sliding Doors! Newer Windows and Interior Doors! Newer Exterior Siding! Timberline Roof! Don't Miss out on this one! Ad#797

MENTOR \$189,900
BEAUTIFUL PARKLIKE YARD!



Excellent 4 Bedroom 2.5 Bath Split Level Home! Newer Kitchen with Beautiful Wood Cabinetry! Formal Dining Room! Master Bedroom with Attached Half Bath (could be full bath)! Beautiful Hardwood Flooring in Bedrooms! Newer Windows! Central-Air! Spacious Family Room with Full Wall Brick Fireplace! Patio Plus Awesome Covered Porch Overlooking Beautiful Yard! Ad#805

WILLOUGHBY \$185,000
COUNTRY IN THE CITY!



Every room in this split level home has had an upgrade within the past year! Some updates are: New vinyl windows and siding, New doors, gutters, covers and outdoor fixtures, New stainless steel appliances and sink, New granite counter, New toilets and faucets, New flooring and carpet and newly painted walls. Other features include: Hardwood flooring, A pull down ladder for access to 400 cubic feet or attic storage and there is a rafter storage in the garage (which also has a 30 sq. ft. workbench). The mower and freezer remain, Just moments from the freeway, people on this dead end road describe their properties as "a little bit of country" within the city. Ad#717

MENTOR \$179,900
2 FAMILY IN MENTOR!



Mentor Duplex! Side by Side Two Family! Newer Baths on Both Sides! Beautiful Newer Kitchen on One Side with Maple Cabinets! Formal Dining Room! Full Basement on Each Side! Separate Utilities! Separate Driveways! Newer Timberline Roof! Newer Windows! Updated Electrical and Plumbing! Long term owner 30+ years, retiring, Excellent for Owner Occupied or Investment! Ad#828

EASTLAKE \$175,500
NEW LISTING!



Awesome Colonial! 3 Spacious Bedrooms! 1.5 Baths! Family Room – Open Layout! Newer Kitchen with Beautiful Wood Cabinets and Granite Countertops! Appliances Stay! Bay Window! Newer Windows! Newer Timberline Roof! Solid Oak Doors! Upgraded Lighting! Newer Water Tank! Lower Level Rec Room! Central-Air! Fabulous Deck with Bench Seating! Large Shed! 2.5 Car Attached Garage! Ad#841

MENTOR-LAKE \$119,900
GREAT LOCATION!



Fabulous Well Maintained Ranch Home! Huge Addition Added a 4th Bedroom and Large 20x15 Master Suite! 2 Full Baths! New Flooring was Recently Added to Living Room and Dining Area! Kitchen is Open Concept with Wood Cabinets, Corian Countertops and a Walk-out to the Covered Patio! Previous Long Term Owner took Great Care of this Home and Added AC, a New Timberline Roof in 2005 and re-did the Bathroom into a Full Bath! Private Fenced in Yard and 2.5 Car Garage! Lots to See, Come Today! Ad#835

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**Mary Sams,
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michaelsams@howardhanna.com



**AUBURN
BEAUTY!**

Cul De Sac on over 3 acres. 4 bed, 3 baths, with 3 car garage. First floor laundry and den, open floor plan and full basement.

Priced in the

\$340's



**GOLF COURSE
VIEW**

Lovingly maintained with first floor master, laundry, and large eat in kitchen. Expansive deck with view of pond and tee. Two story foyer and full basement.

Priced in the

\$289,900



**CHARDON
CHARMER**

Home located on private road with over 2.8 acres. 4 bed, 2 baths, fireplace, all season room, with additional 2 car detached garage, and full basement.

Priced at

\$305,000



**WILLOUGHBY
BARGAIN**

Ranch style condo, with in unit laundry. All appliances, garage, and balcony.

Priced at

\$58,900



**UPDATED AND
SPACIOUS**

3 bedroom with 1.5 baths, large family room and Heated sun room. Over 1900 sq. ft. of updated living space.

Priced in the

\$165,500



**EASY
LIVING**

With many updates and still charming with hardwood floors, fireplace, large rooms, and updated bath. Two car garage and full basement.

Priced at

\$118,000



**KIRTLAND
BEAUTY**

All Brick ranch on 3 acres. 3 bedrooms, 3 baths, full walk out basement, new kitchen and appliances.

Priced at

\$315,00



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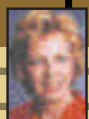
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NEW

Geneva - \$130,000

Do you love to entertain? Well, welcome home. Large great room with picture window and vaulted ceilings, a dining room w/ pass through to kitchen, and large multi-level deck will not disappoint. Large master suite with glamorous bath and a private deck. And full walk-out basement with 4th bedroom and a full bath. Don't wait take a look today! #3822641



NEW

Madison - \$94,900

If you are looking for 1 floor condo living this is the home for you. This 2 bedroom condo has new carpet, an open floor plan with a kitchen that is open to the large living room with tall ceilings and a gas fireplace, master bedroom with a master bath and large closet. Call today! #3818693



NEW

Madison - \$30,000

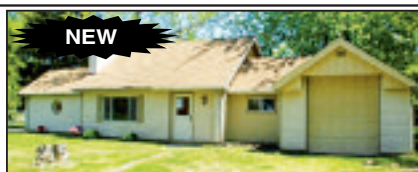
Ruff! Ruff! No, that's not a dog barking, it's the state of this 2 bdrm, 1 bath ranch style home w/detached garage. The good news? This is dog gone close to the lake! This home is begging for you to make it your summer project. Don't forget man's best friend! #3813916



NEW

Ashtabula - \$17,000

This home has been looking just for you! She needs brought back to life, won't you help her out? With 3 bedrooms, 1 1/2 baths, living room with fireplace and walk-out basement, this home just might be the perfect fit. Schedule a showing today! #3822750



NEW

Mentor - \$49,900

Located in Mentor this quaint home needs a loving touch. This home has a rustic country feel with knotty pine paneling in the living room and kitchen. The fireplace in the living room adds more warmth to the home, and the central air will cool you down in the summer. Schedule a showing today! #3818055



NEW

Mentor - \$64,900

Located in Mentor, This 1200 sq. ft. condo is ready for its next owner. Newly installed carpet, new countertops and a new HWT are just a few things this condo offers. Amenities include inground pool and playground. Close to freeway, shopping and restaurants it's the perfect location! Schedule a showing today! #3816529



NEW

Painesville - \$25,000

Is one floor living the life for you? Then we have a great 3 bedroom home with neighborhood views. Living room w/hardwood floors, and leaded glass entry door. French doors lead to spacious sun loving deck. Partially finished full basement plumbed for 1/2 bath. #3822948



NEW

Geneva - \$20,000

This countrified ranch home is worth looking for with a low, low price. It has 3 bedrooms, eat-in kitchen, living room with hardwood floors. Full basement, and attached garage. Finders-keepers, call today!



NEW

Madison - \$44,900

This 3 bedroom, 1 bath home is in need of some TLC but has a lot to offer. Situated on 3 parcels with plenty of room to run, this home has a walk-out basement, and wood burning stove in the living room to keep you warm on those cold winter nights. Check it out today! #3823855



REDUCED

Geneva - \$28,600

2 bedroom, 1 bath home, this would be great for someone just starting out or a downsizing family. Home needs some TLC but, still has lots of life left in her! Could this be your summer project? Call us today! #3805623



Charon - \$110,000

Windows, Windows, Windows! Located on 3 acres this home is perfect for entertaining with 2 recreation rooms. The Master suite can be your own personal hideaway with a glamorous bathroom. Partial walk-out basement is partially finished. Take a walk on the property to the stables out back or go fishing in your own pond. This home is in need of TLC. #3815341



Ashtabula - \$9,504

Come on to my house, is the song you will be singing. You will find all the rooms you need here in this 1900's Colonial. Large comfortable rooms for all. Lots of windows bring in the sunshine. 4 bedrooms and 2 baths, eat-in kitchen, formal living, dining room, family room, & 1st floor laundry, full basement complete this package. Backyard features garage, & covered patio. Call this one home today! #3807735



Ashtabula - \$40,000

This home built in 1915 is in need of a pick me up, won't you help her out? Home has a large living room with fireplace, formal dining room, kitchen, 3 bedrooms and a full basement. Home is over 1900 sq. ft. and has all original hardwood floors. Set up a Showing today! #3809374



Ashtabula - \$29,900

Are you looking for your next project? Well look no further, we have the house for you! Located in Ashtabula, this home built in 1926 has over 1400 sq. ft., original hardwood floors, 3 bedrooms, and a full unfinished basement. Set up a showing today. #3812253

WE WILL NOT SELL YOU A HOUSE. WE WILL HELP YOU BUY A HOME

How to transform a fixer-upper

The real estate market will always have its ups and downs, but real estate is an oft-profitable investment. Real estate investors do their investing for various reasons. Some see a house as a place to hang their hats for years and years, while others look at properties as nothing more than investments.

Buying a home with the intent to fix it up and resell it is called a “fix and flip.” In such situations, investors buy homes at below-market prices before refurbishing the homes with the goal of recouping their initial investment and then some when the homes are ultimately put back on the market. Flipping has become popular for both expert remodelers and novice investors. RealtyTrac®, the nation’s leading source for comprehensive housing data, noted in its “Year-End and Q4 2015 U.S. Home Flipping” report that 5.5 percent of all single family home and condo sales during the year were flipped properties. This marked an increase from the same time the previous year.

Investing in a fixer-upper requires a leap of faith and a vision of what the home can look like in the future. Turning a real estate lemon into lemonade requires certain skills and a good measure of patience. The following are some guidelines to get anyone started.

- Don’t bite off more than you can chew. Make an honest assessment of your abilities and which renovations, if any, you can handle. If you are unskilled or inexperienced working with your hands, then it can be easy for an investment property to quickly become a money pit. Before purchasing a property, hire a trained home inspector to tour the home with you and point out all of the areas that will need renovation. With this list, begin getting estimates on how much money the work will entail. Determine if this fits with your budget or not. You do not want to invest so much that it exceeds what you could feasibly recoup when it comes time to sell.

- Overlook cosmetic things when visiting properties. Cosmetic issues include all of the easily replaceable items in a home, such as carpeting, appliances, interior paint colors and cabinetry. Focus on the bones of the house — the architectural integrity and those little touches that you envision having a “wow” factor.

- Seek the help of experts. Some flippers think they’ll save the most money by doing all of the work themselves. This isn’t always



the case. Professional architects, designers and contractors may help you save money. Contractors have an intimate knowledge of where to buy materials and may be able to negotiate prices based on wholesale or trade costs. In addition, experts can help you avoid common pitfalls because they’ve already done this type of work time and again. It’s smart to rely on expert advice, even if it means investing a little bit more.

- Save money by doing some work yourself. While the pros may tackle the more complex parts of a given project, such as rewiring electricity or changing the footprint of a home, you can still be involved. Ask to participate in demolition, such as taking down walls or removing old materials from the home. Such participation may be fun, and it can save you substantial amounts of money on labor.

- Recognize that not everything must be completely redone. Realize that, in some instances, a coat of paint and some new accents may be all you need to transform a space. For example, if kitchen cabinets are in good condition, see if they can be refaced or painted instead of replaced entirely. Install new door pulls/handles to add visual interest. Look for some ready-made items, such as bookshelves, instead of installing custom carpentry.

- Think about what the buyer wants and not what you want. Renovate with an eye toward prospective buyers’ needs. Keep things neutral and accommodating. Research the latest trends to understand what buyers might be seeking in a home. You want potential buyers to envision themselves moving right in.

Renovating a fixer-upper takes time, but it can be a worthwhile project, and one that can help anyone turn a profit in a booming real estate market.

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ANDOVER, OHIO SL #6 on US Route 6 **\$15,900**

Country living on this
buildable, wooded
3.6 acres located in
Andover Township,
west of route 7.

WICKLIFFE 2129 Buena Vista Drive **\$102,000**

There's great potential for this
4 bedroom, 2 bath, aluminum
sided colonial with a first floor
master bedroom with bath.
There is a heated, four season
room between the home and
the garage. A fireplace in the
living room will keep you
toasty warm. The basement
has a newer hot water heater.
This is a great family home
with good value.

WILLOUGHBY HILLS 36732 Beech Hills Drive **\$266,000**

See this spacious 4 bedroom, 3 bath ranch on an
acre and a half lovely wooded lot. There is a large eat
in kitchen with a deck off the kitchen. All appliances
except the refrigerator remain. This spacious home
offers a large living room with a wood burning
fireplace, a dining room, a large family room and a
nice sized library/study. There is ample space to create
an in-law suite, if necessary. A second deck is off the
master bedroom. The finished full basement has a
wood burning fireplace. There is city water and septic
system replaced in 2014, a newer hot water heater
and the sump pump has a battery back-up. The lawn
tractor and lawn vacuum will remain. Enjoy the quiet
surroundings on this cul-de-sac street.

WICKLIFFE 2212 Larchmont Drive **\$114,900**

This nice, violation free,
bungalow in south Wickliffe
offers the buyer a 3 bedroom,
2 full bath immaculate home.
There is a finished basement with
glass block windows. Windows
are newer. House is carpeted with
hardwood floors underneath. The
yard is nicely landscaped and the
home is within walking distance
to the city park and pool. There
is quick and easy access to the
freeway. Don't miss this great
home, must see to appreciate.

WICKLIFFE 1811 Eldon Drive **\$114,900**

See this great, move in ready, vinyl sided
ranch with 3 bedrooms and 1 bath.
There is a cozy eat-in kitchen and the
stove, dishwasher, washer and dryer
remain. The finished basement offers a
great place to chill out or entertain and
a bar is included. Enjoy the outdoors
this summer in the fenced in yard with
the patio, fire pit and the bocce ball
court. The electrical has been updated,
windows are newer and the whole house
has been waterproofed. Don't miss this
nice home offering great value.

WICKLIFFE 29490 Valley View Drive **\$198,000**

This move in condition, brick/vinyl sided
ranch with 4 bedrooms and 2 1/2 baths offers
a private, quiet retreat. The kitchen ceramic
floor has been recently installed and all
appliances remain. New hardwood floors
have been installed throughout the first floor.
Home has lots of storage. The basement is
finished and a gas/wood burning fireplace will
add a cozy feel to the room. There is a two
car attached. Enjoy the summer on the back
patio. A recently installed storage shed with
a loft offers additional storage. Don't miss
this turnkey home close to schools, freeway
and shopping.

WICKLIFFE 30255 Meadowview Drive **\$214,900**

Here's a lovely 3 bedroom, 1.5 bath brick ranch with a
two car heated, attached garage. A eat in kitchen has
granite counter tops, all appliances remain. Bedrooms
have ceiling fans and parkay flooring. A gas fireplace
in the living room keeps you warm on the chilly nights.
A partially finished basement offers plenty of storage
and has a newer hot water heater, glass block windows,
a wood burning fireplace, and the slate pool table
remains. The electrical box has been replaced, and the
air conditioner and air handle is newer. Space in the
basement could be converted to a fourth bedroom. The
laundry room has a nature stone floor. A home warranty
is offered as an extra bonus. Enjoy the outdoors on your
great patio overlooking the large back lot. Gutter guards
surround the home and there are sensors lights on 3
sides of the home. A shed provides extra storage. This
is a great family home with great value.

WICKLIFFE, OHIO 2100 Country Club Drive **\$342,000**

Step inside this stunning, move in ready split level home. This 5 bedroom,
3 1/2 bath home features hardwood floors, a gourmet chefs eat in kitchen,
stainless steel appliances and a Bertazzoni five burner Italian made range.
Four fireplaces grace this home. Some of the design details you will see in
the bathrooms include, custom lighting, furniture style vanities and
Calcutta marble. The lower level family room has surround sound, a
kitchenette, fireplace and walkout access to the beautifully landscaped yard
with a 2 level brick patio and unique water fountain feature.

This home is a must see!

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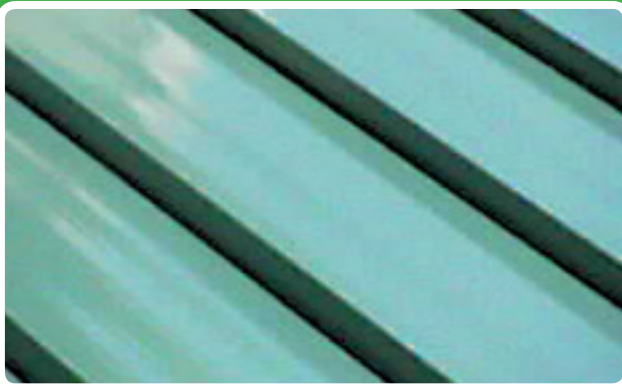
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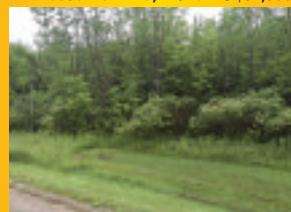
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V/L 10050 Plank Rd, Montville \$34,900



Breathtaking 4.43 Acre Property that is Wooded and Secluded in Montville Township.

Gail Colopy 440-227-6804

37806 Green Dr, Eastlake \$59,900



Quaint 4 bedroom, 2 car garage bungalow with over 1500 sq foot of living space on a quiet street!

Kim Austen 440-668-4452

35228 N Turtle Trl C, Willoughby \$69,900



This Condo is located right off Rt 91 in the Big Turtle complex. Basement is finished and boasts a large utility room with storage and a newer washer and dryer.

Heather Moran 440-376-6315

V/L Townline Rd, North Perry \$65,500



Breathtaking 8.52 Acre Property that is Wooded and Secluded in North Perry Village.

Melissa Lendvay 216-970-2902

1857 E 296th St, Wickliffe \$99,900



Newer Move-In-Ready Colonial with Neutral Decor Throughout! There are 3 Over Sized Bedrooms with Extra Deep Closet Space!

Melissa Lendvay 216-970-2902

162 Richmond Rd, Richmond Heights \$104,999



Charming all Brick Cape Cod with 3 Bedrooms and 2 Full Baths! Move-In-Ready! Take Advantage of the Ideal Location and Maintenance Free Exterior! New Roof in 2011!

Gail Colopy 440-227-6804

4080 St Clair St, Willoughby \$99,900

JUST REDUCED



Move-in-Ready cape cod in downtown Willoughby! Enjoy cooking in the kitchen with ample cabinet and counter space! The kitchen leads to the dining room, then the living room. The master bedroom and a full bath room complete the first floor.

Maria Ferris 440-655-8863

1300 E 343rd St, Eastlake \$110,000

JUST REDUCED

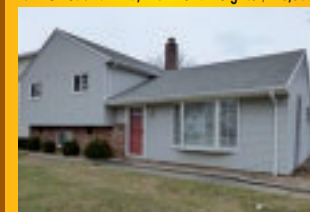


Beautiful colonial ready for you to move in and make it your own! Enjoy the large living room and spacious eat-in kitchen. This colonial boasts 3 large bedrooms, 1 1/2 bathrooms, and plenty of closet space!

Heather Moran 440-376-6315



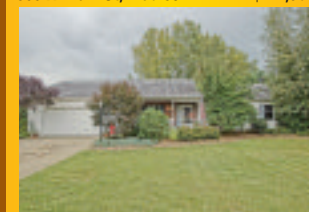
4844 Sweetland Blvd, Richmond Heights \$149,900



Tons of Potential with over 3,000 square feet in Richmond Heights! There's a massive eat-in kitchen with tray ceiling, open dining and living rooms with bay window, family room with built-ins and gas fireplace, large lower level rec room, and first floor laundry.

Melissa Lendvay 216-970-2902

955 W Main St, Madison \$174,900



Well maintained Madison ranch! With over 2300 sqft and over a half an acre, you are bound to be pleased! This house has so much to offer- a two car attached garage, a large fenced in backyard with built-ins and gas fireplace, large lower level rec room, and first floor laundry.

Heather Moran 440-376-6315

5724 Spring Grove Dr, Solon \$239,900



Attractive, move-in ready, split level with over 2 acres of beautiful yard! You are welcomed by a new sandstone walkway and an incredible front porch!! Upon entering you will be greeted by the large, bright living room (with a fireplace) and the formal dining room with sliders that lead to the backyard!

Heather Moran 440-376-6315

503 Ceberry Ct, Painesville \$269,900

JUST REDUCED



Heisley Park colonial- beautifully situated on a cul de sac with a private backyard! Upon entering, you will be greeted by a two story foyer with neutral colors! The large, open concept, first floor has a sparkling kitchen with plenty of cabinet and counter space, large island and pantry!

Heather Moran 440-376-6315

439 Douglas Blvd, Richmond Heights \$109,900

JUST REDUCED



Light, Bright, and Clean Master Bungalow on .85 acres in Richmond Heights! This one-owner-home has tons of potential with over 1600 sq ft, gorgeous hardwood floors throughout, eat-in kitchen and separate dining with french doors leading out to the scenic woods.

Melissa Lendvay 216-970-2902

430 Morrell Ave, Painesville Twp \$129,900



Well-maintained and roomy ranch on no-outlet street in Painesville Township! The main level has a GREAT floor plan with living room, living room, 3 bedrooms, full bath, and large eat-in kitchen with sliders that lead to the deck and back yard. The lower level walk-out features a family room, full bath, storage space, laundry room, workshop and a bonus room.

Melissa Lendvay 216-970-2902
Melissa Harford 440-463-2424

4572 Wilbur Dr, South Euclid \$164,900



This move-in-ready home offers neutral decor, a great floor plan and almost 2000 square feet plus a full finished basement. There is a formal living room and separate dining space with gorgeous refinished hard wood floors. The eat-in kitchen has generous counter and cabinet space and flows nicely into the cozy and newly-carpeted family room.

Melissa Lendvay 216-970-2902

11567 Colburn Rd, Concord \$265,000



Sprawling Ranch on Almost 6 Beautiful Acres in Concord Township! With over 3,000 sq ft of living, this home has over-sized rooms throughout and a basement that can be finished to add additional space.

Melissa Lendvay 216-970-2902

5707 E 139th St, Garfield Heights \$115,000



Over 1700+ sq ft of fantastic living space which includes 6 bedrooms and a large basement for storage!! Many of updates throughout including newer windows, newer furnace and hot water tank, and newer driveway!!

Rebecca Donatelli 216-632-0515



Help plants survive sizzling summer heat

Many people consider summer the most enjoyable time of year, as the summer sun and warm breezes make the season perfect for rest and relaxation. But the months of June, July and August, which are often characterized by rising temperatures and stifling humidity, can be tough to endure as well.

When summer heat becomes especially uncomfortable, humans can simply head indoors and beat the heat in air conditioned buildings and homes. Plant life is not so lucky, and homeowners may need to take steps to help the plant life on their properties survive the summer heat.

- **Monitor soil moisture.** Soil moisture, or a lack thereof, can help homeowners determine if their plants are struggling to survive the heat. To check soil moisture levels, use a ruler or even your finger, sticking either two inches into the ground where you suspect the soil is drying out. If the soil is damp two inches below the surface, then your plants are likely retaining enough moisture to withstand the heat. If the soil is dry two inches below, then you may want to give the soil a deep soak.

- **Keep an eye on container gardens.** Containers may have an especially difficult time staying moist in the summer heat. That's particularly true for containers that sit in direct sunlight. Water container

gardens daily during summer heat waves, being sure to adhere to any local water restrictions.

- **Lay down mulch.** Mulch helps insulate and protect soil during summer, when soil can quickly dry out. When applied correctly (ideally before summer temperatures get too hot), mulch helps the soil conserve moisture and prevents weed growth. Weeds can rob soil of the water it needs to promote strong root systems, which can help plants get the nutrients they need to withstand summer heat. Mulched soils also do not experience the fluctuations in temperature that non-mulched soils can experience during summer heat waves, helping plants to grow evenly.

- **Move plants when possible.** Plant location can affect their chances of surviving summer heat. Driveways lined with flowers or other plants may look nice, but driveways exposed to the sun can radiate heat at temperatures that exceed the temperatures noted on the thermometer. If possible, move plants to locations on your property that are less exposed to the heat and/or less likely to be affected by the heat. Move container plants beneath trees on hot days, and consider summer heat waves before planting new flower beds.

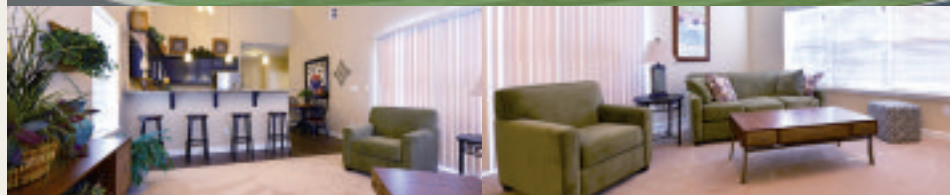
Summer heat can be especially harmful to plant life. But homeowners can employ various strategies to protect the plant life on their properties when temperatures rise during the dog days of summer.



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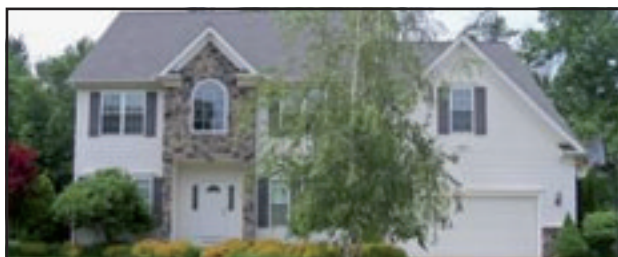
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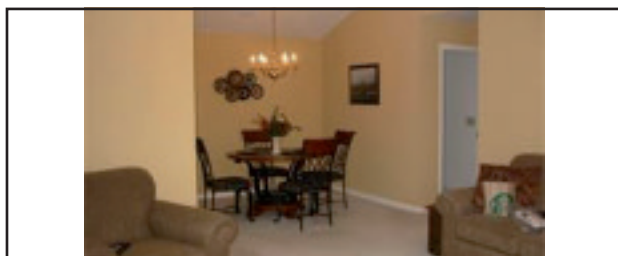
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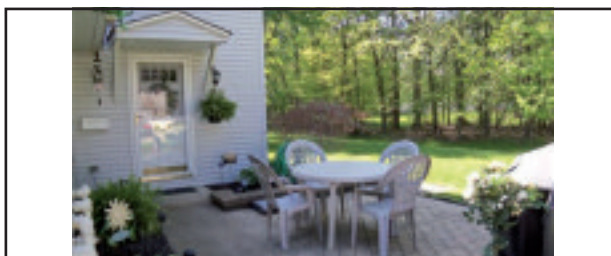
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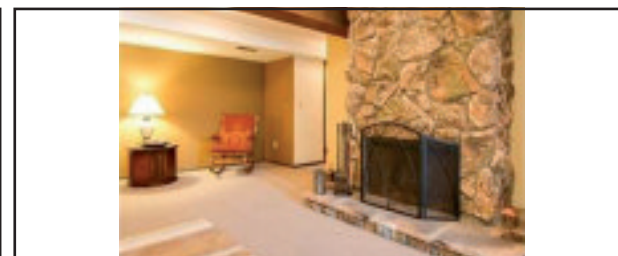
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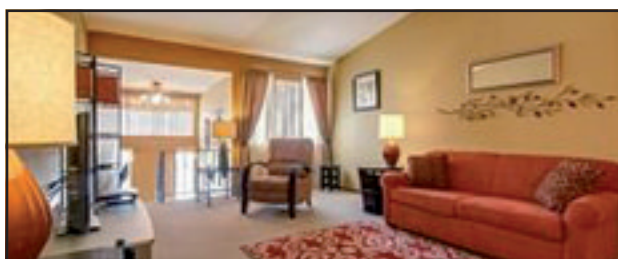
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