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Homes Almanac

WEDNESDAY, JANUARY 18, 2017



CITY COMPLIANT

50 X 257 LOT
18800 Abby Euclid, OH
\$85,900



STYLISH RENOVATIONS
FINISHED BASEMENT
140 E 272nd St. Euclid, OH
\$124,900

FREE Market Analysis Call for an Appointment Today

Do you know the 47 tips to selling your home?
WE do. Contact Barb or Lori NOW!



Lori Pecjak
440-667-4877

Barb Saba
216-215-2100



Mimi Osborne
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Dawna Smith-Miheli
216-347-9994



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with a team effort...**



SENIOR REAL ESTATE SPECIALIST Sharon Flyter



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We have buyers waiting to buy.

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Why hire a SERS?

- Knowledge, experience & compassion in dealing with senior issues.
- Tailors the marketing of a home to the needs of an older client.
- No-pressure approach to the transaction.
- I have a wide network of other senior-focused professionals.
- Can interact easily with seniors, adult children & caregivers.

1202 PINECREST PL 5-F



Willoughby, OH - \$119,900

Great end unit with three floors of carefree living. Open floor plan with convenient kitchen bar overlooking spacious living room. A patio door walks out to a balcony looking at a private view of the creek and woods. The lower level is a super walkout basement to enjoy all the seasons. The family room features a brick gas fireplace and plenty of room for entertaining or creating another bedroom.

1769 N ASHWOOD LN



Painesville, OH - \$239,900

Why build when you can have a gorgeous open floor plan home with a spectacular backyard overlooking a pond and additional green space. Stunning open foyer with newer (2015) hardwood floors, beautiful office or sitting room has a bay window and french doors. Charming formal dining. The spacious kitchen has ceramic tile, an island, all appliances are negotiable.

591 BAYRIDGE BLVD



Open House on 1-22-17
Willowick, OH - NEW PRICE \$174,900

This home has been remodeled and reconfigured to create a top of the line handicap accessible. The huge eat-in kitchen features gorgeous custom cherry cabinets, granite countertops, tile back splash, newer hardwood floors, crown molding, custom lighting, etc. You can also seat 10 or more in the large eating area. The kitchen walks out to the spacious deck. The living room also has hardwood floors a bay window. The first floor master bedroom has plenty of room to also include an office or play area. The special first floor bathroom has a whirlpool tub, a 4 ft. walk in or roll in tile shower, a vanity area plus a convenient hair washing sink.

6141 THISTLEWOOD DR



Open House on 1-29-17
Mentor, OH - NEW PRICE \$174,900

Spectacular completely remodeled (2016) one floor living at it's finest on the interior and exterior. The large eat-in kitchen is stunning with custom maple cabinets, granite countertops, bamboo flooring and stainless steel appliances. The open kitchen floor plan looks into the living room with a brick accent wall and the big family room with a beautiful stone fireplace, bamboo flooring, newer patio door and accent lighting throughout. The master suite has been enlarged to 16x11 room with vaulted ceilings, tons of light, ceiling fan, double closets and a tiled shower, granite vanity complete the master bathroom.



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Expectations Since 1978

**"I WILL SELL YOUR HOME
AT A PRICE ACCEPTABLE
TO YOU OR I'LL BUY IT!"**



\$528,900 OR TRADE

4 bedroom, 3.5 bath stunning home located in Hartshire Woods Subdivision. Huge eat-in kitchen. 2 story great room. 1st floor master wing. Walk-out lower level. 4 car attached garage. 440-667-4427 www.JohnDeSantisSold.com



\$479,000 OR TRADE

4 bed, 4.5 bath home on secluded 2 acres. 1st floor master suite. Great room w/ majestic views. Den. Gourmet kitchen. Walkout lower level. 3 tiered deck. 3 car garage. One of a kind! 440-667-4427 www.JohnDeSantisSold.com



\$429,500 OR TRADE

4000 sq. ft. South Willoughby home on 5 acre park like setting with 4 bedrooms & 2.5 baths. Kirtland Schools. Updated kitchen & master bath. Walk out lower level. 2 tier deck, porch, patio. 440-667-4427 www.JohnDeSantisSold.com



\$414,900 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



\$409,900 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

**Quote from
Mike and Jennifer:**
"We would like to thank John DeSantis for the use of his Trade-Up Program. He actually bought someone else's home so they could buy ours. Thanks again for your innovative ideas. They really work!"



\$319,900 OR TRADE

5 bedroom, 4.5 bath cape cod on park like 1.5 acres. Great room. Huge eat-in kitchen. 3 fireplaces. Finished lower level with 2nd kitchen, family room, & office. 3.5 car garage. 440-667-4427 www.JohnDeSantisSold.com



\$289,900 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



\$269,900 OR TRADE

4 bedroom, 3.5 bath cape cod loaded with updates! Kitchen with vaulted ceilings, skylites, granite counters & more! Finished bsmnt. Deck. 2.5 car garage. Walk to Downtown Willoughby! 440-667-4427 www.JohnDeSantisSold.com



\$256,000 OR TRADE

3 bedroom, 3.5 bath colonial in Marshview Landing. Open floor plan. Eat-in kitchen with all appliances. Morning room with vaulted ceilings. Master suite. Finished lower level. 2 car garage. 440-667-4427 www.JohnDeSantisSold.com



\$159,900 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



\$139,900 OR TRADE

3 bedrm, 2 full bth. 1st flr fmly rm addition. Updated eat-in kchn. Formal dining rm. Finished bsmnt w/rec rm, laundry rm, workshop and storage. 2 plus car garage. Convenient Location! Home Warranty! 440-667-4427 www.JohnDeSantisSold.com



\$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



\$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



\$124,900 OR TRADE

3 bedroom, 2 bath home with loads of character! Updated eat-in kitchen. Living room & dining room with hardwood floors & built-ins. Full basement. Screened in front porch. 2 car garage. 440-667-4427 www.JohnDeSantisSold.com



\$114,900 OR TRADE

2 bedroom, 1.5 bath second floor ranch condo. Large eat-in kitchen. Expansive living room & dining room. New paint & carpet. Deck overlooking creek & woods. Low maintenance fees! 440-667-4427 www.JohnDeSantisSold.com



\$109,900 OR TRADE

Investor ready! Beautiful hardwood floors. 3 rentable units! Large detached 2.5 car garage. Point of sale compliant. Minutes from University Circle, hospitals and colleges! 440-667-4427 www.JohnDeSantisSold.com



\$104,995 OR TRADE

3 bedroom, 1.5 bath all updated bungalow with new kitchen granite countertops & stainless steel appliances. Hardwood floors. Newer windows, HW tank, carpet, bathroom, roof & siding. 440-667-4427 www.JohnDeSantisSold.com

FIRST TIME BUYERS
Why Rent
When You can own?
Free list with pictures of homes available with
NO MONEY DOWN!
www.JohnDeSantisSold.com



\$99,900 OR TRADE

3 bedroom, 2 bath bungalow. Large updated eat-in kitchen with loads of cabinets! Large living room with hardwood floors! Finished bsmnt with rec room & bathroom. Convenient location! 440-667-4427 www.JohnDeSantisSold.com



Real Estate Services
H



Angelo Marrali
General Manager



Linda DeMell



Lisa DeMario



Barb Wascak



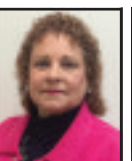
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Waite Hill Colonial



\$399,900 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. Award winning Kirtland Schools.
440-667-4427 www.JohnDeSantisSold.com

Sold in 1 Day



\$364,900 OR TRADE

5 bedroom, 3.5 bath home. Large gourmet kitchen with granite counters. 2 story great room. 1st floor master wing. Large loft. Finished bsmt with sauna. 3 car garage. Loads of character!
440-667-4427 www.JohnDeSantisSold.com

Willby Hills Perfection



\$364,900 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

SOLD

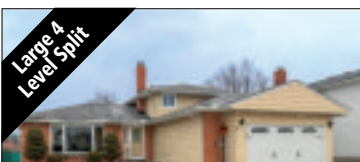


\$324,900 OR TRADE

4 bedroom, 2.5 bath colonial. Mentor Schools. 1st floor master suite. 2 story great rm with fireplace. Formal dining rm. Eat-in kitchen. Full finished lower level. 3 car attached garage.
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."

Large 4 Level Split




\$239,900 OR TRADE

4 bedroom, 2.5 bath updated home. Large eat-in kitchen. Hardwood floors. Updated baths. 4 season room. New HVAC & roof. Heated 2 car attached garage. Private fenced in backyard.
440-667-4427 www.JohnDeSantisSold.com

**TOP 5 SALES
TEAM IN OHIO!
2012-2015**

Super Sharp



\$234,900 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

5 Acres- Cul-de-sac



\$205,000 OR TRADE

Kirtland Hills - The Sanctuary. Awesome 5 acre wooded homesite located near the cul de sac. All our Homes Offer 100% MONEY BACK GUARANTEE!
440-667-4427 www.JohnDeSantisSold.com

SOLD



\$192,500 OR TRADE

3/4 bedroom, 2 bath updated split on lot and a half. Spacious and open floor plan. Multi-level decking and in-ground pool. Great Mentor neighborhood, convenient location!
440-667-4427 www.JohnDeSantisSold.com

Super Sharp Colonial



\$119,900 OR TRADE

4 bedroom, 1.5 bath updated colonial with all new carpet & paint throughout. Large eat-in kitchen. Newer windows, roof, HW tank, furnace & AC. 2 car garage & large fenced yard.
440-667-4427 www.JohnDeSantisSold.com

Cute Ranch



\$119,900 OR TRADE

Charming ranch on park like wood lot! Living room with fireplace. Updated kitchen with newer cabinets, countertops & floors! Master bdrm w/ dual closets. Nothing to do but move in!
440-667-4427 www.JohnDeSantisSold.com

Sharp Willowick Ranch



\$123,900 OR TRADE

3 bedroom, 2 bath ranch. Updated throughout! New kitchen with new floor, cabinets, counter, backsplash. Full finished waterproofed bsmt. Oversized 2.5 car garage. Convenient location.
440-667-4427 www.JohnDeSantisSold.com

Concord Cape Condo



\$119,900 OR TRADE

Private cul-de-sac location. Attached garage. 1st floor laundry. Living room. Dining room. 1st floor family room or 1st floor master. Storage galore. Convenient location.
440-667-4427 www.JohnDeSantisSold.com

**FIND OUT WHAT YOUR
HOME IS WORTH!**
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For a Home
Evaluation Visit**
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Mayfield Bungalow



\$94,500 OR TRADE

Awesome 3 bedroom plus den Mayfield bungalow. Huge eat-in kitchen. New roof 2016. Finished basement. Fireplace. Loads of storage. Super convenient location. One year home warranty.
440-667-4427 www.JohnDeSantisSold.com

Sharp Brick Ranch



\$92,900 OR TRADE

3 bedroom, 2 full bath brick ranch loaded with updates. New kitchen with new stainless steel appliances. Updated baths. Master suite. New carpet throughout. Attached garage.
440-667-4427 www.JohnDeSantisSold.com

Wonderful Willowick



\$77,900 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

Updated Condo



\$44,900 OR TRADE

Immaculate 2 bedroom one bath condo. Updated eat-in kitchen with all appliances staying. Newer windows, HVAC, H/W tank & flooring. Close to shopping & freeway access!
440-667-4427 www.JohnDeSantisSold.com

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and Sold Over 500 Homes in 2015!**
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Tools of the home renovator's trade

Home renovation projects can be both exciting and tricky. Do-it-yourselfers are inspired by designs showcased in magazines, websites and their own communities. When DIY enthusiasts see a design they like, it's understandable that they may want to emulate these looks at home.

Remodeling is one of the larger DIY undertakings, and it goes beyond simple carpentry. Considering demolition, reconstruction, electrical, plumbing, and masonry work may be part of the DIY package, homeowners who are thinking about renovations must first stock up on the tools and other supplies of the trade. Having the right tools can mean the difference between a job well done and a job that needs to be redone.

• **Crowbar or prybar:** Before you can put in new construction, you might have to get your hands dirty with some demolition. Crowbars or prybars can be used to pry up wood slats, remove nails or remove old decking.

• **Tool pouch:** A tool and fastener pouch gives DIYers a place other than their pockets to store fasteners and

hand tools. Pouches can be attached to tool belts for added storage capacity.

• **Stud finder:** Invest in a more fool-proof method of locating studs behind drywall then knocking on the wall. Stud finders can provide a picture of studs, pipes and other hidden items inside an entire length of wall. This is essential to driving nails where they belong and can also prevent sending fasteners into wires or nearby plumbing.

• **Level:** A level is an essential tool for everyone from casual decorators to more involved renovators. Whether hanging pictures or ensuring molding is parallel, levels are must-have tools for DIYers.

• **Safety glasses:** Invest in a pair of safety glasses so no one working on a project deals with obstructed vision. Safety glasses also provide ample eye protection.

• **Extension cords:** If power tools are part of the renovation picture, extension cords can safely extend power where it is needed. Be sure to invest in a gauge that is large enough to handle the amperage of your most powerful tool.



• **Measuring tape:** The "measure twice, cut once" mantra is key to home improvements. To measure accurately each and every time, no tool chest is complete without a sturdy measuring tape.

• **Ladder varieties:** Home improvements aren't always at ground level. Purchase ladders of various heights so you can safely reach various areas of the home and avoid injury. Step stools, a step ladder and an extension ladder all

have their purposes on the job.

• **Digital inspection scope:** A scope lets you see inside walls, floors and ceilings to find the exact location of pipes, wires and joists. It also can be used to seek out the source of clogged drains or anywhere you desire sight into hard-to-manuever areas.

In addition to these tools, brooms, shop-vacs, hammers, screwdrivers, wrenches and pliers can complete a DIYer's basic toolbox.



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RELOCATION CERTIFIED**



SOUTH MENTOR \$269,800

Almost 2 ACRES surround this gorgeous, 3 Bdrm Ranch; 2 Full Baths; Living Rm/Dining Rm has FRPL & Beautiful Hardwood floors; Rustic, Vaulted, Great Rm w/Wd burning stove, wd beams, bay window and loft; Full Bsmt w/FRPL; Huge screened in porch; Large Deck; 2 Cat Att garage & 2 Car Det Garage. Totally renovated with NEW Kitchen, Bathroom, etc. Located in the Mentor Ridge Farms-Perkins Estate near Wildwood Park & Cultural Center. This is an UNBELIEVABLE Area, Price and Home.



CONCORD \$269,800

WOW * Here Today-Gone Tomorrow * Concord's Prestige Auburn Hills, Cape Cod Condo 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 Flr 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



PAINESVILLE \$59,900

Cute, cozy, move in condition. Ideal for first time buyers, down sizers or investors.



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.

MENTOR \$244,800

Almost 2,500 SF Colo w/FULL finished Bsmt But You Don't Have To Shovel Snow Or Cut The Grass *1st Flr 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 * Waterford Condo Complex *ONE Year Home Warranty #3734243



SOLD



KIRTLAND \$299,900

Spacious contemporary Ranch home with privacy abounding. Located on 8+beautiful wooded acres, a nature lovers paradise.



PERRY \$245,900

Great opportunity to be your own boss. Great location in Perry Twp on the Painesville Twp border. The building is ideal for auto body repair shop or other light industrial use. 3 acres with great income potential.



MENTOR \$109,000

3 bedroom, 1 & 1/2 bath ranch in a desirable central area of Mentor. Perfect for your first home or if you need one floor living. Immediate Occupancy!

USDA/VA/FHA FINANCING AVAILABLE



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Or I'll Buy It Myself at a Price Acceptable to You! *Stipulations Apply



Michael Kaim

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www.TheMichaelKaimTeam.com



\$115,000

BURTON



\$325,000

CHARDON



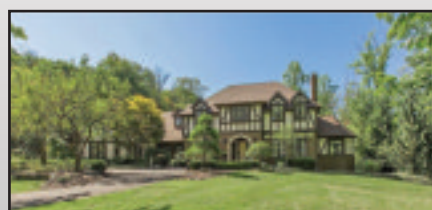
\$209,900

CONCORD



\$159,900

EASTLAKE



\$699,000

KIRTLAND



\$144,900

MADISON



\$279,900

MENTOR



\$117,500

MENTOR



\$134,900

MENTOR



\$319,999

MENTOR



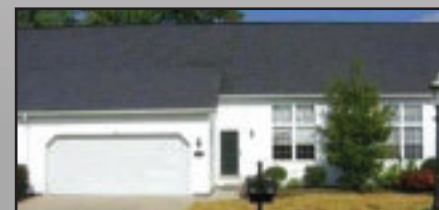
\$230,900

MENTOR



\$194,900

PAINESVILLE



\$139,900

PERRY



\$229,900

PERRY



\$314,900

PERRY



\$428,000

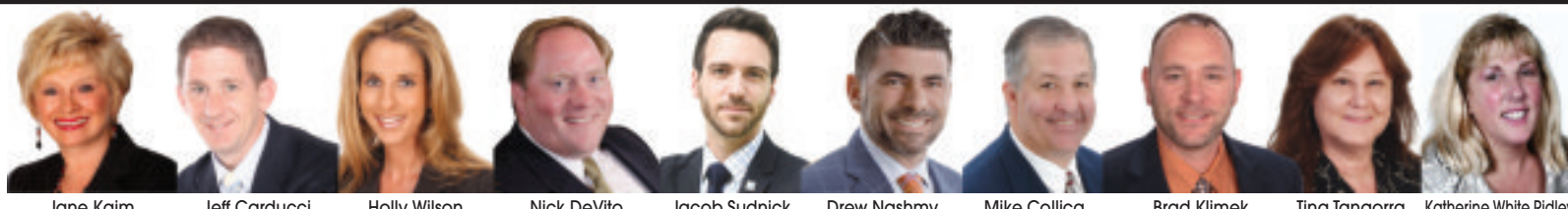
WAITE HILL



\$149,900

WICKLIFFE

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Top Producers*



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Website: michaelwarren.howardhanna.com



MADISON - \$65,000



2 BR & 1 BA Home with 150 ft of frontage,
close to an Acre * Liv Rm
* Kit-Din combo * Fam Rm w/ woodburner *
Oversized Garage
* Vinyl windows

MADISON - \$239,900



3000 Sq. Ft. Ranch on 1+ Acres * Liv Rm w/Gas FP
* Kit & Din Area w/Breakfast Bar & Appls * Vaulted
Fam Rm w/ WBFireplace * Mstr BR w/Mstr BA * 2
more BR's & Bath * Lower Level w/ Rec Rm, possible
2 additional BR's * Utility Rm, Storage Rm & Walkout
Bsmt * Front Porch, 2 Car Gar, Paved Drive, Deck

MADISON - \$209,900



3 BR, & 2.5 BA Ranch
Large Open Liv Rm w/Gas FP, Din Rm, & Kitchen
Combo *High end Finished throughout the Home
*Full Finished Basement w/4th BR & Half BA
*2 Car Garage, Fenced in Backyard, Deck, & Porch

MADISON - \$219,900



3 Bedroom & 2.5 Bath Colonial on 1+ Acres
* Liv Rm w/ Gas FP, Gourmet Kitchen,
* Formal Din Rm, Vaulted Family Rm
* Mstr Suite w/ Private Bath,
Walk-in Shower & Garden Tub
* Large Deck w/Pergola & Fenced in Backyard

PAINSVILLE TWP. - \$189,900



3 BR & 3 BA Updated Bi Level on Corner Lot
Liv Rm open to Kitchen/Dining Area, includes
Appliances, Master Bedroom with Master Bath
Family Room with Brick Fireplace
4th BR in Lower Level, Screened in Back Porch
2 Car Garage, Deck, Pool, & Shed

MADISON - \$109,900



3 BR & BA Ranch w/Lake Erie View
*Many Updates
* Full Bsmt w/workshop,
Laundry Rm & possible full BA

MADISON - \$74,900



AFFORDABLE OWNERSHIP!
Updated 3 BR, 1 BA Ranch
* Newer roof, Vinyl Siding, Windows,
Flooring, Paint. Kitchen w/newer Cabinets &
Countertops * Remodeled Bath

GENEVA - \$99,400



2 BR, 1 Bath Condo
* Liv Rm w/Vaulted Ceiling
* Galley Kit w/Appliances
* Din Area leads to Fenced in Covered Patio
* 2 Car Gar * A Must See!

MADISON - \$119,900



3 BR, & 2.5 BA Colonial Condo * Newer Kitchen
Countertops, Water Heater, & some Carpet. Vaulted
Liv Rm w/ Gas FP * Formal Din Rm
* Eat in Kit w/ Appl. *2 Car Att Gar
* Covered Patio w/view of Lake Erie

BUILD YOUR NEW DREAM HOME!

VACANT LAND - MADISON - \$49,900

Lake Erie View Double Lot w/Private Beach
Association access.. Improvements- Electric, Gas,
Paved Streets. Call for details!

VACANT LAND - MADISON - \$54,900

7+ Acres Lot of level ground w/additional land
available. Gas, Electric & Water available at
street. Close to Family Outdoor YMCA.
Split will be done before closing.

MADISON - \$177,500



INVESTMENT OPPORTUNITY!
Vinyl Sided Duplex
w/ a Bi Level & Ranch/ Each floor plan offers -
Mstr BR's w/walk-in closets and also
includes a Garage & Patio. Call for Details!

MADISON - \$162,500



INVESTMENT OPPORTUNITY!
Vinyl Sided Duplex w/ 2 Ranch Styles w/Cathedral
Ceilings/Each unit
w/ private patio & garage w/door opener/
Casual great room lifestyle!

MADISON - \$299,900



LAKE ERIE FRONT RANCH w/ 4 BR, 3 BA on
3.1 Acres * Kit, Din, & Fam Rm combo
* Vaulted Indoor Pool Rm * Patio
* 30x50 Det. Garage
* Maintained Mechanicals * Beach Access

SAYBROOK - \$349,900



Lake Erie Lifestyle * A Family Compound, Bed &
Breakfast, Owner Occupy, or Vacation Rental.
* 3 BR, 2 BA. 2000 Sq. Ft.* Great Rm w/Woodstove
* Large Eat-in Kit * Mstr BR w/Private Bath * Large
Multi Purpose Barn w/ Flexibility & incredible Views
Must see to appreciate!

UNIONVILLE - \$219,900



Century Home w/6 BR's, possible 7 on 3.58 Acres
Liv Rm, Fam Rm w/FP, Formal Din Rm
Kitchen w/Appliance. 1st Flr BR & Bath,
Bank Barn w/Workshop, Brick Patio & Deck
Call for Details!

MADISON - \$129,900



4 BR, 2 Story Home on 1 Acre * 2 1st Flr BR's with
one w/half Bath * Office off Liv Rm
* Dining Rm w/ FP * Remodeled Kit
* 1st Flr Laundry * Wrap-around Deck * Porch
* 2 Car Garage * Shed

MADISON - \$199,900



Contemporary Ranch w/Open Floor Plan * Liv Rm
w/Gas FP, Built-in Bookshelves opens to a well
Equipped Gourmet Kit & opens to Dining Area w/3
walls of windows * Enclosed Porch * Master Ste w/a
WOW Master Bth * 2 more BR's & Bath * Front
Porch & 2+ Car Garage * Handicapped Accessible

MADISON - \$234,900



3 BR, 2.5 BA Ranch * Vaulted Liv Rm
* Dining & Kitchen Combo, w/breakfast bar &
Appliances * Master BR w/Master BA
* 1st Floor Utility Rm * Full Basement
* 2 Car Att. Garage * Larger Backyard w/Deck
& Gardens & 16x12 Shed



MADISON - \$177,500



INVESTMENT OPPORTUNITY!
Newly vinyl sided Duplex * Features a 3 BR, 1 BA
Ranch w/Cathedral Ceilings and a Colonial w/ 3 BR
& 1.5 Bath w/Mstr BR w/2 walk-in closets/Both
Units have Private Patios & attached Garages/ Live
in one & Rent the other!


Lenny Vaccaro
440-951-4445

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6 YRS OLD!

WICKLIFFE - \$205,000

Wonderful 3 BR 2.5 bath colonial is located on quiet street. Living room with gas fireplace leads to dining room with sliding door to rear patio. First floor owners suite with bathroom. First floor laundry.

440-951-4445
NEW PRICE!

WILLOUGHBY - \$269,900

Gorgeous 5 Bedroom, 2.5 baths on large lot! Formal dining rm w/pic window and crown moulding. Family rm with slider to tiered rear deck and massive yard. Large kitchen updated in 2012. Lots of character! Close to downtown Willoughby.

440-951-4445
NEW PRICE!

WILLOUGHBY - \$134,900

3 BR, 1.5 BA colonial on quiet tree lined street. Just a few houses from Lake Erie! Formal dining room. Spacious kitchen with granite counter and appliances. Slider door leads to rear patio and fully fenced yard.

440-951-4445
2.6 ACRES!

MUNSON TWP - \$689,900

Sensational 5 BRs, 4.5 Baths in Walden Oaks. Just under 8,000 Sq Ft. Professional decorations and many architectural features. Attached 3 car garage. Sep 2 car garage w/heated flrs, hot/cold water work rm & storage. Adjacent lot also available.

440-951-4445
JUST LISTED!

MENTOR - \$239,900

Located in south mentor, 4 Bedroom, 2.5 baths. Offers over 2,300 Sq Ft. Large living rm, dining rm with great rear yard views. Kitchen with mourning rm with granite counters, ample cabinets & more. Oversized 1st Flr Family rm. 4 season sun rm and patio are great spaces for entertaining.

440-951-4445
JUST LISTED!

WILLOUGHBY - \$379,900

Contemporary custom built 4 Bedroom, 4.5 baths! 3,700 Sq Ft. Wonderful great rm. Grand eat in kitchen w/pantry closet, stainless appls. & plenty of cabinet space. Large lower level w/Family rm & walk out slider to patio. Ready to move in!

440-951-4445
2 FAMILY

PAINESVILLE - \$144,900

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 HILLS - \$164,900

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.

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KIRTLAND HILLS \$699,900
OVER 6,000SQFT!



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! Bordering the Hidden Ardourum 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 attached 20x16 relaxing owners lounge with fireplace and 12x10 dressing room. All bedrooms have attached baths. Many closets including 2 walk-in linen closets. Office with built-in maple cabinetry and desk. Males quarters. 2nd floor wash sink. Solid wood doors. Recreational room. Newer windows. New heating system, central-air and hot water tank 2013. 4 car garage plus 4 stall stable. Much natural light enters into this beautiful home. Great Horse Property or Nature Retreat. Additional adjacent 10 acres available if buyer is interested. Ad# 706

WILLOUGHBY HILLS \$435,000
CUSTOM COLONIAL!



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

MENTOR \$399,900
HIGH END UPGRADES!



Stunning 4/5 Bedroom Colonial! 4 1/2 Baths! High End Upgrades! Beautiful Imported Hardwood Flooring Throughout. Gourmet Kitchen w/ Granite Counter Tops. Gorgeous Cherry Wood Cabinets, Garden Window, Island and Desk Area! Beautiful Views from Dinette! Dramatic 2-Story Foyer! Elegant Formal Dining Room w/ Crown Molding! 1st Floor Master Suite with Large Glamour Bath, Granite Counter Tops with Wood Vanity, Large Jetted Tub, Walk-In Ceramic Tiled Shower, and Huge Walk-In Closet! 3 More Bedrooms Upstairs, 2 with Their Own Bath, 1st Floor Office with Coffered Wood Ceilings and Built-In Shelving! Great Room with Stone Fireplace! Guest Suite with Full Bath! Finished Lower Level with Recreational Room & Media Room! 3 1/2 Car Attached Garage! Large Deck! Private Wooded Lot with Gorgeous Views of Many Flowers & Nature! Ad# 860

CLARIDON \$369,900
15 ACRES!



Spectacular Property on 15 Acres with 5 Ponds and an Exquisitely Maintained Home! Remodeled Kitchen with Granite Counters and Lots of Cabinet Space! Beautiful Views from Every Room in the House in Addition to the 3 Season Sun Porch and Incredible Stone Patio w/ a Pond. Huge Great Room Features Over Sized Wood Burning Fireplace, Chestnut Paneling and a Walk Out to the Rear Deck that Over Looks Several of the Stocked Ponds! Second Kitchen has been converted into an Amazing Walk in Pantry That Would Be Any Cooks Dream! 4 Bedrooms Upstairs Including the Master w/ En Suite Bathroom, Walk-In Closet and a Walk Out Second Tier Deck! Another Bedroom on the First Floor is Currently Being Used as an Office Complete with Built Ins! 3 Full Baths Have Recently Been Redone! 2nd Floor Laundry! Brand New Boiler's Water Softener! Newer Septic. Second Garage Offers an Additional 2.5 Cars of Space! Don't Miss Out on this One Of A Kind Property! Ad# 872

WILLOUGHBY HILLS \$369,900
FABULOUS COLONIAL!



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 Counter 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

HIGHLAND HEIGHTS \$359,900
STUNNING COURTYARD!



Stunning 4 Bedroom, 2 1/2 Bath Colonial! High End Upgrades! Newer Custom Kitchen/Dinette w/ Beautiful Cherry Wood Cabinetry, Granite Counters and Pantry. Newer Baths w/ Granite Counter Tops and Wood Vanity. Imported Ceramic Tiled Shower! Newer Timberline Roof. Large Master Suite w/ Large Walk-in Closet, Makeup Mirror & Desk, Full Bath and Granite Counters. Formal Dining w/ Wood Flooring. Custom Crown Moldings. Newer Lighting Fixtures. Relaxing Family Room w/ Brick Fireplace, Built in Cabinets, Wainscoting and Bar! Finished Lower Level w/ Game Room and Large Recreational Room. Fabulous Courtyard Stone Patio w/ Gardens for Reception and Entertaining. This Home Has It All! Ad#866

WILLOUGHBY \$324,900
COMMERCIAL!



Excellent Brick Office Building! 12 Offices on 4+ Acres! Possible Future Development! Great Willoughby Location! Fully Occupied! Move your business in and collect established Rents! Ad# 651

CONCORD \$269,900
OPEN LAYOUT!



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

EASTLAKE \$264,900
LAKE VIEW!



Colonial on Private Secluded Lot Overlooking Lake Erie! Open Floor-plan with Hardwood Floors throughout! All Bedrooms have Carpet! Great Room has a Cathedral Ceiling and Floor to Ceiling Stone Fireplace and Large Windows Overlooking Wooded Yard! Bright Eat-in Kitchen leads to Deck! Large Master Suite has Glamour Bath, Fireplace and Private deck! Walk-out Basement ready for your finishing touches! Freshly Painted Throughout! Second Floor Laundry Room! Ad# 782

CONCORD \$229,900
SPACIOUS CAPE COD!



Spacious 4 Bedroom 2 1/2 Bath Cape! 1st Floor Master w/ Double Sinks, Double Closets and Full Bath. Living Room w/ Brick Fireplace! Large Kitchen/Dinette w/ Wood Cabinetry. Tons of Closet Space. 1st Floor Laundry. Second Floor 4th Bedroom or Family Room. Newer Furnace. Central Air. Beautiful Nearly 1 Acre Lot! Fenced Yard. Large Deck. Full Basement. Over-sized 2 1/2 Car Attached Garage. Wooded Views! Ad#867

HIGHLAND HEIGHTS \$219,900
VAULTED CEILINGS!



Spacious 3/4 Bedroom Brick Split Level Home! 2 1/2 Baths! Newer Kitchen w/ Beautiful Maple Wood Cabinetry, Granite Counter Tops, and Stone Back Splash! Stainless Steel Appliances. Beautiful Hardwood Flooring in Bedrooms! Newer Timberline Roof. Newer Windows. Newer Baths. Ceramic Tiled Shower! Newer Furnace. Central Air. Master w/ Full Bath! Huge Recreational Room! 1st Floor Family Room w/ Vaulted Ceilings and Stone Fireplace! 3 Season Room Overlooking Patio and Nice Yard! Ad#877

MAYFIELD HEIGHTS \$199,900
NEW LISTING!



Sprawling Ranch! Beautiful Hardwood Flooring! Newer Kitchen w/ Butler's Pantry, Granite Counter Tops and Ceramic Back Splash! Formal Dining Room w/ Fireplace! Newer Windows. Central Air. Family Room. Spacious Master Suite w/ Double Closets / Built In Drawers! Huge 2 1/2 car Attached Garage. Convenient Location! Ad#892

NORTH OLMSTED \$199,900
NEW LISTING!



Beautiful Newer Colonial, Just Turn the Key and Move In! Open Concept Redone w/ New Counter Tops, Sink, Hardware and Paint! Breakfast Bar Overlooks Family Room! Additional Front Living Room w/ Newer Laminate Flooring and Formal Dining Area! Four Bedrooms Upstairs Including Master Suite w/ Attached Full Bath! Second Full Bath Has Been Redone! Huge Finished Basement Recreational Room has Room for a Media Room Plus a Workout Room or Office! Beautifully Landscaped Outside w/ a Private Side Patio Area. Great For Entertaining! Brand New High Efficiency Furnace and A/C Installed in 2015! New Hot Water Tank and Sump Pump w/ Battery Backup in 2016! Attached 2.5 Car Garage! Come See Today! Ad#899

PERRY \$189,900
AWESOME SPLIT!



Awesome 3 Bedroom 2 1/2 Bath Split Level Home! 1st Floor Family Room Addition! Open Layout! Newer Kitchen with Beautiful Wood Cabinetry, Ceramic Back splash, Corian Counters. Lower Level Family or Recreation Room. Beautiful Newer Baths with Imported Ceramic Tiles, Wood Vanity/Jetted Tub. Solid Wood Doors. Timberline Roof. Newer Windows. Upgraded Lighting. Stainless Steel Appliances. 2 1/2 Car Attached Garage with Carport Plus 32x22 Detached Garage. Nicely Landscaped with Deck! Ad#780

RICHMOND HEIGHTS \$184,900
NEW LISTING!



Spacious Move In Ready Split! Huge Vaulted Ceilings in the Living Room w/ a Large Picture Window, Formal Dining Area and an Impressive Foyer! Open Kitchen Area w/ Dinette Space that Walks Down to the Large Family Room w/ Fire Place and Wet Bar! Huge Master Suite w/ Glamour Bath and Walk-In Closet! Two More Spacious Bedrooms and Full Bath Upstairs! 4 Season Sun Porch and Trex Deck w/ Gazebo Ads Even More Space for Relaxing or Entertaining! Fenced In Yard! Full Basement Has All Glass Block Windows. 2.5 Car Garage w/ Nature Stone Flooring! Quite Low Traffic Street. Come See Today! Ad#901

KIRTLAND \$187,900
KIRTLAND RANCH!



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! 1st Floor Utility Room! Circular Driveway! Raised Patio! Garden Area! Blueberries, Raspberries and Strawberries! 2.5 Car Attached Garage! 1.7 Acre Lot! Ad#847

WILLOUGHBY \$174,000
NEW UPGRADES



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 of attic storage and there is 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#716

MENTOR \$169,900
MENTOR DUPLEX!



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

GRAND RIVER \$159,900
SPACIOUS CONDO!



Awesome 3 Bedroom 2.5 Baths Condominium! Open Layout! Spacious Colonial! Large Kitchen/Dinette with Beautiful Wood Cabinetry! Central-Air! Master Suite with Full Walk-in Closet! 24x20 Lower Level Family Room! 2.5 Car Attached Garage! Shows Well! Ad# 824

EASTLAKE \$159,900
NEW LISTING!



Fabulous One Floor Living! 2 Bedroom, 2 Full Bath Ranch Style Condo! Open Layout w/ Vaulted Ceiling in Great Room! Fireplace! Dining Room. Nice Kitchen w/ Wood Cabinetry and Pantry! Spacious Master w/ Walk in Closet, Shower and Large Soaking Tub! Sun Room that Opens to Private Patio! 2 1/2 Car Heated Attached Garage! AD#896

EASTLAKE \$159,900
COMMERCIAL LISTING!



Great Office for Doctor, Lawyer, Insurance, Computers, Accounting, Dentist, Massage Therapy, Chiropractor, Etc. Remodeled in 2008. Newer Roof, Furnace, Air Conditioning and Parking Lot! Make an Offer! Ad#902

WILLOUGHBY \$134,900
WILLOUGHBY CAPE COD!



South Willoughby Cape! 3 Bed Room, 2 Full Bath! Close to Downtown Area! Newer Furnace! Central Air! Hardwood Flooring! Enclosed Porch! Stone Patio! Fenced Yard! Recreational Room! Ad#804

WILLOUGHBY \$124,900
NEW LISTING!



Sharp 3 Bedroom Willoughby Colonial! Spacious Kitchen, Dinette. Corian Counter Tops and Beautiful Wood Cabinetry! Timberline Roof. Newer Driveway. Newer Windows. Beautiful Newer Bath w/ Marble Top, Wood Vanity and Imported Ceramic Tiled Shower! Upgraded Lighting Fixtures! Central Air. Huge Master Bedroom w/ Double Closets! Hardwood Flooring in Bedrooms. Huge 26x24 2 1/2 Car Garage! Pull Down Attic Storage. 1st Floor Laundry! Sliding Doors to Brick Patio. Shows Beautifully! Ad#886

EASTLAKE \$119,900
PRIVATE STREET!



Beautiful, Well Maintained Split! Private Street - Just a Short Walk to Lake Erie! Newer Windows and Carpet Throughout! Very Open Living Room and Kitchen that walks out to Private, Fenced-In Backyard! 2 Car Garage! Brand New Furnace and Central Air in 2014! Shows Well, Very Clean and Neutral! Ad#142

WICKLIFFE \$89,900
NEW LISTING!



Brick Ranch! 2 Bedrooms! Younger Furnace. Central Air. Formal Living Room w/ Fireplace! Newer Roof. 400' Deep Lot! Full Basement AD#894

WARRENSVILLE HEIGHTS \$79,900
NEW LISTING!



Excellent 3 Bedroom Ranch! Just Move In! Beautiful Hardwood Flooring! Decorated Neutral. Central Air. Newer Windows. Newer Lighting Fixtures. Lower Level Recreational Room and Office! Attached Garage! Covered Patio. Estate! Ad#893

WICKLIFFE \$19,900
VACANT LOT!



Great Location Neap Parks and Community Center! Previous Home Destroyed By Fire. All Utilities Available at Street! Ad#898



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Saybrook Twp - \$19,900

Chug, chug, chug, do you like trains? This is the home for you. It has 2 bedrooms, and 1 bath. This home will allow you to watch the trains go by from the comfort of your living room. Schedule a showing today! #3869549



Madison Twp - \$29,800

Get that elbow grease ready! This 3 bedroom Bi-level located in Madison Township needs a bit of an uplift. A stone's throw away from Lake Erie and fenced in back yard complete this one! Slip on over schedule a showing today! #3869071



Perry Twp - \$35,900

This story and 1/2 historical memory maker is screaming rehab me! Located in Perry Township on 1/2 acre. It was built in 1813. This home has seen over 200 years of history, and is ready to make more with you. It has 3 bedroom 1 bath home. With a fireplace to keep you warm in the winter and an in-ground pool to keep you cool in the summer, how can you go wrong with this one? Come and get it! #3868978



Madison - \$129,900

Pride of Ownership is revealed in this 1 owner home w/covered ft patio. Low maintenance vinyl Ranch gives you comfortable one floor living. Grt room w/cathedral ceiling offers open living plan with spacious feel and gas fireplace. Grt room, dining area, & hall have newer neutral carpet. Kitchen has plentiful quality cabinets & all appliances stay. Laundry rm w/1/2 bath, 3 comfortable bedrms, master w/access to full bath, & full wall of closets. Attached garage w/access to patio, and super private .54 ac yard. #3862200



Geneva - \$84,200

Are you looking for a move in ready home? Well, look no further! 3 bdrm 2 bth home is completely remodeled. All you need do is bring your personals. New flooring, cabinets, counters, windows, roof, porch decking & more. This home is beautiful inside & out. #3835321



Geneva - \$42,700

Located near the heart of this thriving community sits this 3 bedroom, 2 bath ranch style home. Country style kitchen makes this house into a home and little repairs needed here will make this home your own. #3852550



Mentor-on-the-Lake - \$128,000

Home ownership is on the way! This 3 bdrm, 2 bth bi-lvl has over 1600 sq ft that was updated in 2009 including the roof, furnace & a/c! The kitchen features hardwood floors, beautiful dark wood cabinets, with 2 pantry cupboards. Loads of counter space! The two full baths with beautiful tile work, and rich modern style vanities. All this and a 2 car att garg! Don't get left out in the cold, call today! #3860609



Saybrook Twp - \$29,900

Come on down to this cozy 2 bedroom, 1 bath bungalow situated on 2 parcels just under 1/2 acre. Interior of property needs some updating and a little TLC but, the nice sized, partially fenced back yard makes up for it. To round it off, the home also has a full basement and 1 car attached garage. Schedule a showing today! #3840419



Perry - \$14,900

You will "BEE" excited about home ownership! This "hysterical" 1890's colonial is BEEyond "DIY"! Bring your worker bees for this 3 bedroom reno on 1/2 acre lot with pond. From roof to foundation and everything in between needs major work. "Sweet" price means a new home for your Queen Bee. This honey of a deal won't last long call today! #3857118

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Day!**

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3 tips to prepare to sell your home

According to Realtor.com, spring is the busiest and best season to sell a home. While a good home can find a buyer any time of year, homeowners might find the buyers' pool is strongest in spring and into summer. The reasons for that are many, ranging from parents wanting to move when their children are not in school to buyers wanting to move when the weather is most accommodating.

Because spring is such a popular time to sell a home, homeowners who want to put their homes on the market should use winter as an opportunity to prepare their homes for the prying eyes of prospective buyers. The following tips can help homeowners during the pre-selling preparation process.

1. Address the exterior of the home.

Winter can be harsh on a home's exterior, so as winter winds down, homeowners who want to sell their homes should make an effort to address anything that might negatively affect their homes' curb appeal. A study of homes in Greenville, S.C., from researchers at Clemson University found that the value of homes with landscapes that were upgraded from "good" to "excellent" increased by 6 to 7 percent. If it's in the budget, hire professional landscapers to fix any problematic landscap-

ing or address any issues that arose during the winter. Homeowners with green thumbs can tackle such projects on their own, but hiring professionals is akin to staging inside the home.

2. Conquer interior clutter.

Clutter has a way of accumulating over the winter, when people tend to spend more time indoors than they do throughout the rest of the year. Homeowners who want to put their homes on the market in spring won't have the luxury of waiting until spring to do their "spring" cleaning, so start clearing any clutter out in winter, even resolving to make an effort to prevent its accumulation throughout winter. Just like buyers are impressed by curb appeal, they are turned off by clutter. The Appraisal Institute suggests homeowners clear clutter out of their homes before appraisers visit, and the same approach can be applied to open houses. Buyers, like appraisers, see cluttered homes as less valuable. In addition, a home full of clutter might give buyers the impression, true or not, that the home was not well maintained.

3. Eliminate odors.

A home's inhabitants grow accustomed to odors that might be circulating throughout



the house. Pet odor, for instance, might not be as strong to a home's residents as it is to guests and prospective buyers. Because windows tend to stay closed throughout the winter, interior odors can be even stronger come late-winter than they are during the rest of the year. A thorough cleaning of the house, including vacuuming and removal of any pet hair that accumulated over the winter, can help to remove odor. In the weeks leading up to the open house, bathe pets more frequently, using a shampoo that promotes healthy skin so pet dander is not as prevalent. Open windows when the weather allows so more fresh air comes into the home.

Spring is a popular and potentially lucrative time to sell a home, and homeowners who spend winter preparing their homes for the market may reap even greater rewards.



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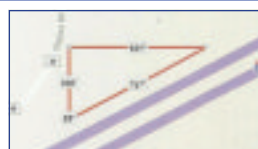
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**MADISON: 132 HUNTINGTON
WOODS DR. \$249,900**
Modern colonial 4 Bdrm 2.5 bth.
Master suite on mail floor with
Master Bath 2 Story fireplace. Large
open floor plan, Family room and
living room, Part finished basement,
Stamped concrete patio on .69 acres.
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**MADISON:
VACANT LAND
DAYTON RD. \$10,500**
Soil test complete on
buildable 2.28 acres.

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**PAINESVILLE:
861 N. STATE ST.
PAINESVILLE \$44,900**
3BR/1BA Colonial with
Full Basement and One Car
Garage on .24 acres.

LIZ SILL (440) 983-1071



**PAINESVILLE:
417 HAWKINS DR.
\$76,000**
4BR/1BA Bungalow with
Full Basement on .23 acres.

LIZ SILL (440) 983-1071



**PAINESVILLE TWP:
1612 MADISON AVE.
\$84,000**
2BR/1BA Colonial with Full
Basement on .72 acres.

LIZ SILL (440) 983-1071



**PERRY:
3291 NEW YORK AVE.
\$134,900**
4BR/2.5BA with Two Car
Garage on .55 Acres.

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**PERRY:
36 ACRES ON S. RIDGE
\$189,900**
Partially cleared, possible
nursery, Development, loads
of possibilities here. Over
300 ft frontage.
LIZ SILL (440) 983-1071



**MADISON:
\$204,900**
Don't let exterior fool you. This
home offers 4 large bedrooms,
formal dining room. Full finished
walk out bsmt. with bar. This is
a must see.
LIZ SILL (440) 983-1071



**PAINESVILLE TWP:
FOR RENT 4 LYNDAL DR.
\$900 PLUS SEC & UTIL**

3BR/1BA Full Basement with 1 Car
Garage on .28 acres.

MARY SAMMET (440) 223-7253



**PERRY:
3389 NEW YORK AVE. PERRY
\$139,900**

Loveley 3BR/2BA Ranch with
Full Finished Basement and Two Car
Garage on .51 Acres.

MARY SAMMET (440) 223-7253

Dos and don'ts for second-floor laundry rooms

Laundry can be a cumbersome chore. In homes with more than one story, clothes are put in a hamper, carried down to the washer and dryer, where they are then cleaned, dried, folded, and taken back upstairs to be put away. The entire process can be inefficient, which may contribute to why so many people delay doing laundry for as long as possible.

As unenjoyable as it can be, doing laundry is a necessity. Fresh clothing not only looks and smells good, it is essential to personal hygiene. One way to make the process of doing laundry go more smoothly is to consider moving the location of the laundry area. According to the National Association of Home Builders, more homeowners are moving their laundry rooms upstairs so they don't have to transport laundry baskets up and down the stairs.

Before moving their laundry rooms,

homeowners should take steps to safeguard their homes, and that may involve finding the ideal location for the new room. Find space for an upstairs laundry room and then consult with an engineer to be sure that the plan is feasible. An engineer and an architect can assess if a home is structurally sound enough to handle the weight and vibration of an upstairs laundry.

One of the biggest concerns with regard to moving a laundry room upstairs is the fear of flooding or leaks. There are certain steps to take to minimize these risks. Experts advise installing an easily accessible water shut-off valve. Turn off the valve when the washer is not in use. Also, steel-braided washer hoses are more sturdy than standard hoses and are less likely to burst. Homeowners also can place the washer in a drain pan, which will catch overflowing water and drain it



through a pipe. Some areas may require a floor drain as an alternative.

Homeowners also must recognize that noise can be a problem with upstairs laundry rooms. Front-loading appliances may cause more vibration and movement than top-loaders.

However, some front-loaders are designed to be quiet. Antivibration pads may help with vibration issues.

Before moving their laundry rooms, homeowners should consult with contractors to ensure things go smoothly.

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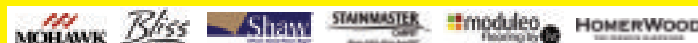
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