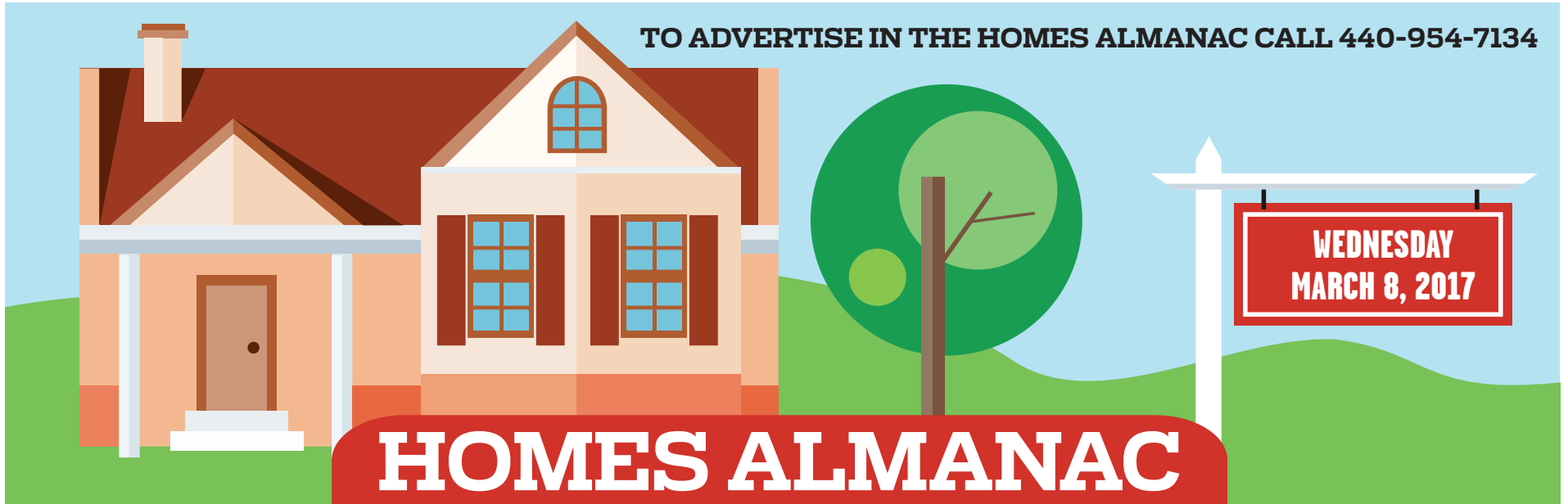


TO ADVERTISE IN THE HOMES ALMANAC CALL 440-954-7134



## RAVING RANCHES TO CHOOSE FROM



**OPEN LAYOUT**  
9182 SUGARBUSH MENTOR  
\$189,000



**CUL DE SAC STREET**  
3729 PORTSMOUTH CV PERRY  
\$219,900



**80 FOOT FRONTAGE**  
772 E. 348TH EASTLAKE  
\$87,000

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216-559-MIMI



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# Sharon Flyter



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- Can interact easily with seniors, adult children & caregivers.

1202 PINECREST PL 5-F



**Make Offer**

Willoughby, OH - \$119,900

Great end unit with three floors of carefree living. Open floor plan with convenient kitchen bar over looking 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



Willowick, OH - NEW PRICE \$167,500

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



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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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

**Chestertand Colonial**



**\$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

**Chestertand Colonial**



**\$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

**5 Acre Park**



**\$399,900 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

**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

**Quote from Bruno and Stella:**

"What a miracle - John DeSantis personally bought our home for cash as a direct result of his Guaranteed Sale Program so that we could move up to our dream home!"

**Newly Built Mentor**



**\$249,900 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

**SOLD**



**\$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

**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

**Large Colonial**



**\$219,900 OR TRADE**

4 bedroom, 3.5 bath colonial. Updated throughout! Eat-in kitchen with all appliances staying. Open floor plan. Large master suite. In-law/teen suite with private entrance. 440-667-4427 www.JohnDeSantisSold.com

**Brick Charmer**



**\$139,900 OR TRADE**

4 bedroom, 1.5 bath colonial. Hardwood flooring. Eat-in kitchen. Master bedroom with private enclosed porch. Full finished bsmt. Backyard with pond, patio, pool & 2 car garage. 440-667-4427 www.JohnDeSantisSold.com

**SOLD**



**\$139,900 OR TRADE**

3 bedrm, 2 full bth. 1st flr fmlly rm addition. Updated eat-in ktchn. Formal dining rm. Finished bsmt w/ rec rm, laundry rm, workshop and storage. 2 plus car garage. Convenient Location! Home Warranty! 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

**Beautiful Colonial**



**\$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

**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


**Updated Bungalow**



**\$99,900 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

**Awesome South Willoughby**



**\$99,000 OR TRADE**

Wooded buildable lot in the very desirable Hartshire Woods subdivision. Located on a cul-de-sac with all the utilities at street. City water & sewer available. Convenient location. 440-667-4427 www.JohnDeSantisSold.com

**Cute Bungalow**



**\$97,500 OR TRADE**

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

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**Mayfield Bungalow**

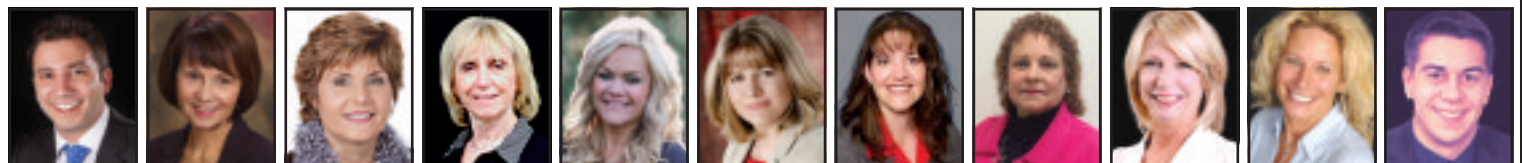


**\$94,500 OR TRADE**

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



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**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!  
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**Coming Soon**



**\$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!  
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**Willoughby Hills**



**\$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.  
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**SOLD**



**\$269,900 OR TRADE**

4 bedroom, 3.5 bath cape cod loaded with updates! Kitchen with vaulted ceilings, skylites, granite counters & more! Finished bsmt. Deck. 2.5 car garage. Walk to Downtown Willoughby!  
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**Quote from Greg and Jean:**  
 "John DeSantis offered to buy our home for cash and then sold it in 13 days!"

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**\$199,000 OR TRADE**

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**Awesome Mentor Ranch**



**\$193,900 OR TRADE**

3 bedroom, 2 bath South Mentor Ranch on a cul-de-sac. Updates galore inside & out. Great room with fireplace. Updated kitchen & updated bath with Jacuzzi. Huge master suite. Fenced yard.  
 440-667-4427 [www.JohnDeSantisSold.com](http://www.JohnDeSantisSold.com)

**Lynnhurst Colonial**



**\$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](http://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](http://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](http://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.  
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**Mentor Condo**



**\$104,900 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](http://www.JohnDeSantisSold.com)

**Updated Townhouse**



**\$104,500 OR TRADE**

Lovely end unit located on cul-de-sac. New carpet & paint throughout. Newer appliances. Finished lower level with fireplace. Great location near shopping, freeways & Lake Erie.  
 440-667-4427 [www.JohnDeSantisSold.com](http://www.JohnDeSantisSold.com)

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**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](http://www.JohnDeSantisSold.com)

**Great Price**



**\$64,900 OR TRADE**

3 bedroom, 2 bath well maintained home. Updates include windows, carpet, furnace, AC, HW tank, driveway, electrical panel, & 2 car garage. All kitchen appliances stay. Full bsmt.  
 440-667-4427 [www.JohnDeSantisSold.com](http://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](http://www.JohnDeSantisSold.com)

**Spacious Colonial**



**\$24,900 OR TRADE**

Incredibly spacious updated eat-in kitchen. 1st floor laundry rm. Family rm. 3 bedrooms. Enclosed porch. 2 car garage. Partial basement. Convenient location.  
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203 Michele Ln. • Madison  
\$222,000 SPACIOUS COLONIAL—  
Fenced in yard!



2878 Cardinal Ln. • Willoughby Hills \$494,000  
ONE FLOOR LIVING—In-law suite!



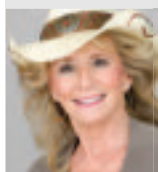
8221 Fairfax Dr. • Mentor \$179,900  
ONE OWNER RANCH—Sun room addition!



1526 Westover Dr. • Willoughby  
\$290,000 BUILT IN 2013—  
Over 3000 sqft.!



Scott Newman  
440-278-0745



Judie Crockett  
440-336-0663



7165 South Meadow • Concord  
\$259,900 LAKEFRONT—  
Breathtaking views!



62 Lakeview Blvd. • Painesville Twp. \$163,900  
BUILDERS HOME—Huge bonus room!



1941 Chapel Rd. • Austintown \$249,900  
COUNTRY LIVING—Meticulously maintained!



6275 Chase Dr. • Mentor  
\$189,000 SPACIOUS SPLIT LEVEL—  
Fabulous back yard!



Kathy Tunquist  
440-478-3656



Todd Crockett  
440-336-0665



10134 Ridgewood Dr.  
Twinsburg



203 Maple Ave. • Chardon \$219,900  
UPDATES GALORE—2 Master Suites!



35800 Ridge Rd. • Willoughby \$199,900  
LOCATION LOCATION LOCATION—Walk-out lower level!



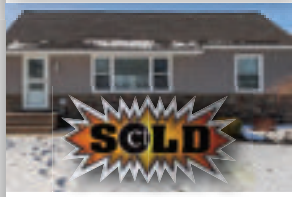
29141 Homewood Dr.  
Wickliffe



Easton Lemons  
440-567-0750



Sylvia Luck  
440-221-3342



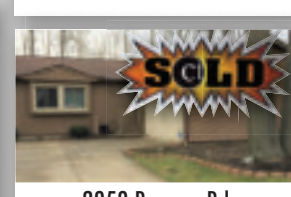
5386 Melody Lane  
Willoughby



11424 Woodlark Circle • Concord



1162 Cherokee Trail • Willoughby



2959 Reeves Rd.  
Willoughby



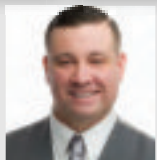
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Brian Pellegrini  
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Lisa Bilinski  
440-221-4413



Bob Chessman  
440-665-5887



Tina Burdecki  
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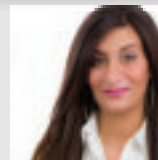
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Marissa Terbanc  
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**ANDOVER, OHIO** SL #6 ON US ROUTE 6 **\$15,900**

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

**WILLOWICK** 31616 RONALD DRIVE **\$104,900**

Welcome home to this beautifully landscaped ranch. This cozy 3 bedroom - 2 bath home has hard wood floors beneath the carpeting - just waiting to show its natural beauty. All appliances stay with the home and are in good working order. Finished partial basement with glass block windows - makes a wonderful rec room. 2 car garage has ample space for additional storage and recently added newer garage door. Recent cosmetic work has been completed for the driveway drain as well as recent sidewalk concrete replaced. Home is point of sale compliant. Great location.

**PAINESVILLE** 98 PALMER AVENUE **\$102,900**

Don't miss this cozy 3 bedroom, 1 bath ranch. A generous sized living room and a large great room with a fireplace provides the family with several places to gather. Electrical has been updated. Seller will entertain all offers. Home is close to shopping, freeways and downtown Painesville.

**WICKLIFFE** 30012 HALIFAX ST. **\$119,750**

This nice vinyl sided bungalow has 3 bedrooms with 1.5 baths. Kitchen has been recently updated and all appliances remain, including washer and dryer. The living room window is newer and front room and hallway has laminated flooring. The upstairs bedroom carpet will be replaced or a credit allowance given. The roof, furnace, air conditioning, hot water tank and driveway have been updated also. The electrical box will be replaced. The finished basement has glass block windows.

**WICKLIFFE** 2238 ROCKEFELLER ROAD **\$97,700**

This south Wickliffe aluminum and brick front bungalow, is priced right and offers 3, possible 4th bedroom with 2 full and 2 half baths. Basement is finished with a rec room and bar and has glass block windows. The electrical has been updated, there is a newer hot water tank and roof. The detached oversized 2 car garage provides a place for extra storage. Sale is subject to Probate Court approval.

**MENTOR** 7135 BUNKER COVE **\$229,500**

Immaculate and beautifully landscaped home is in Kittery Cove. This 4 bedroom has a 1st floor master and 2 full baths. Home is move in condition and completely updated. Kitchen has granite countertops and cherry hardwood flooring. Stainless steel appliances and washer and dryer remain. Family room has wood fireplace with marble tiling and lovely French doors lead to a cozy brick patio. Spacious living room has hard wood flooring with bay window and custom drapery. Updated windows are throughout. Furnace and hot water tank have been updated. 2 car attached garage with a ceramic tiled floor. Must see!

**MENTOR** 7300 MAPLE STREET **\$134,900**

This lovely old Mentor Colonial has 4 bedrooms and 2 full baths. The eat in kitchen has been updated. There is an office/den and utility room located on the first floor. Rooms are generous and the home is well maintained. All systems, roof, windows have been upgraded. Home is minutes away from shopping and both freeways and close to schools. See this great home soon.

**WILLOUGHBY** 5134 OAK RIDGE DRIVE **\$169,900**

Great 3 bedroom, 2.5 bath Willoughby colonial. If you're looking for a move in condition home, here it is. The kitchen has been upgraded with new granite counters, upgraded cabinets with soft-close doors and drawers. The newer stainless steel appliances remain. The vaulted entry and large living room have new wood laminate flooring. Spacious master bedroom has an attached full bath. All bedrooms have walk in closets. An unfinished basement offers great potential. Other updates include: a newer furnace with AC, glass block windows, and a newer roof. Seller will offer a upstairs carpet allowance. Must see.

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Realtor/Notary

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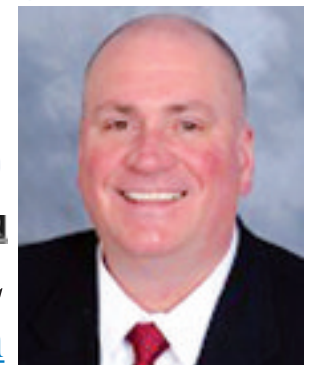
[louiseseifert01@gmail.com](mailto:louiseseifert01@gmail.com)

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**Joe Vaccaro**

**440-951-4445**

joevaccaro@howardhanna.com



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6 YRS OLD!



**WICKLIFFE - \$199,900**

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 - \$259,900**

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**

JUST LISTED!



**WILLOUGHBY - \$198,500**

First floor living! Low maintenance, 3 BR, 2 full, 1 half bath ranch condo. Dining rm with slider to rear private patio. Nice size kitchen includes appliances. Owners bedroom with 2 walk in closets. 2 car attached garage.

**440-951-4445**

2.6 ACRES!



**MUNSON TWP - \$649,900**

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**

NEW PRICE!



**MENTOR - \$232,000**

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**

LAKEFRONT



**WILLOWICK - \$310,000**

Gorgeous, like new 3 Bedrooms, 4 bath townhouse located on the shores of Lake Erie in private gated luxury community. Lake access with breathtaking views to all homeowners. Living rm with vaulted ceiling, Dining rm leads to deck. Great kitchen with breakfast bar. Walk out lower level family rm.

**440-951-4445**

NEW PRICE!



**WILLOUGHBY HILLS - \$159,900**

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**



**34601 Ridge Rd, Willoughby Ohio**





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## Smart Kitchen Upgrade Ideas to Help You Save Time

(StatePoint) Most home cooks want the flexibility of preparing complicated meals with ease and convenience. However, even those with a deft culinary hand may be limited by their tools, space and appliances.

Smartly outfitting your kitchen can help you jump meal preparation hurdles, particularly if you are someone who is inclined to prepare multi-course meals. Consider space-saving appliances with versatile functionality that can do more than one job at a time. Just as you can multitask, so should your kitchen appliances.

Experts point out that it all boils down to the capabilities of your oven range. When pressed for time, you may have compromised on cooking times or temperature, leaving dishes to suffer through over- or under-cooking. Home chefs with this problem should consider upgrading to a double oven range, which would allow you to cook multiple dishes at separate temperatures. Consider the flexibility of being

able to bake cookies in convection mode at 350 degrees while simultaneously broiling chicken, all in one unit.

If you do plan to make this upgrade, consider your needs and options. For example, if an electric connection is the only option for cooking, consider Verona's 36 inch fully electric double oven range, which offers cooking performance one might not expect from a fully electric range. Also available in dual fuel and all gas options, the Verona double oven ranges are fully equipped with two easily programmed multi-function ovens and provide multiple cooking modes, including baking, defrosting and broiling.

When form is just as important as function, consider ILVE's larger double oven range options in 40, 48 and 60 inch sizes. All sizes feature two multi-function ovens and added multi-tasking tools such as a rotisserie and warming drawer. Cooktop options such as a French top and



removable griddle give even more flexibility to ambitious home cooks.

With a dual oven range, you may find that a separate built-in oven becomes unnecessary, freeing up valuable cabinet space and valuable

dollars for other useful chef's tools and supplies. Additionally, upgrading your most important appliances can help you work smarter, not harder.

Love cooking? Give yourself the tools that allow you to get more done.



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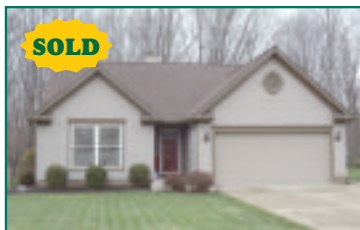
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# On-Trend Home Design



## Make sensational style the focus of your home makeover

(Family Features) If a home makeover is on your horizon, it's the perfect time to take note of design trends that may help shape your project. Today's hottest looks leave plenty of room for personal interpretation, so it's easier than ever to incorporate the latest looks for a home that seamlessly blends your personality with on-trend decor and design elements.

### Eye-catching detail

Understated elegance, a look that many designers have favored in the past, is losing

ground to more prominent design features that make no bones about attracting attention. Colorful woodwork in the kitchen, vibrant patterns such as marble countertops, jewel-toned textiles and bold details like nail-head patterns on furnishings are all evidence of a bolder style. The trick is to blend elements carefully and avoid competing pieces that create more of a mish-mash than a stylish statement.

Bright colors once reserved for subtle acces-

**SEE PAGE 15**





## Steps to take before an appraiser's visit

Homeowners unfamiliar with the appraisal process might not know if there is anything they can do to make the process go more smoothly. While certain variables involved in the appraisal process, such as location of the home and the value of surrounding homes, are beyond homeowners' control, the Appraisal Institute recommends homeowners take the following steps before an appraiser visits their home.

- **Clean the house.** A dirty home that is full of clutter will not make the best impression on appraisers. Dirty homes may be vulnerable to insect infestations that can lead to structural problems with the home. While a dirty home is not necessarily an indicator of infestations or a reflection of a home's value, a clean home will create a stronger first impression with the appraiser.

- **Make any necessary repairs** ahead of the appointment. Homeowners who have been putting off repairs should make them before the appraiser arrives. Homes with repairs that still need to

be made will likely be valued less than similar homes with no such repair issues. Though repairs can be costly, investing in home repairs will likely increase both the appraisal and resale value of the home.

- **Obtain all necessary documents** before the appraiser arrives. Homeowners who have certain documentation at the ready can speed up the appraisal process. Such documentation may include a survey of the house and property; a deed or title report; a recent tax bill; if applicable, a list of items to be sold with the house; purchase history of the home; and the original plans and specifications of the home.

- **Inform the appraiser** about recent improvements. Homeowners can inform appraisers about any recent improvements to the home and the cost of those improvements. The value of home improvements with regard to a home's appraisal value vary depending on a host of variables, but having such information at the ready can help appraisers make the most informed appraisal possible.

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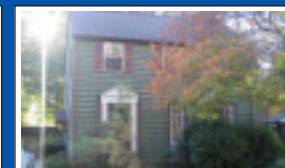
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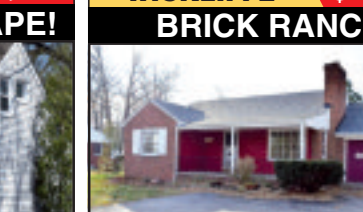
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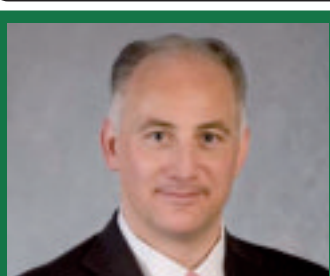
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## SENSATIONAL STYLE FROM PAGE 10

sorizing are now fair game for larger palettes - even walls. Many experts agree: among this season's top picks are shades of green, ranging from soft, subtle tones to vibrant, luxurious hues. Similarly, much as the clothing fashion world has embraced the idea of combining patterns for a cohesive look, the same applies to home decor. Far from looking disjointed, this approach can actually make for an on-point style statement.

### The "fifth wall"

The least noticed aspect in every room - the ceiling - can actually be more than a surface for tired old ceiling fans. Recognizing this under-utilized element as an unexpected design space with a direct connection to the great wide open, some designers are exploring ways to extend design to that "fifth wall."

The ceiling represents an untapped design opportunity with the power to completely transform spaces from top to bottom. Incorporating the fifth wall into your design allows you to set your sights higher than the average wall. Current interior design trends show an increased use of vibrant colors, creative wallpapers and even wood cladding on ceilings, aiming to make a statement that places the fifth wall at the center of a room's overall decor.

Another must-have for a stunning fifth wall design is skylights, which provide a connection to nature, whether it's a view of the sky on a sunny day, treetops, a passing rain storm or a starry night sky. Skylights provide balanced, natural light that can make colors appear truer while enhancing interior decor. In addition, strategically introducing natural light from above can free up wall space for cabinetry or artwork and make small rooms feel larger.

"Skylights bring much more than natural light into a space. They give occupants the feeling of being outdoors with elements like a sky view, gentle breezes and the smell of fresh air," said Ross Vandermark, national product manager for Velux America. "By fully incorporating the fifth wall into a room's decor, homeowners can create beautifully designed rooms that engage all of the senses."

Beyond the aesthetic benefits, special features can enhance the practical use of skylights. For example, for added flare and light control, homeowners can add

blinds to Velux Skylights, choosing from more than 100 colors and styles for a pop of color on the ceiling that echoes accent colors below. Many models also offer remote control operation for convenience in raising and lowering the blinds and even opening skylights to let in some fresh air. Learn more about making skylights the focal point of your fifth wall design at [whyskylights.com](http://whyskylights.com).

### A fresh way to shine

When it comes to metallic design elements, the ultra-sleek and modern look of stainless steel and brushed nickel is becoming quickly outdated. The warmth that bronze and brass bring to the overall aesthetic makes these popular choices in the kitchen and bathroom alike. For the latest take on this look, avoid blingy, shiny finishes and instead opt for a softer brushed look.

Considering shine from another perspective, lighting is an area where homeowners can make easy upgrades for a trendy new look. Forget bulky overhead lighting and instead give your room a boost with a series of funky task lights. Skip traditional bases and look for fun shapes and colors that lend some visual interest to the space.

### Texture, texture, texture

With everything from wallpaper to linens to artwork, texture brings added dimensions to the room. As with color and patterns, don't be afraid to mix and match for a unique look that blends different tactile elements for a space that is as pleasing to the fingertips as it is to the eye.

If you're not sure where to begin, start with textiles such as the window treatments or bedding. Look for options that take texture beyond a traditional cotton weave and integrate different materials or construction for a distinct look and feel. More daring choices include furnishings, such as a satiny armchair or a velvet-covered settee.

### Smart enhancements

No modern home makeover is complete without the consideration of technology. Smart features and devices bring added enjoyment and convenience to nearly every aspect of modern living. Be sure to consider which electronic features can be integrated into your smart home network, so once the renovating is done you can simply flip a switch and sit back to enjoy the stunning results of your effort.



## Understand hardiness zones before planting

Gardening benefits the environment in myriad ways. Maintaining natural landscapes and preserving green spaces can reduce the collective carbon footprint of the human race. Trees, flowers and other greenery filter the air and create welcoming habitats for all species of animals and insects.

Many home gardeners set out each spring to create landscapes that cater to all of the senses. But choosing plants that are unlikely to thrive in certain climates can lead to dissatisfaction and premature plant demise and may require gardeners to use more fertilizers, pesticides and other not-so-Earth-friendly techniques to help plants thrive.

One of the more important steps gardeners can take before spring arrives is to educate themselves about plant hardiness zones. Hardiness zones are defined by the average climatic conditions of the region and are broken down into various zones. The USDA Hardiness Zone map divides North America into 13 separate zones. Each zone is

marked by 10 F incremental differences from the last zone. In some versions of the map, each zone is further divided into "a" and "b" regions.

The National Gardening Association says the USDA Hardiness Zone Map was revised in 2012. The latest version was jointly developed by the USDA's Agricultural Research Service and Oregon State University's PRISM Climate Group. To help develop the new map, the USDA and Oregon State University requested that horticultural and climatic experts review the zones in their geographic areas. As a result, the zone boundaries in the 2012 edition of the map have shifted in many areas. Canada's Hardiness Zone map, updated in 2010, uses nine different zones.

Zone maps are tools that show where permanent landscape plants can adapt. Home gardeners who are looking for shrubs or perennials to last year after year should recognize that such plants must tolerate year-round conditions, including the lowest and highest tempera-



USDA Hardiness Zone map courtesy of the USDA. View an interactive version at the USDA website.

tures and the amount of precipitation. Snow cover and humidity also can impact a plant's propensity to thrive.

While zone maps are not perfect, they can be useful in planning and ensuring the survival of future gardens. Plant and seed manufacturer Burpee says that other factors to consider that also affect the viability of plants include

wind, moisture and soil conditions. The company offers an interactive zone finder on their website that will indicate the hardiness zone as well as average first and last frost dates. Visit [www.burpee.com/findgrowzone](http://www.burpee.com/findgrowzone) to enter a zip code.

Learn more about plant hardiness at [planthardiness.ars.usda.gov](http://planthardiness.ars.usda.gov)

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# 6 easy spring cleaning projects

Warmer days are here and what better way to spend them than ... cleaning? Although enjoying the great outdoors is probably high on many a to-do list come spring, by the end of winter, homes can probably do with a much-needed overhaul. Owners and renters can rely on temperate days to throw open the windows and engage in some easy spring-cleaning projects. The earlier one begins spring cleaning, the more quickly he or she will be able to head outside and bask in the warm spring sun.

Spring cleaning tasks can be stretched out across several days to make the jobs more manageable. While certain spring cleaning tasks can be time-consuming, many projects can be started and completed in 30 minutes or less.

## 1. Look up

Start by looking up at ceilings, molding and ceiling fans. Chances are strong that some cobwebs and dust have formed in these areas. Always begin cleaning by working from the top

downward so you don't have to clean any tables countertops or floors twice. Static-charged dusting cloths work well to catch and contain dust. Use a pillowcase on ceiling fan blades to clear the dust and keep it from cascading to the floor.

## 2. Blinds and curtains

Heavy window treatments can be removed and replaced with more gauzy fabrics. This lets in more light and warmth from the sun. Many curtains can be freshened up right in the laundry, but blinds may require a bit more effort. If the blinds can be snapped out of the brackets, place them in a tub full of vinegar, dish soap and water. Allow them to soak and then rinse with the shower nozzle. Stationary blinds can be cleaned with using an old sock over your hand dipped in a vinegar-and-water solution.

## 3. Change linens

Remove and launder bed linens. While the linens are in the wash, thoroughly dust all furniture and vacuum

the carpets. Move furniture so you can reach areas where dust gathers, such as under the bed or dresser.

## 4. Grout cleaner

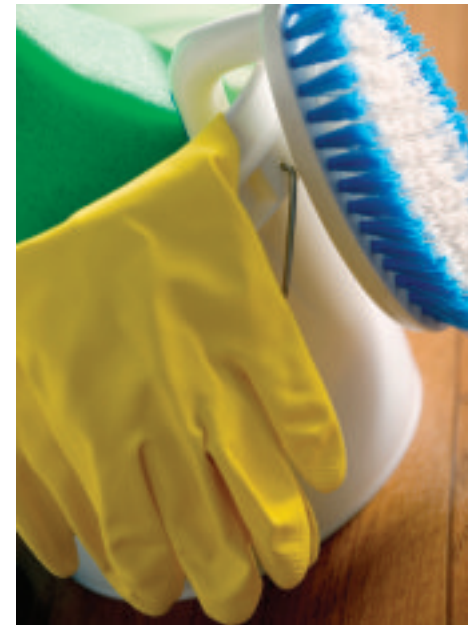
Grade school science lessons can be put to use as you look to remove stubborn dirt. Combining baking soda and vinegar produces a reaction that causes the formation of gassy bubbles. These bubbles can help to break up dirt that clings to crevices, such as grout between tiles. Some light scrubbing and then subsequent rinsing can rid surfaces of hard-to-remove dirt.

## 5. Vacuum vent intakes

Many houses are heated by forced-air systems. The air intake vents can become clogged with dust and other debris. Vacuum these vents so that air flow is not impeded. Let the heat run for a few minutes to catch any small particles that become dislodged, and then change the furnace filter.

## 6. Clean out the refrigerator

Now is a great time to remove any of those mystery containers growing fuzzy



experiments in the back of the refrigerator. Take the food out of the refrigerator and use a food-safe cleaner to scour the shelves and inside of crisper drawers.

Spring cleaning is a necessary task, but it doesn't have to be a headache. Break up the work into manageable chunks of time, and projects won't feel like such a hassle.



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### 1037 YORKHARBOR LN. #29 PAINESVILLE, 44077

This well cared for 2 Bedroom/2 bath Condo has been recently carpeted and painted throughout. Open floor plan with vaulted ceiling. Large master bedroom with walk in closet and master bath. **\$121,900**

GINA MILLER (440) 487-2023



### 122 STACEY CT. MADISON, 44057

This meticulously cared for home looks like new construction. Move right in to this tastefully decorated home. The great room features a stone fireplace and the extra large kitchen is filled with beautiful cabinets. This is a great home for entertaining. The custom window treatments stay. The yard has been professionally landscaped and is very private. This home is a must see! **\$239,900**

GINA MILLER (440) 487-2023



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## SOUTH MENTOR \$264,800

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 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



## PAINESVILLE \$139,000

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.



## CONCORD \$184,800

WOW-What A Home - If You're NOT Afraid  
Of Painting, Taking Down Wallpaper,  
Pulling Up Carpeting & Polishing Wood Floors  
THEN THIS IS THE HOME FOR YOU \*  
Spacious, Solid Built, 3 BR, Ranch;  
2 1/2 Baths; Lg Foyer; Kit w/all appls;  
Din Rm; Fam Rm; Liv Rm w/FRPL;  
4 Season Rd w/ Bte-in BBQ Pit \* 2+ Car  
Hesed, Attached, Side Entry Garage \* Wood  
Shed! Over 3/4 Acre Lot Near S. Mentor/  
Concord Line & Mentor Schools  
\* ONE YEAR HOME WARRANTY



## WILLOUGHBY

**\$174,800**  
Mr & Mrs Clean live here!  
Immaculate, spacious,  
gorgeous bi-level built in  
1990. Offers almost 1900 SF,  
4 bds, 2 1/2 baths,  
fam rm w/full wall FRPL,  
vaulted ceiling in LR & Kit/  
Dining Rm. All Appliances,  
slider to wood deck, 2 car att  
garage. NOTHING to do  
but move in!! ONE YEAR  
HOME WARRANTY



## 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!



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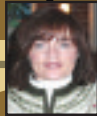


<p><b>MADISON - \$177,500</b></p> <p><b>MULTI-FAMILY</b></p>  <p>INVESTMENT OPPORTUNITY! Vinyl Sided Duplex w/ a BiLevel &amp; Ranch/ Each floor plan offers - MstrBR's w/walk-in closets and also includes a Garage &amp; Patio. Call for Details!</p>	<p><b>MADISON - \$162,500</b></p> <p><b>MULTI-FAMILY</b></p>  <p>INVESTMENT OPPORTUNITY! Vinyl Sided Duplex w/ 2 Ranch Styles w/ Cathedral Ceilings/Each unit w/ private patio &amp; garage w/door opener/ Casual great room lifestyle!</p>	<p><b>GENEVA - \$119,500</b></p> <p><b>NEW PRICE!</b></p>  <p>Victorian Home w/4 Bedrooms &amp; 2 Baths 10 Ft ceilings, Bay Windows, Cupola &amp; Attic space 1st floor BR &amp; Utility Rm 2.5 Car Garage, Porch &amp; Patio</p>	<p><b>MADISON - \$239,900</b></p>  <p>Colonial w/3 Bedrooms &amp; 2.5 Bath. Great Room w/Gas Fireplace. Chef's In-Kitchen w/Appliance &amp; Butler's Pantry Formal Dining. Office on 1st Floor. Vaulted Master BR w/ Glamour Bath, Walk-in closet &amp; More! Finished Basement- Game Rm, exercise rm, hobby rm. Front Porch, Large Deck, &amp; Shed. Use of Perry Park w/Pool &amp; Lake Access</p>	<p><b>MADISON - \$229,900</b></p> <p><b>NEW PRICE!</b></p>  <p>3000 Sq.Ft. Ranch on 1+ Acres * LivRm w/GasFP * Kit &amp; Din Area w/Breakfast Bar &amp; Appls * Vaulted FamRm w/ WB Fireplace Mstr BR w/MstrBA * 2 more BR's &amp; Bath Lower Level w/ RecRm, possible 2 additional BR's *UtilityRm, StorageRm &amp; Walkout Bsmt *Front Porch, 2 Car Gar, Paved Drive, Deck</p>
<p><b>SAYBROOK - \$129,900</b></p>  <p>2 BR &amp; 2 BA Ranch on 16+ Acres *Enclosed Front Porch &amp; a Enclosed Side Porch *Walk-out Basement, 1 Car Detached Garage *24x30 Barn &amp; Pond, &amp; Wooded Areas Call for Details</p>	<p><b>SAYBROOK - \$349,900</b></p>  <p>Lake Erie Lifestyle * A Family Compound, Bed &amp; Breakfast, Owner Occupy, or Vacation Rental. *3 BR, 2 BA. 2000 Sq.Ft.* Great Rm w/Wood stove *Large Eat-in Kit * MstrBR w/Private Bath * Large Multi Purpose Barn w/Flexibility &amp; incredible Views Must see to appreciate!</p>	<p><b>UNIONVILLE - \$219,900</b></p>  <p>Century Home w/6 BR's, possible 7 on 3.58 Acres *LivRm, FamRm w/FP, Formal DinRm Kitchen w/Appliance. * 1st Flr BR &amp; Bath, *Bank Barn w/Workshop, Brick Patio &amp; Deck Call for Details!</p>	<p><b>MADISON - \$49,900</b></p> <p><b>LAKE ERIE VIEW</b></p>  <p>2 Lots - 100x116 -Improvements- Electric, Gas, Paved Dead End Street With Private Beach Access &amp; Rights limited # of membership.</p>	<p><b>MADISON - \$96,500</b></p> <p><b>NEW LISTING!</b></p>  <p>3 BR, 1 BA Ranch * Open Living *Living Rm * Eat-in Kitchen leads to Bonus Rm/Family Rm Work Shop in Shed w/Heat &amp; Electric Fenced in Backyard Neat as a Pin</p>
<p><b>MADISON - \$109,900</b></p>  <p>3 BR &amp; BA Ranch w/Lake Erie View *Many Updates * Full Bsmt w/workshop, Laundry Rm &amp; possible full BA</p>	<p><b>PERRY - \$124,900</b></p>  <p>Newly Painted 2BR &amp; 2Bth Condo Kitchen w/Corian Countertops, Wood Laminate Flooring, Oak Cabinetry, opens to Dining Area leading to Large Deck Master BR w/2 Closet- 1 Walk-in &amp; Master Bath Appliances Stay! 2 Car Garage</p>	<p><b>MADISON - \$169,900</b></p> <p><b>NEW LISTING!</b></p>  <p>3 BR &amp; 2 BA Ranch overlooking- Madison Country Club Golf Course Large Living &amp; Dining Rm Combo w/FP Kitchen w/Appliances &amp; opens to Family Rm w/FP Front Porch, 2 Car Garage, &amp; Back Patio</p>	<p><b>GENEVA TWP. - \$59,900</b></p> <p><b>NEW LISTING!</b></p>  <p>3 BR &amp; 1BA Colonial on 2+ Acres Enclosed Front Porch, Carport, Barn/Outbuilding Master BR on 1st Floor &amp; Bath Newer Furnace- 2/17. Priced to move!</p>	<p><b>MADISON - \$134,900</b></p> <p><b>NEW PRICE!</b></p>  <p>3 BR &amp; 2BA Ranch w/Liv Rm, Family Rm, &amp; Sun Rm Kitchen &amp; Dining combo w/Built in Desk Many Updates: Fresh Paint, newer Carpet, most Vinyl Windows, 2 Newer Furnaces - 2016 &amp; Security System. 2 Car Garage w/Office 30x50 Outbuilding</p>
<p><b>MADISON - \$54,900</b></p>  <p>BUILD YOUR COUNTRY DREAM! 7+ Acre lot, level ground w/Add'l Land Available Gas, Electric, &amp; Water available at street. Close to I-90 &amp; Family Outdoor YMCA</p>	<p><b>MADISON - \$244,900</b></p> <p><b>NEW LISTING!</b></p>  <p>Class Cape Cod w/views of Lake Erie With 4 Bedrooms &amp; 3 Baths. Living Room &amp; Family Room w/wood burning Fireplace. Formal Dining Room &amp; Eat in Kitchen w/Appliances. First Floor Bedroom &amp; Office Master BR w/Master BA w/jetted tub, walk-in shower 2nd Flr Laundry Rm</p>	<p><b>MADISON - \$119,900</b></p>  <p>3 BR, &amp; 2.5 BA Colonial Condo * Newer Kitchen Countertops, Water Heater, &amp; some Carpet. Vaulted LivRm w/GasFP * Formal DinRm * Eat in Kit w/Appl. * 2 Car Att Gar * Covered Patio w/view of Lake Erie</p>	<p><b>MADISON - \$177,500</b></p> <p><b>MULTI-FAMILY</b></p>  <p>INVESTMENT OPPORTUNITY! Newly vinyl sided Duplex * Features a 3 BR, 1 BA Ranch w/Cathedral Ceilings and a Colonial w/ 3 BR &amp; 1.5 Bath w/Mstr BR w/ 2 walk-in closets/Both Units have Private Patios &amp; attached Garages/ Live in one &amp; Rent the other!</p>	<p><b>CONCORD - \$119,900</b></p>  <p>End Unit Condo w/3BR &amp; 2BA * Formal LivRm * Eat-in Kitchen w/Appls. *Family Rm w/Wood Burning Fireplace 2 Car Garage &amp; Private Deck</p>







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**REDUCED****Mentor - \$61,900**

This is the house you have been WADING for and it is one SHELL of a deal! You will definitely get all WIRED up at the price! This 3 bdrm, 2 bth home offers nearly 1600 sq ft, nearly 1 1/2 ac, full bsmt & a 2+ car det garage. You won't be STUMPED when you find out you have a new roof, too! There is No SWEATING at this purchase & you won't be in HOT WATER with your significant other! #3872485

**NEW****Madison - \$59,900**

Roses are red, the shutters are blue, Rosena needs help and so will you! A short distance from Lake Erie sits this 4 bedroom, 1 1/2 bath Colonial. situated on 2 parcels. Large living room with wood burner and sun lit picture window. Bedrooms with hardwood floors. Home dons a 1 car attached garage, fenced back yard and shed for extra storage. Don't wait to smell the flowers and call today! #3879145

**NEW****Willoughby - \$99,900**

Old meets new in this 3 bdrm, 1 1/2 bth Colonial. Updated kitchen, bath but, keeping the claw foot tub. Beautiful wood floors, the old solid wood doors & hardware, enclosed front porch, old fashioned detached garage with the old swing doors and so much more. What hasn't been updated does need attention but, with the warmer weather, you should be able to get it done. The new furnace will keep you warm until then! #3881148

**REDUCED!****SELLER  
WANTS SOLD  
NOW!****Saybrook - \$15,900**

Seller says to get this sold! Cash, quick close. 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 from the comfort of your living room. Home also offers a full basement and over 1/3 of an acre. The ruralness of Saybrook can all be your's at a fabulous price! #3869549

**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

**Ashtabula - 15,300**

Come on down to downtown Ashtabula for this 3 bedroom 1 and 1/2 bath property. Home is 1440 Sq feet has a full basement, covered front porch and deck. Inside the home is in need of some TLC, but a little love will go a long way! Schedule a showing today! #3835545

**Ash Harbor Area - \$24,900**

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

**Painesville/Perry - \$114,900**

Her Highness would certainly approve of this fabulous Perry Twp Condo. You are greeted by a gracious open floor plan w/fresh new carpet & dubbed w/neutral paint. Kit opens to din area & fam rm large enough for all of your loyal subjects. 2nd floor offers 2 nice size bedrms w/oversized closets & loft. 2 car att garage to house your royal carriage & patio for summer entertaining. Bring your Lancelot & make an appt today! #3874323

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Michael Kaim



**\$134,900** **BURTON**  
2 BRs, 2 Baths  
Scenic country retreat! Nestled on 1 acre in beautiful Burton, Ohio



**\$115,000** **BURTON**  
3 BRs, 1 Bath  
Cozy Bungalow sitting on 2 1/2 acres within the Berkshire School District!



**\$389,900** **CHARDON**  
5 BRs, 4.5 Baths  
Lake Auction Services Auction (Not a Live In-Person Auction)



**\$545,000** **CLEVELAND HEIGHTS**  
6 BRs, 5 Baths  
Stunning family home with quintessential Cleveland Heights character and craftsmanship!



**\$675,000** **CONCORD**  
5 BRs, 5 Baths  
Lake Auction Services Auction (Not a Live In-Person Auction)



**\$139,900** **EASTLAKE**  
3 BRs, 1 Bath  
Beautiful ranch completely updated in Surfside! Move Right In!



**\$199,900** **EASTLAKE**  
3 BRs, 2 Baths  
Open concept split floor plan ranch built in sought after Garretts Cove subdivision.



**\$875,000** **HIRAM**  
4 BRs, 5 Baths  
Private Secluded Estate which is a Rare Geauga County find! 7.7+ acres of private, wooded beauty sets the backdrop for this stunning retreat!



**\$149,900** **LYNDHURST**  
4 BRs, 2.5 Baths  
Welcome 1031 Linden Lane, better known as The Eggshelland House. This iconic home has brought joy to generations of Clevelanders and now you can make it your own



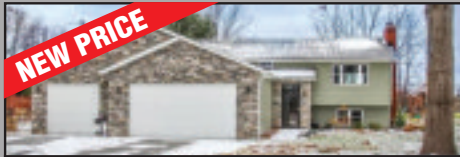
**\$99,900** **LYNDHURST**  
2 BRs, 1.5 Baths  
Charming ranch close to everything!



**\$159,900** **MADISON**  
3 BRs, 2.5 Baths  
Zero down USDA purchase available! This fantastic Colonial is a must see!



**\$139,900** **MADISON**  
3 BRs, 2 Baths  
Gorgeous 3 Bedroom ranch conveniently located just off of 91 in the heart of Madison.



**\$219,900** **PERRY**  
5 BR, 2 Baths  
Completely remodeled 2200 SF home on 1 acre property. Newer roof 2015, vinyl windows 2015, vinyl siding 2015, 3 car garage 2015, concrete driveway 2016 updated electrical panel. A must see home.



**\$279,900** **MENTOR**  
5 BRs, 2 Baths  
Beautifully maintained early century Colonial!



**\$134,900** **MENTOR**  
3 BRs, 1.5 Baths  
This 1998 Dawson built Colonial in a beautiful neighborhood still has its like new feel.



**\$319,999** **MENTOR**  
4 BRs, 2.5 Baths  
Amazing two story colonial on a private setting located in the heart of Concord!

## Meet Our Top Producers



Holly Wilson



Jane Kaim



Katherine White Ridley



Tina Tangorra



Susan Wittler



Jake Sudnick



Mike Collica



Brad Klimek



Kerry Kozlowski-Brown





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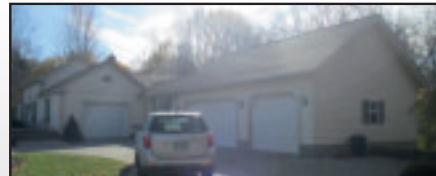
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**\$529,900** MENTOR-ON-THE-LAKE  
4 BRs, 3 Baths  
Spectacular Lake Erie Front Ranch!  
Open Layout with Breathtaking Views from All Rooms!



**\$96,000** PAINESVILLE  
3 BRs, 2 Baths  
Well maintained spacious home has a double-sided fireplace in the living room and dining room and additional fireplace in the basement.



**\$165,000** PAINESVILLE TOWNSHIP  
4 BRs, 2.5 Baths  
Custom updated house. 3 or 4 bedrooms with walk out deck. Meticulous landscaping. Great location!



**\$187,500** PAINESVILLE TOWNSHIP  
3 BRs, 3.5 Baths  
Tons of space! PLUS this home has a full and finished basement which includes a family room, bonus/4th bedroom and plenty of storage space.



**\$399,900** PEPPER PIKE  
4 BRs, 3.5 Baths  
Lake Auction Services Auction  
(Not a Live In-Person Auction)



**\$130,000** RICHMOND HEIGHTS  
3 BRs, 1.5 Baths  
Well maintained 3 bedroom ranch sitting on a third of an acre in Richmond Heights! The home and big yard make this home perfect for raising children.



**\$199,900** RICHMOND HEIGHTS  
4 BRs, 2.5 Baths  
Fantastic 2700 SF colonial in sought after Richmond Bluffs. Situated on huge corner lot.



**\$535,000** MENTOR-ON-THE-LAKE  
4 BRs, 3.5 Baths  
Stunning lake front home which offers many renovations throughout. It opens up to the Four Season Breakfast Sunroom with gorgeous views of Lake Erie.



**\$650,000** WAITE HILL  
4 BRs, 3.5 Baths  
Gorgeous and enchanting 17.5 acre private property located in the heart of Waite Hill. Colonial sits overlooking pond and includes amazing views of fruit trees trailed through out the back courtyard.



**\$428,000** WAITE HILL  
5 BRs, 6 Baths  
Brick raised ranch features formal living and dining rooms with hardwood floors! Family room with wood flooring and stone fireplace!



**\$39,900** WICKLIFFE  
2 BRs, 1.5 Baths  
Wickliffe condo features care free living - no landscaping, snow removal. All at an affordable price.



**\$62,900** WICKLIFFE  
2 BRs, 1 Bath  
MOVE-IN Ready! This home has fresh paint throughout, new kitchen floor, new kitchen counter tops, newer stove, and dishwasher.



**\$114,900** WICKLIFFE  
4 BRs, 1.5 Baths  
Beautiful bungalow built in the heart of Wickliffe near the freeway. Spacious living room, kitchen, and dining room.



**\$139,900** WILLOWICK  
3 BRs, 2.5 Baths  
Fantastic home loaded with updates in sought after area with nearly a 1/2 acre Move Right In!



**\$99,900** WILLOWICK  
3 BRs, 1 Bath  
Adorable ranch with 2 car detached garage. Large living room with dining area, hardwood flooring, full unfinished basement, central air, rear porch and a ton more!



**\$110,000** WILLOWICK  
3 BRs, 1 Bath  
Awesome move in ready Bungalow with updated vinyl siding, dimensional shingle roof, Pella windows and glass block windows.



Nick Devito



Brenda Niemi



Wendy Lewis



Jerome Barton



Nick Slattery



Cathy Travis



Taylor Britton



Kelley Veider



Debbie Nashmy



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*Kirtland Hills* \$1,695,000



*Aurora* \$1,390,000



*Pepper Pike* \$1,200,000



*Bratenahl* \$1,600,000



*Columbia Station* \$900,000



*Massillon* \$1,591,121



*Pepper Pike* \$1,200,000



*Hinckley* \$998,500



*Moreland Hills* \$1,650,000



*Westlake* \$1,100,000



*Medina* \$645,500



*Kirtland* \$725,000



*Middlebury Hts.* \$489,999



*Mantua* \$315,000



*Concord* \$560,000



*Cuyahoga Falls* \$525,000



*Hiram* \$495,000



*Broadview Hts* \$475,000



*Elyria* \$450,000



*Kirtland* \$560,000



*Painesville Twp* \$155,000



*Geneva OTL* \$300,000



*Mentor* \$95,000



*Willowick* \$34,900



*Madison* \$112,000



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