

THE MORNING JOURNAL

HOMES ALMANAC

JULY 2017



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AUTO & HOME

Lorain
2063 North Ridge Rd E.
Lorain, OH 44055

Elyria
1091 East Broad St.
Elyria, Ohio 44035



2016 SOLD
\$12,467,154.00
95.5 UNITS
2015-2016 195 UNITS
\$21,679,654.00
LIST TODAY,
SELL TOMORROW

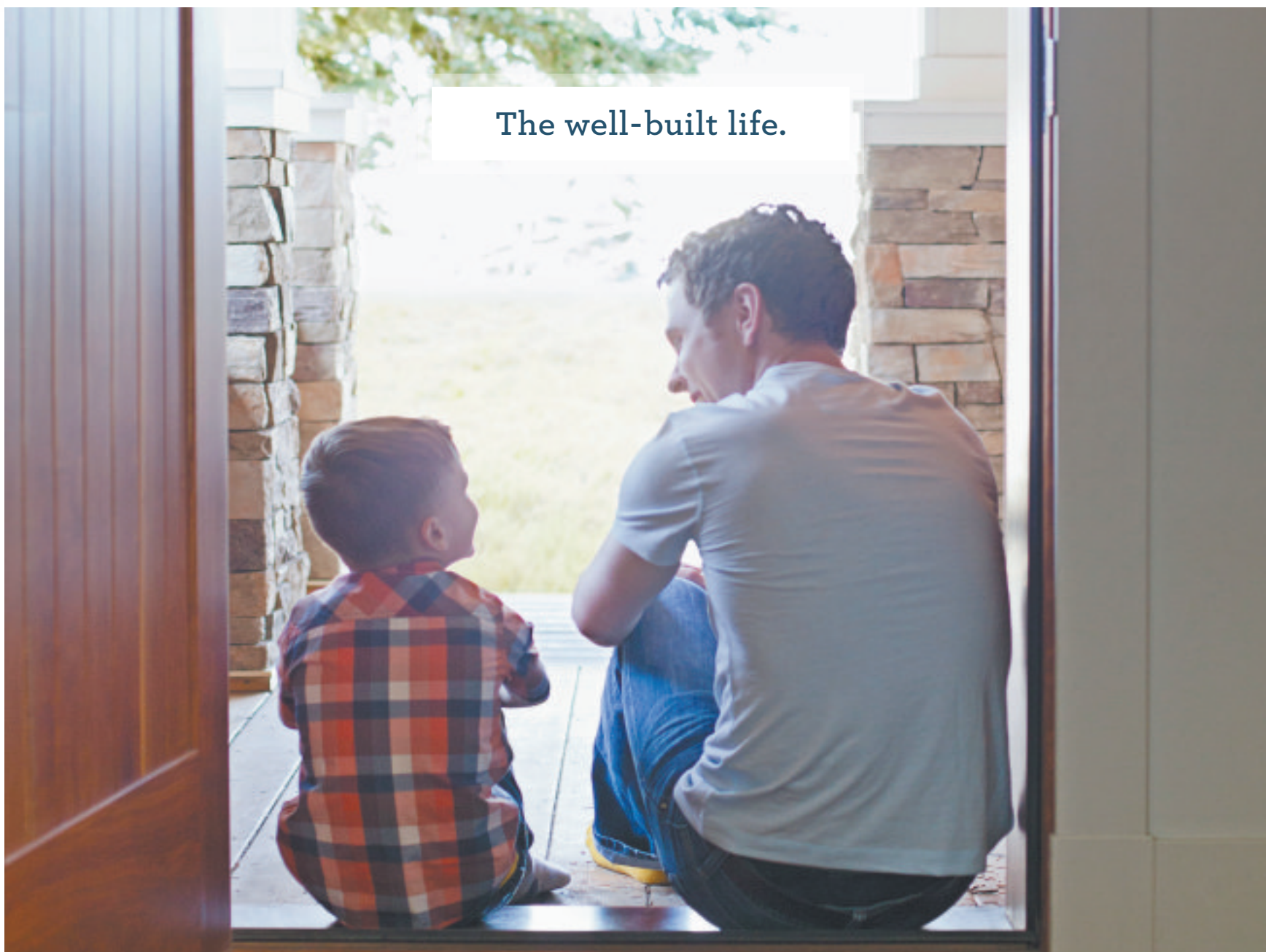
Gary R. Dodson

Mobile Phone:
(440) 320-6464

Jenae L. Pavlich

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(440) 320-8591





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One Low Set Fee



Matt Kluding
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Serving Erie & Lorain Counties

One Low Set Fee Schedule:

<u>Home Sale Price</u>	<u>Fee</u>
\$100,000 or less	\$3,000
\$100,000 - \$150,000	\$4,000
\$150,000 - \$200,000	\$5,000
\$200,000 - \$250,000	\$6,000
\$250,000 - \$300,000	\$7,000
\$300,000 - \$400,000	\$8,000

* Please call for fees for sale prices exceeding \$400,000

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SAVING HOMEOWNERS THOUSANDS SINCE 2005!

Who we are

- At Smart Choice Realty we believe that sellers should have options when it comes to selling their homes or property, and now you have a Choice. Traditional real estate companies charge a percentage negotiated with the seller as compensation for marketing, advertising, negotiating and handling the paperwork involved in selling a property. Smart Choice Realty offers the same services for "One Low Set Fee", saving sellers thousands of dollars! This low set fee gives the seller the flexibility and advantage they need to get their home "SOLD" in a shorter period of time in today's competitive Real Estate market. If you are thinking of selling your home, make the Smart Choice! Call or email us to discuss your property or to set up a FREE, no obligation market analysis of your home.

What we do

- We provide an option to our clients when it comes to selling their homes, and now you have a Choice.
- Our 'One Low Set Fee' includes marketing, advertising, negotiating, and handling all paperwork.
- We will save you thousands of dollars!

Proven results year after year

- We are licensed real estate professionals and a full-service real estate company helping sellers and buyers.
- We have saved homeowners over a million dollars in real estate commissions since 2005.
- We are members of 2 Multiple Listing Services, Firelands and NORMLS, putting your property in front of thousands of real estate agents and buyers covering over 40 counties.
- We handle all marketing and advertising of your property, including exposure on over 70 websites including Realtor.com, Zillow, Trulia, Homes.com and many more.



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Michael Cobb

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\$775,000
6145 Park Square Dr.
LORAIN



\$145,000
228 E. Marina Pky Way
Waterfront condo Harbor Walk
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\$134,900
188 Washington
AMHERST



\$389,900
6451 Oak Point Estates
LORAIN



\$599,900
State Rte 58
COMMERCIAL LAND 27.93 ACRES



\$52,500
1956 Tait
LORAIN



\$110,000
969 Milan Ave
AMHERST



\$188,000
4400 Linda Dr.
VERMILION



5847 Province
LORAIN



\$136,900
955 Osborn
LORAIN



\$109,900
223-225 N. Main • Duplex
AMHERST



\$79,900
3660 Morningside Way
LORAIN #307



\$269,900
5424 Oakwood Dr
SHEFFIELD VILLAGE



\$69,900
1240 Maple Dr.
LORAIN



\$175,900
12172 Smith Rd
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AMHERST



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Pending 35.86 Acres
\$235,000

VERMILION
1.62 Acres \$22,500

AMHERST
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2 Lots Hazel St. Amherst
\$30,000 each

LORAIN
28.39 Acres \$279,900
Amherst Schools
2.52 Acres \$39,900
Amherst Schools
.46 Acres Lorain \$55,000

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- 1105 W 8TH ST
- 1103 W 8TH ST
- 2316 PACKARD
- 2200 W 23RD ST
- 2122 W 14TH ST
- 2445 GARFIELD BLVD
- 4511 OAKHILL BLVD
- 4337 WASHINGTON
- 1349 W 2ND
- 1651 E ERIE AVE

AMHERST

- 305 FALLING WATER CIR

COMMERCIAL

LORAIN

- 600 BROADWAY
- 804 WASHINGTON AVE
- 901 BROADWAY
- 637 BROADWAY AVE
- 3330 OBERLIN AVE
- 1764-1768 E 28TH ST
- 2204 W 23RD ST

VERMILION

- 4693-4697 LIBERTY AVE
- 4500 LIBERTY AVE

LAGRANGE

- 100 PUBLIC SQ

ELYRIA

- 6815 LAKE AVE

SHEFFIELD LAKE

- 324 LAKEVIEW AVE



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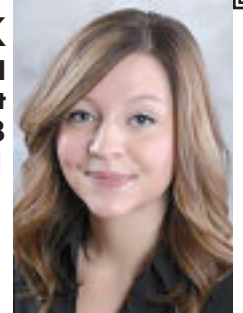
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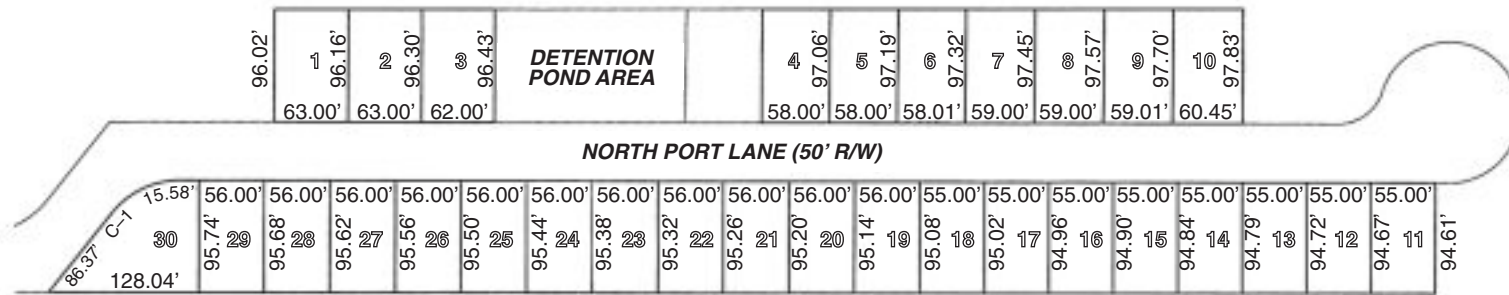


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MLS#3919494

3 bedrooms, 2 baths, brick ranch 2200 sq foot home
located in wonderful Rockefeller area.
2.5 miles to University Circle.

4462 Clifton Ave, Lorain



\$75,000

MLS# 3852743

Super nice home. 3 Bedrooms,
2 full baths. fenced yard
Come see this very lovely home.

OPEN HOUSE
SUNDAY 2-4 PM

Unit 2 Compass Rose, Vermilion



\$174,900

MLS# 3875773

Lovely 3 bedroom condominium that has been updated.
All new carpeting, beach, swimming pool, fishing pier.
Visit us at open house.

6109 Antler Crossing, Lorain, Oh



\$214,900

MLS#3916850

4 bedroom colonial. Dining area over look very private
back yard. 3 baths. House is very open and ready to
move in. This house should sell quickly. (off Oakpoint Rd).

315 Cummings Rd, Vermilion



\$55,000

MLS#3902444

3 bedroom home. Near beach with open floor plan.
Fenced Yard. Near Park

MODEL HOME UNDER CONSTRUCTION

New model under construction abuts 200 acre Lorain County Metro Park. It is on a quiet street with lots of wildlife. Only two lots left to build on this street. Basement has 4 foot escape well window and is designed for family use. Vaulted ceiling in the great room and opens into a large kitchen dining area, which opens to a covered porch. Still time for owner to make many selections of finish. Call builder for more information.

LOTS AND ACERAGE**ALL LOTS HAVE ACCESS TO A 200 ACRE METRO PARK**

Take a drive down Elizabeth Drive, a quiet cul-da-sac street in Vermilion. This new model home is under construction.

Only 2 lots left to build.

Only 4 lots left on Parkside Lane
Priced from \$29,000--\$39,000

Condo lots available on
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TO NEW FOR PICTURE

Going on the Market This Week!

In South Amherst with 3 bedrooms. Newer windows, baths, kitchen, siding, & more! Hardwood floors, barn, covered patio, 1.25 acres! In the **\$160's**



199 Sleepy Hollow Dr, Amherst
Stunning colonial, 4 beds, 2 1/2 baths, full basement, fireplace, almost 2900 sq. ft. Huge family room & kitchen, great open floor plan. **\$259,900**



240 North Ridge Rd E, Lorain
Super 2 story home in Clearview Schools. 1500 sq. ft. Features formal dining room, 3 beds, 2 baths, office/4th bedroom, and full basement. **\$99,000**

TO NEW FOR PICTURE

First Ad!

2 bedrooms in Vermilion! Great condition! Huge newer kitchen and big living room! Sun porch! Basement. Short walk to lake! **\$74,900**



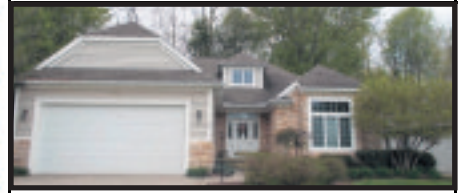
9031 Leavitt Road, Elyria
Home on 1.37 acres commercially zoned lot. Great location on an up and coming high traffic street in Amherst Twp. More land available. **\$115,000**



1326 Lake Avenue, Elyria
1700 square foot building at a high traffic intersection in Elyria in great condition. Great for offices or almost any use! Call Gregg Fior. **\$295,500**



23 North Ridge Road, Amherst
23 acres w/ frontage to build 2 houses. Close to Rte. 2. Some trees were removed but parts are still wooded. Firelands Schools. Call Billy. **\$175,000**



416 Stonebridge Dr, Amherst
Very nice 3 bed 2 bath ranch on a secluded street. Custom blinds, cherry cabinets, ceramic kitchen and bath floors. Appliances stay. **\$229,900**

North Lake Street, Amherst

23.54 acres commercially zoned vacant land. This property is zoned C2. Permitted uses are almost unlimited! Just south of the Rt. 2 interchange at Oak Point Rd. Call Bill Swanzer for more info!



39280 Colorado Avenue, Avon
3 parcel property totaling 2.78 acres commercially zoned C-4 general business. Well kept 3 bedroom home on property w/ hardwood floors. **\$550,000**



8320 Claus Road, Amherst
19th century fixer upper on a fantastic 4 acres. Possible 5 bedroom colonial with newer shed, hot water tank, & furnace. Ceiling fans in all rooms. **\$109,900**

Thinking of selling your house?

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****S R 60, Vermilion** 16 acres commercially zoned. \$285,000 ****Leavitt Rd, Amherst** 1.15 acres commercially zoned near S R 58 Turnpike Exchange. \$94,000

****S R 58, Oberlin** 87.62 acres. Approximately 55 acres tillable. \$480,000 ****Oberlin Rd, Elyria** 48 acres in Amherst Twp across from Amherst Twp Hall. \$192,800

**** Leavitt Rd, Elyria** 58 acres. Tillable and wooded acreage. \$279,000 ****Leavitt Rd, Amherst** Commercial property 1500 ft south of Ohio Turnpike. \$217,500



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241 Columbia Ave, Elyria, OH 44035



Beautiful large Cape Cod home in Elyria's College Heights community with (4) large bedrooms and 3.5 bathrooms... built in 1927 and little updating will bring this fine home back to it's original grandeur ... beautiful landscaping on extra large city lot. **\$169,000**

2418 St Rt 60, Vermilion, OH 44089



Commercial Land 6.6 Acres, 213 Ft. Frontage Across From Holiday Inn Express. Close To Rt 2 with High Visibility. Home is in fair condition - value is in the commercial land. **\$175,000**

Call Fred Barck at (440) 967-5357 or email us at fred@barck.com for more information!!



Bruce Laminates LLC

Elyria, OH 44035



Steven Bruce

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