

THE MORNING JOURNAL

# HOMES ALMANAC

AUGUST 2017



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

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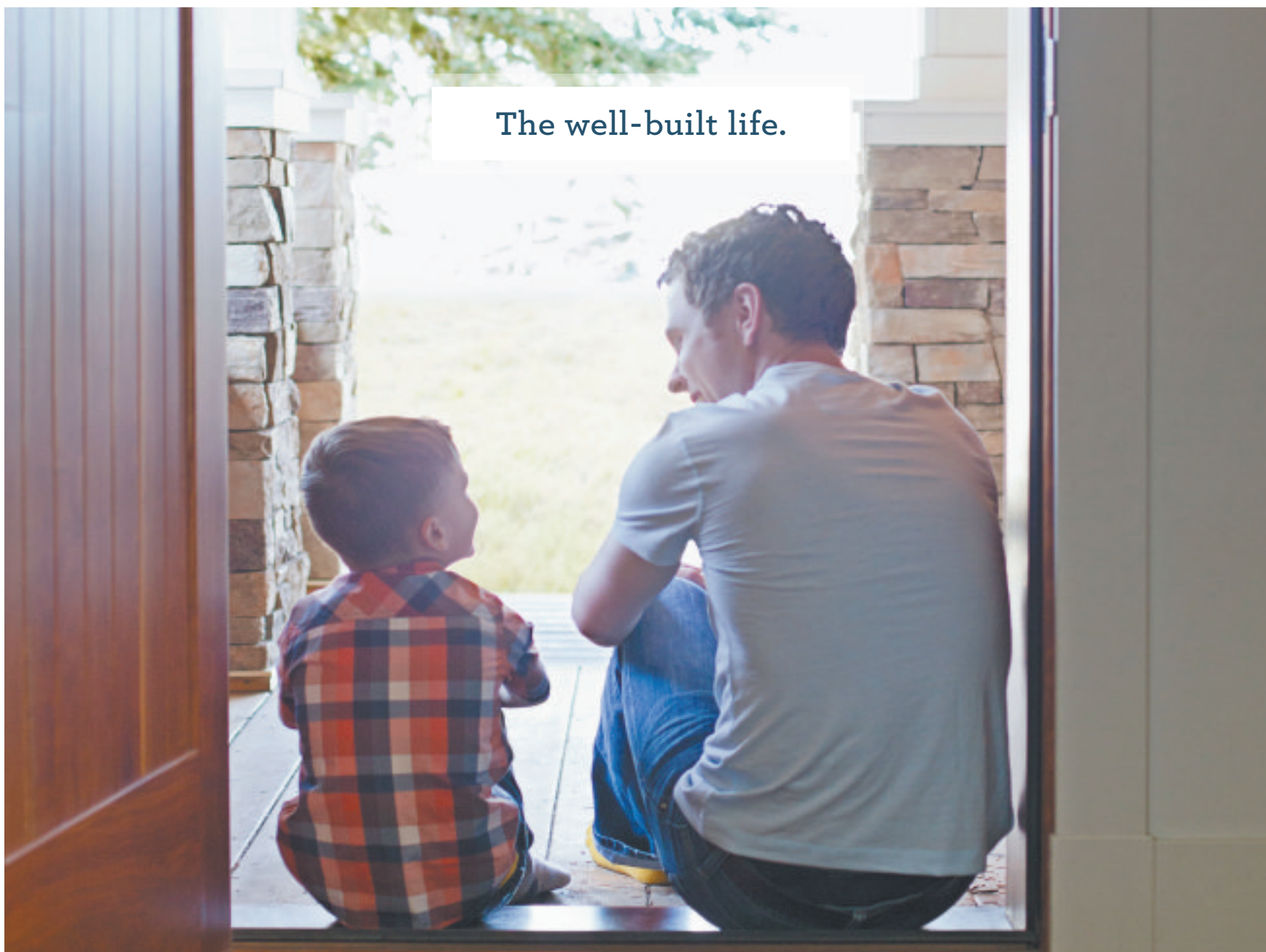
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Lorain, OH 44055   Elyria, Ohio 44035



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**2709 W 38th Street, Lorain**



**\$99,900**

MLS# 3881984

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**4462 Clifton Ave, Lorain**



**\$72,000**

MLS# 3852743

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

**2448 Newbury Dr. Cleveland Heights**



**\$159,999**

MLS#3919494

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

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**Matt Kluding**  
LICENSED REALTOR®



## 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

**MAKE THE SMART CHOICE  
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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.
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**Gary R. Dodson**

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**Jenae L. Pavlich**

Mobile Phone:

**(440) 320-8591**

**Natalie Iafolla**

Mobile Phone:

**(440) 308-7336**

**Michael Cobb**

Mobile Phone:

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**\$775,000**

6145 Park Square Dr.  
LORAIN



**\$145,000**

228 E. Marina Pky Way  
Waterfront condo Harbor Walk  
LORAIN



**\$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



**\$105,000**

223-225 N. Main • Duplex  
AMHERST



**\$125,900**

4343 Holl Ave  
SHEFFIELD LAKE



**\$269,900**

5424 Oakwood Dr  
SHEFFIELD VILLAGE



**\$69,900**

1240 Maple Dr.  
LORAIN



**\$175,900**

12172 Smith Rd  
WELLINGTON

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**VERMILION**

1.62 Acres \$22,500

**AMHERST**  
2 - Lots North Point  
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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Steven Bruce

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Ph. 440.328.3205



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**629 Berlin Road**  
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2 units, each with 2 bedrooms, 1 ½ baths & approximately 1000+ sq. ft. Newer roof, windows & kitchen countertops. Ready for new owners or investors. Close to Rt. 2 and everything Huron has to offer. \$127,900.



**2590 New State Road**  
**FINE LIVING**  
**NORWALK**

This 2 bedroom, 1209 sq. ft. one story with a full finished basement lives large. Situated on over ½ acre, the living room has great natural light Nicely appointed with stainless steel appliances, newer hardwood flooring, updated bath, and more! Screened porch overlooking manicured landscaped yard. 2 car garage with gas heater. \$149,900.



**1130 By The Shores #9**  
**STUPENDOUS OFFERING**  
**HURON**

3 bedroom, 3½ bath, 2622 sq. ft. lakefront end unit condo. 1st floor master suite. Open floor plan. Walk-out lower level features huge family room, brick fireplace & full bath. 2 car garage. \$369,000



**3401 Scheid Rd.**  
**DESIGN ASSURES YOU LIVING EASE**  
**HURON TWP.**

3 bedroom, 3 bath, 2202 sq. ft. ranch on over ½ acre. Eat-in kitchen with gas range & double ovens. Large great room with gas fireplace. Full basement. Maintenance-free Trex deck overlooking fenced in yard. 2½ car garage. \$249,900.



**4611 Cleveland Rd., E. #604**  
**LAKEFRONT OPPORTUNITY!**  
**VERMILION TWP**

Upper level condo looks out over Lake Erie's beautiful sunsets. This 3 bedroom, 2 bath, 1616 sq. ft. condo is all new. Great place for year-round living or as a resort getaway with the beach, pool, and tennis courts. \$249,900



**909 Superior Dr.**  
**EXTRAORDINARY**  
**HURON**

3 bedroom, 3 bath, 3194 sq. ft. lakefront home. Open floor plan with Suhr kitchen featuring granite countertops & stainless steel appliances. Sunporch. Gorgeous master suite features gas log fireplace, romantic porch & marble master bath. 2½ car garage. \$739,900.



**1402 Fox Rd.**  
**CAPTURE A BIT OF HISTORY!**  
**HURON TWP.**

Combine history & craftsmanship in this beautiful home. 4 bedroom, 3 bath, 2100 sq. ft. converted school house. Gorgeous stone fireplace in family room. Updated kitchen with stainless steel appliances. 1st floor bedroom. Backyard is ready for entertaining with the in-ground pool, hot tub & breathtaking pond featuring a picturesque waterfall. \$298,800.



**923 Superior Dr.**  
**HAMMER OUT YOUR DREAM!**  
**HURON**

3 bedroom, 2 bath, 1246 sq. ft. lakefront home. Amazing Lake Erie views! Wake up to the waves outside your window. Home needs some TLC but has great potential, the value is in the lot. Close to all Huron has to offer. \$199,900.



**3933 Hilltop**  
**TOWNHOUSE LIVING AT ITS VERY BEST**  
**HURON TWP**

3 bedroom, 3 bath, 2500 sq. ft. townhouse condo. Spacious, open floor plan with great room, family room, dining area, and kitchen. Ample storage and a beautiful island in the kitchen. 2nd floor bedrooms include a wonderful master suite. Master bath has newer walk-in shower. Lower level walk-out to a gorgeous wooded backyard. \$199,900.



**508 Wexford Dr.**  
**ALL-AMERICAN BEAUTY**  
**HURON**

4 bedroom, 4½ bath, 3634 sq. ft. home on a ½ acre + lot. Formal living & dining rooms. Family room with fireplace, crown molding & 18' ceilings. Kitchen has granite counter tops, high-end culinary series appliances. Basement has temperature controlled wine cellar, wet bar, game room, home theatre room, exercise room & sauna. 3 car garage. \$475,000.



**3122 Joti Ave.**  
**RAMBLING RANCH**  
**HURON TWP.**

3 bedroom, 2½ bath, 2050 sq. ft. brick ranch. Updated kitchen with nice pantry, Baths have been partially updated. Family room has gas fireplace & open to the kitchen. 1st floor laundry. Covered front porch & rear porch make it easy for entertaining. Heated garage with cabinet storage. \$204,900.



**14 W. Williams St.**  
**BEAUTY REMINESCENT OF TIMES PAST**  
**MILAN**

3 bedroom, 1½ bath, 1698 sq. ft. century home in the village of Milan. Large foyer opens to living room. Natural woodwork. Formal dining room. Kitchen updated along with some stainless steel appliances. 1st floor laundry. 2 car garage. \$167,900.

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**241 Columbia Ave, Elyria**



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. **\$155,000**

**2418 St Rt 60, Vermilion**



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**

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# Come Home this Summer!

**Call a Rieth Agent TODAY and Get MOVING!**



### Just a Hop Skip and Jump to the Lake!

You will love this exceptional value. Beautiful 2-story colonial in the Lakview Park neighborhood. Big living room with fireplace, huge dining room large enough for the entire family, updated kitchen with oak cupboards, nice counters and floor, full basement, 3BR, garage, updated bath plus vinyl siding and vinyl windows just \$59,900  
Call Jim Rieth 440-653-0033



### Great Opportunity!

Bank owned 3 bedroom colonial located walking distance to Pawlak park. Big front porch for lazy summer nights, big living room, dining room, and kitchen. You will love the large wooded room-to-run yard, garage plus full basement price to sell at \$31,500  
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### Bank Owned!

This will make someone very happy. Large 3 bedroom updated Colonial with newer vinyl siding and windows throughout. Big deck for enjoying amazing summer nights. Located in central Lorain, close to shopping and major roads Price to move at \$52,000  
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### Vermilion Rental!

You will enjoy this freshly remodeled 2 bedroom townhouse located in a great Vermilion location. Close to everything, highways, shopping, and schools. Ceramic tiled bath, gas heat with central air conditioning, range and refrigerator, yard maintenance, landscaping and show removal included. Call and See today just \$620.  
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### PRICE SLASHED Now just \$64,900!

Beautiful 3BR ranch styled home price well! A great location close to everything. Huge living room, nice kitchen with plenty of cupboards and counter space, big full first floor bath plus full bath in the basement with stall shower. Finished rec-room, newer furnace with central air, big 2-car garage Call and see this great property today!  
Call Jim Rieth 440-653-0033



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**Dan Pritchett**  
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Kpritchett772@gmail.com  
(440) 258-4128



**Billy Swanzer**  
Realtor  
(440) 258-8209  
billy@swanzer.com



**Cory Swanzer**  
Realtor  
Cory@Swanzer.com  
(440) 574-3816



**319 E Main St, South Amherst**

Charming 3 bed 2 bath cape cod on 1.27 acres. Hardwood floors, fireplace, natural woodwork throughout. Newer windows and siding. **\$174,900**



**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**



**768 Decatur Street, Vermilion**

Come see this affordable 2 bed ranch. Great condition! Huge newer kitchen, big living room, sun porch, full basement. Short walk to Lake Erie. **\$74,900**



**4283 Shore Drive, Lorain**

Beautiful 3 bed, 3.5 bath condo overlooking creek to Lake Erie. Over 2800 sq ft on 3 levels. Enjoy lake views from your 2 story deck! **\$269,900**



**14598 Gore Orphanage Road**

Unique ranch on 1/2 acre in Firelands Schools. 3 beds, 2 baths, 2 sunrooms, hot tub, hardwood and laminate floors throughout. Full basement. **\$149,900**



**5500 McKinley St, North Ridgeville**

One of a kind property on a dead end street. 3 bedroom cape cod on 1.17 acres of private, mostly wooded land close to city life conveniences. **\$119,900**



**5145 Liberty Ave, Vermilion**

Gas station/convenience store in the middle of Vermilion. Free standing 1232 sq ft building, nice lot, plenty of parking. Newer mechanics and roof. **\$299,900**



**9031 Leavitt Road, Elyria**

1.37 acres commercially zoned. Some uses may require more frontage which is available. House is in need of some repair. **\$115,000**

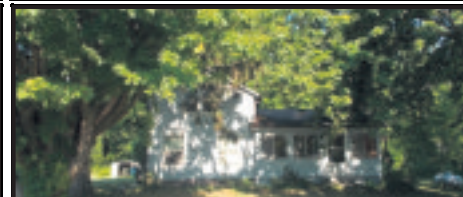
**North Lake Street, Amherst**

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. **\$99,900**

**Thinking of selling your house?**

Inventory is low and Buyers are looking for homes to buy! If you're thinking of making a move call The Swanzer Agency today!

**LAND FOR SALE**

**Build this year!!** We have building sites available ranging from 1-7 acres with prices as low as \$30,000! Firelands, Amherst, Oberlin, and Vermilion Schools Available

**\*\*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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**Michelle Sartor**



# GREAT HOUSE ON 1.6 ACRE LOT!



Wonderful ranch with full finished basement includes 5 bedrooms, 3 full and 1 half bath. Gleaming hardwood floors stretch from the front door all the way through the Great Room, kitchen and morning room. Finished basement includes a rec. room, movie room, full bath plus a guest bedroom. Very spacious deck overlook the large lot! Three car garage too!



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## 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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### 5529 ROSECLIFF DR., LORAIN

Boasting over 3500 Square feet of living space with indoor pool and full basement this home has plenty of SPACE! Located close to hospital and medical facilities, easy access to major highways and shopping. This home needs a loving owner. All large rooms with a fireplace in the family room and living room. Bedroom with full bath located on main floor. Large lot is .84 acres. Newer furnace, central air, roof and hot water tank. Heated indoor pool has been updated with new heater and filter system. Take a look- you will be glad you did. MLS #3912198 **\$275,000**



### 1312 BRANDY LN., WEST SALEM

Lovely log cabin located in private gated community with over 2800 square feet. Three bedrooms with lower level walk out, two full baths and a half bath, second kitchen in lower level. Access to private lake, pool, club house and tennis courts. This home was custom built and owners are sorry to leave. This lot is one of two that are the largest in the community affording many trees, greenspace and privacy. Call today for your personal tour! MLS #MLS#3885443 **\$179,900**

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## VERMILION WATERFRONT PROPERTIES



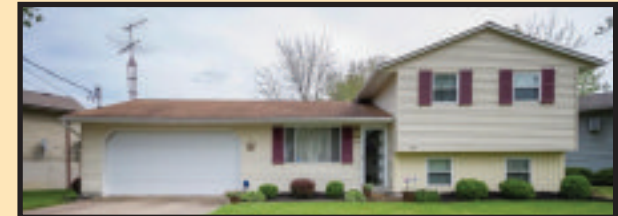
### 4210 Menlo Park Ln, Vermilion

This is a magnificent Lakefront Colonial in the quiet neighborhood of Edison Estates. Absolutely stunning lake views abound from almost every room. View the sun setting through the Pella triple pane glass windows. Exterior features include a stamped concrete patio with a stone fireplace, 15 x 21 deck with Certainteed Vinyl flooring as well as another 24 x 48 lakefront deck/patio perfect for entertaining or parties. One of the unique features of this home is the concrete dock extending into Lake Erie which is perfect for launching jet skis or a small boat! Interior features include all the tile and hardwood flooring on the main floor. Granite counter tops and upgraded appliances accentuate the gourmet kitchen. The first floor master has a Jacuzzi and a steam shower and it overlooks Lake Erie as do all the other first floor rooms (kitchen, great room, and dining room). The finished walkout basement is huge and it is carpeted and has a large serving bar. Other features are a waterfront sun room with hot tub, 3 car garage, 4+ bedrooms, basement bedroom, slate pool table, 2 fireplaces, security system, and \$300,000 worth of armor stone rocks for erosion control. Call today for your private tour! **\$899,000**



### 4606 Compass Rose Unit 26, Vermilion

Bring your boat or jet ski and park it at your private deeded dock! This condo has some of the best Lake Erie and Marina views anywhere! There is a balcony off the master bedroom as well as the main level and each provide breath taking views. There are two bedrooms and 2 full baths on the upper level. The lower level (with a walk out to the marina) can be it's own private guest suite or third bedroom. The present owners have completed many capital improvements. The unit has a neutral decor that blends well with various furniture styles. The Compass Rose complex will appeal to many, as there are no two units exactly the same. Unique to this unit is a 2 car heated garage with parking available up to 4 cars. 2 gas fireplaces, central vac and much more. Take advantage of the nice private beach and pool! There is also a jetty extending out into the lake, so bring your fishing rod. Call today for your private showing. **\$269,000**



### 4821 Hiawatha Dr, Vermilion

Cozy split level in a great location on the east side of Vermilion. Fenced in back yard. Walk to the beach, or local shopping. New cabinets, tile back splash, stove, microwave, a/c, H2O tank, dishwasher, thermostat, and storm doors. Kitchen tile floor 2 years old. Security system. This wonderful home is in move-in condition. Call today for your private showing! **\$139,999**

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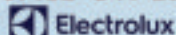
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10,000 BTU-per-hour input flush-mounted side burner  
and 7,500 BTU-per-hour input sear station burner  
Painted-enclosed steel cabinet with painted steel door,  
porcelain-enamelled lid with center-mounted thermometer  
2 stainless steel work surfaces, front access,  
porcelain-enamelled grease tray with catch pan  
Porcelain-enamelled cast-iron cooking grates,  
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