

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

HOMES ALMANAC

WEDNESDAY, SEPTEMBER 13, 2017



SENIOR REAL ESTATE SPECIALIST

FIRST TIME BUYER SPECIALIST

Sharon Flyter



(440)477-2676

sharonflyter@howardhanna.com • estateshar@aol.com.

Eastlake - \$125,900

- Four large bedrooms
- Newer kitchen
- Wood floors
- Beautiful brick fireplace
- Enjoy Lake Erie views
- Over 1800 square feet

Mentor - \$275,800

- Three year old beauty
- Over 3000 square feet
- Cul de sac street
- Stunning open floor plan
- Private gated community
- Hardwood floors

Willoughby - \$138,500

- Older large colonial
- Spacious corner lot
- Needs work
- Short sale
- Two car garage with loft
- Hardwood floors

Perry - \$123,900

- Contemporary condo
- Overlooking pond
- Vaulted ceilings
- Master suite with 19 foot walk-in closet
- Glamour bathroom with skylights and whirlpool tub
- Two full bathrooms.
- Gas fireplace

Best Buy

Madison - \$133,900

- Lovely well maintained home
- Beautiful brick fireplace
- Short walk to Lake Erie
- 3 bedrooms & 2 full bathrooms
- Spacious triple lot
- Heated attached 2.5 car garage

New Price

Wickliffe - \$135,900

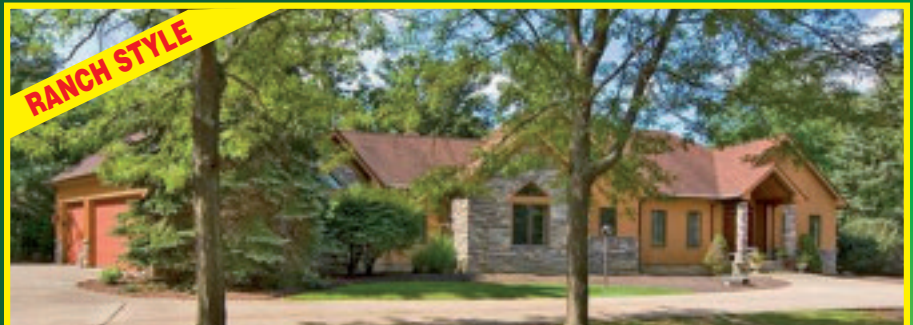
- Remodeled beauty
- Spectacular lower level or man cave
- Newer kitchen with appliances (2017)
- Hardwood Floors
- Fenced yard
- Spacious kitchen addition.

New Listing

Willoughby Hills - \$299,000

- Gorgeous newer home (1996)
- Over an acre of professionally landscaped lot.
- Five car garage
- Newer hardwood floors(9-17)
- 3200 sq.ft.

New Listing



8790 FOX HOLLOW LANE, KIRTLAND HILLS
\$599,000

Sensational 5/6 bedrooms, 4 baths, Ranch style home! Located on 5 park like acre's in the Sanctuary, this quality built one floor living home features a wonderful open concept. The 27x23 great room with floor to ceiling stone fireplace is entirely open to the kitchen, dining area and sun room. The volume ceilings with the wall of windows in the entire back of this home are truly magnificent. The granite counters and hardwood flooring thru out are just a start of the wonderful amenities. No need to venture downstairs but if you do the 2nd family room (30x26) with 2/3 additional bedrooms and full bath are a wonderful welcome for teens and or guests. Newly installed deck and whole house stained 7/2017. Try building this home for this price in any location...much less in Kirtland Hills!

Contact Mimi for All your Real Estate Needs (216) 559-MIMI (6464)



Mimi Osborne
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Dawna Smith-Miheli
216-347-9994



Lori Pecjak
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Pepper Pike Colonial



\$599,900 OR TRADE

Beautiful colonial situated on private wood park like lot! Gourmet kitchen with stainless steel appliances. Large great room with stone wall and wet bar. Master suite w/large walk-in closets. Finished lower level w/large rec room. Inground pool. 440-667-4427 www.JohnDeSantisSold.com

Willoughby Hills Retreat



\$469,000 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. New roof. One of a kind! 440-667-4427 www.JohnDeSantisSold.com

South Willoughby



\$499,500 OR TRADE

2.2 Acres Consisting of 5 Land Parcels * 3,000 Sq. Ft. Home on One Parcel * 2 Approved Buildable Lots * 3 Car Garage * 2 Porches * Finished Lower Level * In-Law Suite Potential w/Separate Entrance * A Must View! 440-667-4427 www.JohnDeSantisSold.com

Solon Quality



\$420,000 OR TRADE

Awesome 4/5 Bedroom & 5 Baths Solon Colonial In Huntington Woods Estates * 1st Floor Master Suite * Hardwood Floors In Living & Dining Rooms * Great Room With Fireplace * Incredible Kitchen With Morning Room * 3 Car Garage * Finished Lower Level * 440-667-4427 www.JohnDeSantisSold.com

Chestland Colonial



\$394,900 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

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!"

Shaker Hts. Colonial



\$239,900 OR TRADE

This fine Colonial features 4 bedrooms, 2 baths & flexible floor plan. Kitchen opens to family room, formal dining room overlooks living room. Master bedroom suite with glamour bath & walk-in closet. 440-667-4427 www.JohnDeSantisSold.com

Gorgeous Colonial



\$229,000 OR TRADE

4 Large Bedrooms Colonial With Large Addition. Beautiful Hardwood Floors. Eat-In Kitchen That Opens to a Nice Deck. Open Floor Plan With Plenty of Natural Light. Nice Common Area On The Beach. Quality Built. Move In Ready! 440-667-4427 www.JohnDeSantisSold.com

Kirtland Ranch



\$223,900 OR TRADE

Main home consists of 3 bedrooms, 2.5 baths & walkout basement. In-law suite consists of 2 bedrooms, 1 bath. Beautiful private setting. One year home warranty. 440-667-4427 www.JohnDeSantisSold.com

Beautiful Colonial



\$219,900 OR TRADE

Beautiful Colonial situated on a Cul de Sac located in the Lake Erie Shores subdivision. Large deck over looks very private yard. Eat-in kitchen with all stainless steel appliances included. Master bedroom with private bath. Central home vacuum. 440-667-4427 www.JohnDeSantisSold.com

Willoughby Ranch



\$179,900 OR TRADE

Awesome Super Sharp Willoughby Ranch * 1.3 Acres * Hardwood Floors * Updated Master Suite & Master Bath * Great Room With Fireplace * Open Concept * 3 Bedrooms/2 Full Baths * Full Basement * Heated Sun Room * 2 Car Attached Heated * Garage/Workshop * 440-667-4427 www.JohnDeSantisSold.com

Awesome Ranch



\$179,900 OR TRADE

Super Sharp 3 Bedroom, 2 Full Bath Ranch On 2 Parklike Acres * Awesome Floor Plan In Large Living Room * Huge Eat-In Kitchen With Walk-In Pantry * Mastersuite With Updated Bathroom * First Floor Laundry * Deck * Front Porch * 440-667-4427 www.JohnDeSantisSold.com

Charming Tudor



\$164,900 OR TRADE

Charming brick tudor that is updated throughout. Beautiful hardwood floors & woodwork throughout. All new stainless steel appliances stay. Full basement with sauna and shower. Nothing to do but move in! 440-667-4427 www.JohnDeSantisSold.com

Loads of Updates



\$134,900 OR TRADE

4 Bedrooms, 1.5 Bath Split Level, Many Updates! Too Many To List!! 2 Car Attached Garage With Nature Stone Flooring. One Year Home Warranty. Incredible Home That Is Move In Ready! 440-667-4427 www.JohnDeSantisSold.com

Beautiful Ranch



\$129,900 OR TRADE

Large eat-in kitchen; expansive living room, finished basement, 2 car garage, newer HVAC & windows. 3 spacious bedrooms with tons of closet space! This home has been updated tastefully and meticulously well maintained. 440-667-4427 www.JohnDeSantisSold.com

Gracious Tudor



\$114,900 OR TRADE

Authentic Tudor Style Colonial. Finished Third Floor With Master Suite. Old World Charm With Modern Updates. New Roof (2017) 440-667-4427 www.JohnDeSantisSold.com

Lynhurst Ranch



\$109,900 OR TRADE

All updated Ranch is ready for you to move in. New roof (2012). All new bathrooms (2015/2016). Electrical updated in 2016. Newer hot water tank (2014). Gorgeous 14 x 16 deck overlooks private treed fenced yard. This is a must see to appreciate the value! 440-667-4427 www.JohnDeSantisSold.com

Cleveland Hts. Colonial



\$109,900 OR TRADE

Colonial on large corner lot! Large updated kitchen with breakfast nook! Large formal dining room and living room with fireplace, hardwood floors, luxury baseboards and crown molding. Four spacious bedrooms with loads of closet space! 440-667-4427 www.JohnDeSantisSold.com

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When You can own?
 Free list with pictures of homes available with **NO MONEY DOWN!**
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Brick Bungalow



\$99,900 OR TRADE

Great family home in convenient location! Eat-in kitchen with all appliances staying. 4 spacious bedrooms. Many updates including: windows, gutters & downspouts, garage slab & more! 440-667-4427 www.JohnDeSantisSold.com





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**Chesterland
Ranch**

\$284,900 OR TRADE

Secluded ranch! Sprawling ranch on over three acres of privacy! Large updated eat-in kitchen with all appliances staying! Living room with river rock fireplace. Expansive family room additional with high ceilings. Three spacious bedrooms situated on first floor all with loads of closet space. First floor laundry and loads of extras! 440-667-4427 www.JohnDeSantisSold.com



**Investment
Rental**

\$259,900 OR TRADE

4 units all rented. Close to UH, Case Western Reserve, Clev Institute of Art, and Univ. Circle. Restaurants and public transportation. Approx. Net Operating Income \$20,220. 440-667-4427. www.JohnDeSantisSold.com



**Concord
Cape**

\$249,500 OR TRADE

Awesome Cape In Panoramic Setting * Spacious Rooms * Neutral Decor * Plenty Of Storage * 24x19 Bonus Room With Many Potentials * Master Suite With Whirlpool * Walk-out Basement Partially Finished Used As Studio * This home has been meticulously maintained * 440-667-4427 www.JohnDeSantisSold.com



**Willoughby
Beauty**

\$239,500 OR TRADE

Awesome super sharp Willoughby Colonial only 7 years young * Extras galore * Huge eat-in kitchen with morning room & granite counters * Great room with fireplace * 3.5 baths * Deck * Landscaping with sprinkler and lighting system * One year home warranty * 440-667-4427 www.JohnDeSantisSold.com

**Quote from
Greg and Jean:**
"John DeSantis offered to
buy our home for cash and
then sold it in 13 days!"



**Wonderful
Raised Ranch**

\$209,900 OR TRADE

3 bedroom, 2.5 bath updated ranch on one acre private lot. Eat-in kitchen with stainless steel appliances & granite. Redone walk-out lower level. Newer deck, shed, air, & septic! 440-667-4427 www.JohnDeSantisSold.com

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



**Willoughby
Hills Beauty**

\$199,900 OR TRADE

Updated eat-in kitchen with white cabinets, granite countertops and all appliances staying! Three spacious bedrooms with all loads of closet space! Newer windows, tank less hot water tank, newer roof, heated garage and updated electrical. 440-667-4427 www.JohnDeSantisSold.com



**Super
Sharp Ranch**

\$189,900 OR TRADE

One Floor Living At It's Finest * Open Concept With Great Room, Vaulted Ceilings & Fireplace * Master Suite With Glamour Bath * Formal Dining Room * 1st Floor Laundry & Full Finished Basement * 1,936 Sq. Ft. * Walk To Lake * Super Neighborhood 440-667-4427 www.JohnDeSantisSold.com



**Willoughby
Ranch**

\$209,900 OR TRADE

This home offers 4 bedrooms & 3 full baths. Large living area that has a cozy stone fireplace along with a dining area that has patio doors leading to the spacious deck that overlooks a large private yard. 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



**Awesome
Willowick**

\$119,900 OR TRADE

Super sharp Willowick Bungalow * Updated eat-in kitchen * 4 spacious bedrooms * Updated 2 full baths * Beautiful hardwood floors * Full finished basement with family room * Incredibly convenient location * One year home warranty 440-667-4427 www.JohnDeSantisSold.com



**Beautiful
Ranch**

\$115,900 OR TRADE

3 bedroom, 1 bath Ranch. Newly carpeted, updated kitchen, newer furnace, air & roof. Large family room. 2.5 car detached garage. Nicely updated corner lot. Convenient location. 440-667-4427 www.JohnDeSantisSold.com



**Cozy
Brick Ranch**

\$97,900 OR TRADE

3 beds & 1 full bath. Large eat-in kitchen. Newer air, heat, roof, hot water tank, garage door, & carpet. Home has been painted. 2 car garage. Shopping & freeway. 440-667-4427 www.JohnDeSantisSold.com

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HOME IS WORTH!**
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Evaluation Visit**
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**Mentor
Condo**

\$89,900 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



**Mentor
Ranch**

\$87,900 OR TRADE

Awesome Super Sharp * Updates Galore * Update Kitchen w/Ceramic Floors * Updated Bath w/Tile * All New Carpeting Throughout * Updated Windows Throughout * 2.5 Car Garage * Convenient Location! 440-667-4427 www.JohnDeSantisSold.com



**Cute
Bungalow**

\$84,900 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



**Kirtland
Ranch**

\$84,900 OR TRADE

2 bedroom, 1 bathroom Ranch in beautiful Kirtland. 2 fireplaces. Newer kitchen (2010). 3 car heated garage perfect for the garage enthusiast or boat owner. Nice size 24 x 15 stone concrete patio, perfect for those summer nights! 440-667-4427 www.JohnDeSantisSold.com

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and Sold Over 500 Homes in 2016!**
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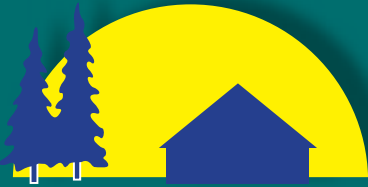
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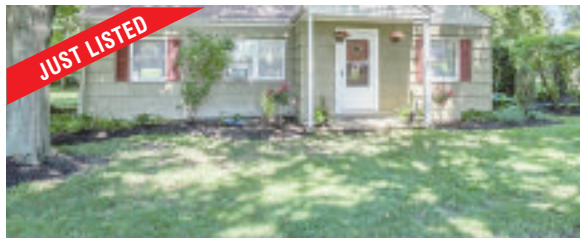
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Joe Vaccaro
440-951-4445

joevaccaro@howardhanna.com



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CONCORD - \$134,900

Charming 3 BR ranch on over-sized lot is located just minutes to shopping, restaurants, schools and parks. Kitchen with breakfast bar includes all appliances. Great rear paver patio surrounded by mature landscaping. Updated electrical panel and hot water tank and more.

440-951-4445



WICKLIFFE - \$129,900

New construction in south Wickliffe. 3 BR, 1.1 BA. Spacious eat in kitchen with slider to rear yard. Oversized windows let in lots of natural light. 1st floor mud room and half bath. Maintenance free vinyl exterior. Easy freeway access.

440-951-4445



WICKLIFFE - \$134,900

4 BR 2 full baths ranch offers many professional updates throughout. Spacious living room. Eat-in kitchen includes all appliances. Refinished hardwood throughout. Divided lower level with recreation room; separate laundry & utility plus second full bath. Private rear yard backs up to golf course with deck just off the sun room.

440-951-4445



MUNSON TWP - \$599,000

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



WILLOWICK - \$89,900

3 Bedroom split level offers plenty of room, just bring your decorating and remodeling finesse. Dining room with slider to rear patio. Eat in kitchen. Lower level family room. Fully fenced backyard. 2 car detached garage. Cash or conventional only. Convenient location.

440-951-4445



MAYFIELD HEIGHTS - \$124,800

3 Bedroom bungalow on quiet street! Beautiful refinished wood floors throughout first floor. Dining room overlooks fenced rear yard. Divided lower level with rec rm & utility rm. New furnace August 2017. Detached 2 car garage with openers.

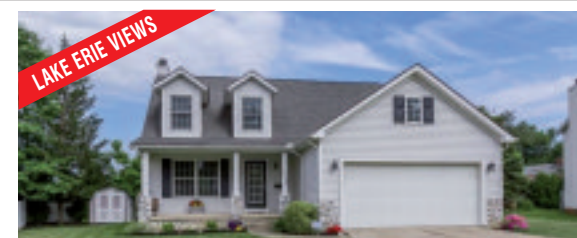
440-951-4445



WILLOWICK - \$299,900

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



EUCLID - \$219,900

Like new 4 Bedroom, 2.5 bath cape cod. 3,200 Sq Ft of living space. Great family room with fireplace. Formal living room and dining rooms. Grand eat in kitchen and slider leads you to private rear patio to relax. First floor laundry. Lower level has two rec rooms.

440-951-4445



34601 Ridge Rd, Willoughby Ohio



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Amy's Cell: 440-415-5047

Website: michaelwarren.howardhanna.com



PAINESVILLE - \$319,900



5 BR, & 3/2 BA Impressive Brick Tudor
5400 Sq. Ft. w/Multiple Living Areas,
Amazing Woodwork, Porches, stone Patios
Surround by a Brick Privacy Wall on 1.76 Acres
Gardens, In Ground Pool w/Pool house
In ground Pool w/Pool house, 3 car Detached Garage
A Real Show- Stopper!

MADISON - \$234,900



Colonial w/3 Bedrooms & 2.5 Bath Great Room w/Gas
Fireplace Chef's In-Kitchen w/Appliance & Butler's Pantry
Formal Dining, Office on 1st Floor
Vaulted Master BR w/Glamour Bath, Walk-in closet & More!
Finished Basement-Game Rm, exercise rm, hobby rm.
Front Porch, Large Deck, & Shed
Use of Perry Park w/Pool & Lake Access

PERRY - \$179,900



NEW PRICE!

Property on N. Ridge w/Ranch on 11+ Acres
With 27 Polyhouses on Gravel Pad
Large Storage Bard & Large Pond
Seller considering splitting off the
House w/1 Acre Parcel
City Water Available

PERRY - \$599,900



Historic South Ridge Tavern on 55 Acres
4 Bedroom & 2.5 Baths
Granite Counters, Wood Trim, & Built-in,
3 Brick Fireplaces, grand Staircase, Bonus Rm
2 Car Garage, 2 Decks, 32x56 Barn w/Workshop
Possibilities are Endless!

MADISON - \$129,900



NEW PRICE!

3 BR, & 2.5 BA Country Charming on 3 Lots
* Liv Rm w/Wood burning FP,
Dining w/Built-ins *Kitchen w/Appl.
* 1st Flr Utility Rm w/Appl 3 Car Garage,
Enclosed Porch & Deck

GENEVA - \$124,900



NEW PRICE!

Century Colonial on 3+ Acres
4 BR's & 2 BA, LivRm w/FP
Eat in Kitchen
2 Car Garage & 2 Car Detached
& Manufactured Home

UNIONVILLE - \$209,900



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!

CHARDON - \$474,900



4 BR & 2.5 BA Colonial on Pristine, Private
9.5 Acres, 2 Story 30x50 4 stall Barn,
Greenhouse, Tractor Shed, 3 Paddock, 2 Car
Attached Garage, & Bsmt, Wrap around Porch
Country Kitchen, Fam Rm w/FP,
Must see to Appreciate!

MADISON - \$179,900



NEW LISTING & PRICE!

4 BR's, 2.5 BA's w/2400 +/- Sq.Ft. Colonial
In home Barber Shop w/Conditional Use Permit
Office on 1st Flr, Master Ste w/Bath
Finished Bsmt w/FamRm & FP
2 Car Att.Garage & Back Patio, Call for details!

MENTOR - \$92,500



NEW LISTING!

3 BR, & 2 BA Townhouse Condo
Kitchen & Laundry with some Appliances
1st Floor Bath & 3 Bedrooms on 2nd Flr w/Bath
Patio w/Enclosed Fence & 1 Car Garage

MORELAND HILLS - \$319,900



NEW PRICE!

Stone/Wood A-Frame w/Gorgeous Views
2 Story Great Room, With 3 Bedrooms & 3
Baths on own Level, Lower Level Rec Room.
Patio, Porch & Wrap around Deck

MADISON - \$209,900



NEW LISTING!

5 BR's & 2.5 BA's open floor plan Colonial
4 Car Garage, Front Porch, Trex Deck & Awning,
Shed & full Basement
Remodeled Master BA & Kitchen
Living Room and Family Room

NORTH PERRY - \$349,900



Colonial w/45 BR's & 3.5 BA, Vaulted Great Rm w/Stone
Wall FP, Dining Rm & Eat-in Kitchen w/SS Appl's,
1st Flr Master w/Bath, 1st Flr Office, Massive Finished Rec
Room, 3 Car Garage, Tiered Deck & Shed, Conservation
area on South & West sides, Access to private N Perry Pk
w/Resident Beach, Pool & Marina, Some utility freebies

MADISON - \$259,900



NEW LISTING!

Lake Erie Front Home! 3 BR's & 2 BA's
Vaulted LivRm w/Fireplace, 1st Floor BR,
View of the Lake from Family Rm
20 x 5 Deck overlooking water
Access to Lake w/attractive staircase

MADISON - \$99,900



3 BR & 1 BA Ranch w/Lake Erie View
*Many Updates
* Full Bsmt w/workshop,
Laundry Rm & possible 2nd full BA
*HVAC in '09 * Newer Roof

MADISON - \$144,900



3 BR, & 2 BA Bungalow
* Vaulted Liv Rm * Kitchen & Din Area,
1st Floor Office, Balcony overlooking Liv Rm
3 Car Garage w/2 heated Bays,
Fenced Backyard,
Sunken heated Pool, w/Deck & Patio

MONTVILLE - \$39,900



NEW LISTING!

Gorgeous buildable lot on Lake Mont-Mere!!
Offers nature-filled sense of seclusion
200' of private Lake frontage
Enjoy water activities plus Club House,
Beach & Dock
Electric available at street

ROAMING SHORES - \$149,900



3 BR & 2 BA, 1694 sq. ft.
Ranch, Move in Ready!
* Upgrades Through-out * Fam Room
* Fireplace * Kitchen w/Appliances
* 2 Car Garage * Deck * Park Like Setting

MADISON - \$234,900



Class Cape Cod w/views of Lake Erie With
4 Bedrooms & 3 Baths, Living Room & Family
Room w/wood burning Fireplace, Formal Dining
Room & Eat in Kitchen w/Appliances, First Floor
Bedroom & Office, Master BR w/Master BA w/
jetted tub, walk-in shower, 2nd Flr Laundry Rm,

PERRY - \$178,900



NEW PRICE!

4 BR, 2.5 BA Cape Cod on .6 Acre Lot
Living Rm w/Wood burning FP
1st Floor Master w/Bath & Walk-in Closet
Lots of Storage, Covered Patio & Shed

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Mary Sams, Realtor

440-897-HOME

marysams@howardhanna.com



Michael Sams, Realtor

216-244-7335

michaelsams@howardhanna.com



WILLOUGHBY HILLS

Build your dream home on 1.5 acre wooded lot. Private setting with utilities available. Lot surveyed and staked.

Priced at
\$64,900



WILLOUGHBY HILLS

Why pay rent? Well maintained efficient condo with all appliances.

Great opportunity for investor. 1 bedroom, 1 bath ranch unit.

Priced
\$39,900



RANCH HOME

Features 3 bedrooms, fireplace, open floor plan, hardwood flooring, and fenced in yard.

Priced in the
\$119,500



LYNDHURST BEAUTY

Rare find with 1.22 acres, featuring 4 bedrooms, 2.5 baths, stamped patio, finished basement and much more.

Priced in the
\$190's



If you're considering selling your home, "opportunity is knocking". Our inventory of homes for sale is low, and the busy spring market is right around the corner. "Open the door" to a successful sale and list your home with me. You'll experience a **quick sale** and **top dollar** for your property.

Call me TODAY!



MENTOR BEAUTY

4 to 5 bedroom colonial with 2.5 baths. Situated on .70 acre lot. Home has additional out building with 220 line. First floor laundry, updates and more. Call for private viewing.

Priced in the
\$175,000

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7672 Saint James Dr,
Mentor



\$299,900

Terri M. Schubert 440-487-6946

32229 Glen Arden Dr,
Willowick



\$79,900

Stephanie A. Bosworth 440-231-0458

3419 Altamont Ave,
Cleveland Heights



\$74,900

Barry L. Kifus Jr. 216-215-0483

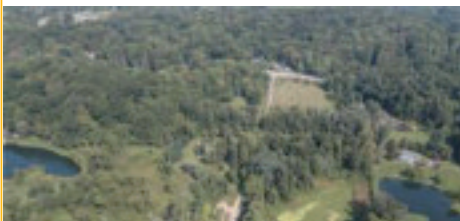
7476 Dahlia Dr,
Mentor-on-the-Lake



\$134,900

Jennifer L. Allen 440-796-4833

37200 Chardon Rd,
Willoughby Hills



\$429,900

Barry L. Kifus Jr. 216-215-0483

S/L 3 Holden Ct,
Kirtland Hills



\$114,900

Barry L. Kifus Jr. 216-215-0483



1160 Plymouth Ridge Rd,
Ashtabula



\$159,900

Stephanie A. Bosworth 440-231-0458



1508 E 337th St,
Eastlake



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Melissa S. Harford 440-463-2424

4609 Lander Rd,
Chagrin Falls



\$299,900

Rebecca Donatelli 216-632-0515

693 Furnace Rd,
Conneaut



\$164,900

Jennifer L. Allen 440-796-4833

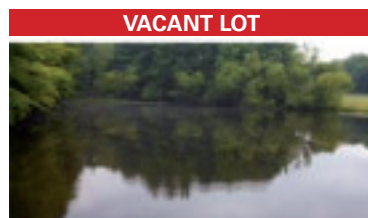
1542 Rush Rd,
Wickliffe



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Kimberly R. Austen 440-668-4452

VACANT LOT



\$179,900

Scott E. Davis 440-364-4485

6 Wintergreen Hill Dr,
Painesville Township



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Scott E. Davis 440-364-4485

747 Liberty St,
Painesville



\$129,900

Kimberly R. Austen 440-668-4452

5365 W Loveland Rd,
Madison



\$315,000

Jerry A. Lesak 440-487-2157

ANDOVER, OHIO SL #6 ON US ROUTE 6 **\$15,900**

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

WICKLIFFE 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.

EASTLAKE 771 ROBIN DRIVE **\$214,900**

Beautiful, well maintained and CLEAN split Level - A MUST SEE - This GREAT FAMILY HOME has 4 bedrooms - 2 full bath home is move in condition with many updates. Large kitchen has hardwood flooring. Stove and microwave will remain. Spacious family room has views to the kitchen. All window treatments remain. There is central Air Conditioning. Roomy living room directly off kitchen is perfect for entertaining. Recently updated windows throughout the entire home. Tiled floor basement has plenty of storage cabinets and large laundry area. The washer, dryer, refrigerator and freezer in basement remain. Cozy three season room leads to a large brick patio off the back of the home - perfect for entertaining and cook outs. The back patio has an exterior gas line hook up for a gas grill. Large shed in wooded back yard has additional storage. Walking distance to parks, Lake Erie, shopping and easy freeway access. Additional buildable lot available next to home MLS #3933986. The lot is available to purchase as a separate parcel.

WICKLIFFE 30101 FRANK DRIVE **\$149,900**

Immaculate 3 bedroom, 2 full bath, vinyl sided Wickliffe bungalow is a buyer's delight. The family cook will enjoy the nicely appointed kitchen with custom cherry cabinets with built in wine rack, updated stainless appliances, granite counter tops and porcelain tile flooring. There are hardwood floors, ceiling fans, ample storage throughout the home with wonderful natural light! There is a first floor master bedroom, a second first floor bedroom, and a second floor large dormer bedroom with built in shelves, drawers, large walk in closet with additional storage space. The basement is finished, and has glass block windows, a separate large laundry room with utility basin. The glass enclosed sunroom offers a gas stove to keep you toasty warm on chilly days. The brick paved outdoor patio is beautifully landscaped and fenced in for privacy. The back yard has landscape lighting, outdoor electrical access and a manicured lovely yard. There is a spacious 2 1/2 car garage. Home is close to one of the many city parks, easy access to both freeways and convenient shopping. Don't miss this super home, it won't be available for long.

EASTLAKE V/L REEVES ROAD **\$55,000**

Buildable parcel in nice residential area is close to freeways and shopping. The Legal from Title company states, Vacant Land is Residential. Buyer is responsible to research property details on building a home through the City of Eastlake Building Department.

PAINESVILLE MENTOR AVENUE #5 **\$49,000**

This end unit brick townhouse condo offers 3 bedrooms and 1.5 baths. New carpet enhances the living room, stairs and upstairs hallway, the remainder has beautiful hardwood floors. Windows and furnace are newer and an electrical breaker is installed. There is a privacy fenced in patio to enjoy the outdoors. Unit is within walking distance of Lake Erie College. Just move right in, owner ready! Great opportunity for investment! A great value!

WICKLIFFE 29932 ROBERT STREET **\$68,900**

This nicely built brick bungalow starter home has 2 bedrooms and 1 bath. There is ample space in both the living room and family room. The upstairs attic has potential to be made into a third bedroom. The basement has electrical updated, there are glass block windows, a bar is ready for the party. There is a patio off the family room and a 1 1/2 car detached garage. Home is ready for your decorating touches as you refresh the home with interior paint and flooring. A point of sale inspection is to be completed soon. Close to freeways and shopping. Don't miss this one!

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WILLOUGHBY HILLS \$549,900
NEW LISTING!

Fabulous Upscale Brick Ranch! 3,600 Square Feet! 3 Bedrooms 3 1/2 Baths! High End Upgrades! Beautiful Hardwood Flooring! State of the Arts Gourmet Dream Kitchen w/ Beautiful Cabinetry, Island, Desk Area, Veggie Sink, Pantry & Plenty of Counter Space! Formal Dining w/ Hardwood Flooring! Great Room w/ Marble Fireplace w/ Custom Mantle & Many Windows w/ Gorgeous Views of Nature! Huge Master Suite w/ Stunning Glamour Bath, His & Her Walk In Closets, Double Sink, Make Up Vanity & Beautiful Imported Ceramic Tile Shower! Solid Wood Doors! Circular Drive! 70x28 Recreational / Media Room Plus Full Kitchen! 6 Car Attached Garage! Whole House Generator! Courtyard Patio & Deck! Beautifully Landscaped Private 1.6 Acre Lot! AD#1035

WILLOUGHBY \$159,900
NEW LISTING!

Excellent Smugglers Cove Condo! Built w/ Many Extras! 3 Bedrooms 2.5 Baths! Spacious Kitchen w/ Wood Cabinetry, Beautiful Granite Counters. French Doors Lead To Formal Dining. Large Family Room w/ Brick Fireplace And Sliding Doors That Lead To Private Patio! Large Master Suite w/ Full Bath And Double Closets. Open Layout! Deck w/ Canopy And 2.5 Car Garage! Shows Beautifully!! AD #1039

MENTOR \$129,900
MENTOR CONDO!

Excellent Ranch Condominium! 3 Bedrooms 2 Full Baths! Master w/ Full Bath! Nice Kitchen w/ Wood Cabinetry & Island Counter Top! Newer Furnace. Central Air. Private Patio. Great Room w/ Open Layout! Walking Distance to Senior Center / Civic Center AD#1030

CONCORD TOWNSHIP \$409,900
MOVIE THEATER!

Incredibly Updated Contemporary w/ Lots of Updates and a Walk Out Basement that Must be Seen to be Believed! Beautiful Kitchen is a Cook's Dream w/ Granite Counter Tops, Double Sinks, Center Island and Maple Cabinetry! Huge Walk In Pantry Can Store Ingredients for All Seasons! Formal Dining Area w/ Views of the Private Yard, Attached Deck and Meticulous Landscaping! High Vaulted Ceilings in the Living Room w/ a Large Fireplace & Decorative Mantle Also Has a Bonus Office Room Attached! Luxurious First Floor Master Suite Complete w/ His & Her Sinks, Glamour Bath, Powder Area, Massive Walk In Closet and Private Deck! Two More Spacious Bedrooms Upstairs w/ Updated Jack & Jill Full Bath! The Finished Walk Out Basement is an Entertainer's Dream! Full Recreational Room w/ Attached Guest Bedroom & Full Bath, Craft Room, Another Bonus Room and Two Large Walk In Closets. Treat Your Guests to the Full Cinema Experience in the Huge Movie Theater. Complete w/ Seating & Concession Area! Spacious Attached 2.5 Car Garage. Private Lot. Shows Great! AD#986

CONCORD \$239,900
SPACIOUS COLONIAL!

Concord Colonial! 4 Bedrooms 2 1/2 Baths! Spacious Kitchen w/ Many Beautiful Wood Cabinets & Stainless Steel Appliances! Large Master Bedroom w/ Full Bath & Double Closet! 20x16 Recreational Room! 2 1/2 Car Attached Garage! AD#987

CONCORD \$299,900
BEAUTIFUL VIEWS!

Spacious 4 Bedroom 3 1/2 Bath Colonial on Cul De Sac Street! Open Layout! Family Room w/ Hardwood Flooring & Brick Fireplace! Beautifully Updated Kitchen w/ Newer Wood Cabinetry, Granite Counter Tops, Island, Ceramic Tiled Backsplash, Recess Lighting & Stainless Steel Appliances! Fabulous Breakfast Room Walks Out onto Two Tier Deck w/ Beautiful Views of Nature! Formal Dining Room w/ Crown Molding! Huge Master Suite w/ Walk In Closet & Newer Glamour Bath Featuring a Large Walk In Shower His & Her Sinks & Jetted Tub! Three More Bedrooms Upstairs w/ an Additional Full Bath! First Floor Laundry! New Roof! Finished Walk Out Recreational Room Great For Entertaining! 3 1/2 Car Attached Garage! Don't Miss Out on this One of Kind Home! AD#1024

CHARDON \$384,500
HIGH END UPGRADES!

Stunning Contemporary Colonial! Quality Built w/ High End Upgrades & Solid Wood Doors! Private 2 Plus Acre Lot Surrounds Nature and a Short Walk to Chardon Square! Great Room w/ Stone Fireplace! State of the Arts Gourmet Kitchen w/ Granite Counter Tops, Large Island, Stainless Steel Appliances, Double Oven, Built In Buffet & Breakfast Room w/ Gorgeous Views! 1st Floor Master w/ Vaulted Ceilings, Walk In Closet, Double Sink, Large Jetted Tub and Shower! Two Spacious Bedrooms Upstairs w/ Jack & Jill Bath! Large 3 Season Room! Much Natural Light & Fabulous Open Layout! Multi Level Decking w/ Bench Seating Great For Entertaining! Garden Paths! AD#984

EASTLAKE \$114,900
EXCELLENT RANCH!

Excellent 3 Bedroom Ranch / Cape! Newer Timberline Roof. Some Newer Windows. Newer Bath. Newer Kitchen w/ Beautiful Wood Cabinetry! Large Family Room! Central-Air. Large Deck! Nice Yard! AD#967

MAYFIELD VILLAGE \$289,900
SPACIOUS COLONIAL!

Mayfield Village Colonial w/ Much Charm! 4 Bedrooms, 4 Full Baths! Spacious Kitchen w/ Island, Beautiful Wood Cabinetry & Huge Dinette! Formal Dining Area w/ Built In China Cabinets w/ Leaded Glass and Window Seat! Master Bedroom w/ Full Bath & Additional 3rd Floor Office or Media Room! 1st Floor Office w/ Hardwood Flooring! Lower Level Recreational Room & Game Room! Beautiful Park Like 1 Plus Acre Lot! Large Deck w/ Bench Seating & Patio w/ Brick Barbecue Grill For Entertaining! 7 Car Garage w/ Large Over Head for Classic Cars Etc. Artist Studio Over Garage! Private Wooded Lot! 2 Parcels / Two Lots! AD#983

WILLOUGHBY HILLS \$259,900
BRICK RANCH!

Solid Brick Quality Construction Ranch! 3 Bedrooms - 2 Full Baths! Large Family Room w/ Fireplace! Spacious Eat In Kitchen w/ Wood Cabinetry, Pull Out Spice Rack, Granite Counter Tops, 5 Burner Convection Range and Ceramic Tiled Back Splash! Newer Timberline Roof. Central Air. Formal Dining Room! Plaster Walls. 50x13 Recreational Room w/ Bar! 20x18 Enclosed Sun Porch! 2 1/2 Car Attached Garage. Spacious Attic! 12x14 Storage Barn w/ Locks! Large Paver Patio! Turn Around Driveway! Beautiful Park Like Yard! AD#995

EASTLAKE \$119,900
CLEAN AND NEUTRAL!

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

WILLOUGHBY \$129,900
VACANT LAND!

Excellent Lot Zoned Light Industrial / Commercial / Manufacturing! 173ft Frontage 1.4 Acres! All Utilities Gas, Electric, Water & Sewer! AD#2021

WILLOUGHBY \$339,900
SHOWS BEAUTIFULLY!

Incredible Newer Colonial in South Willoughby Area! Updated Eat In Kitchen w/ Tile Floor, Craft Made Cabinetry, Corian Counter Tops, Island and Lots of Space For Cooking / Entertaining! Large Great Room w/ Beautiful Fireplace Walks Out to the Enormous Trex Deck, Secluded Backyard and Basketball Court! Master Suite has Attached Full Bath w/ Large Closet and Second Bedroom Has its Own Full Bath! Finished Third Floor Has Two More Bedrooms w/ Double Closets and Another Full Bath! Huge Finished Basement Has a Media Room w/ Half Bath Plus Another Room Currently Being Used as a Gym! 3 1/2 Car Attached Garage! Beautiful Landscaping & Private Yard is Great For Summer Fun! Shows Beautifully, Come See Today! AD#974

RICHMOND HEIGHTS \$139,900
NEW LISTING!

Spacious 3 BR brick ranch! Hardwood flooring throughout! Updated kitchen counters and backsplash in the eat in kitchen with cozy corner eating area! Newly updated half bath conveniently located off the kitchen! French doors lead to the enclosed patio that offers plenty of extra living space! Newly updated full bath close to all three bedrooms! Lower level features a custom home theater, with built in seating, as well as a wet bar! Large park like back yard backs up to a protected nature preserve! Don't miss this one, schedule your appointment today! AD #1042

MENTOR \$239,900
BEAUTIFUL COLONIAL!

Beautiful Mentor Colonial on Quiet Dead End Street! Large Welcoming Foyer Leads to Living Room & Formal Dining Room w/ Views & a Walk Out to the Private Backyard! Large Eat In Kitchen w/ Breakfast Bar, Island Cook Top and a Large Deck Attached for Entertaining! Large Family Room Has Wood Burning Fireplace w/ Large Brick Mantle & Bay Window! Master Suite Has Attached Full Bath w/ Skylights! Three More Spacious Upstairs Bedrooms! Lower Level Has 3 Bonus Rooms Ready to Become a Media / Recreational Area! 3.5 Car Attached Garage! Furnace / Air Conditioning New in 2012! New Roof in 2014! Beautiful Backyard w/ Garden Area and Lots of Privacy! AD#992

WILLOUGHBY \$172,480
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

WILLOUGHBY \$179,900
SPACIOUS COLONIAL!

Stately Colonial! Spacious w/ Much Charm! 3/4 Bedrooms & 2 1/2 Baths! Newer Gourmet Kitchen w/ Many Cabinets! Elegant Formal Dining Room w/ Stone Fireplace, Wood Mantel & Beautiful Hardwood Flooring! Huge Master Suite w/ Double Closets, Large Glamour Bath & Fireplace! Newer Windows. Newer Bath. Covered Patio / Large Covered Porch! 2 1/2 Car Attached Garage! Short Stroll to Lake Erie Shores and Park to Scenic Sunsets! Loft can be used as bedroom. Come See Today! AD#971

CONCORD \$199,900
OPEN LAYOUT!

Mountain Park Colonial! 3/4 Bedrooms 2 Full and 2 Half Baths! Open Layout! Chefs Kitchen w/ Beautiful Wood Cabinetry, Granite Counter Tops, w/ Bar Stool Counter. Open to Gathering Room! Sun / Breakfast Room. Office. Master Suite w/ large Walk In Shower, Glamour Bath, Large Jetted Tub & Walk In Ceramic Shower! 26x16 Recreational Room w/ Bar for Entertaining! Private Wooded Lot! Ad#933

MENTOR \$185,400
MENTOR RANCH!

Mentor Ranch on Over 1/2 Acre Lot! Large Vaulted Great Room w/ Gas Fireplace Makes for Great Entertaining! Eat in Kitchen w/ Garden Window Offers Plenty of Counter and Cabinet Space! Master Bedroom Has Large Walk In Closet & Dual Glass Bowl Sinks in the Attached Master Bath! The Second Bedroom is Currently Being Used as Another Attached Master Walk In Closet! Third Bedroom Features a Skylight and Attached Full Bath! Access the Large Back Yard from the Two Tier Deck, with Motorized Retractable Awning, and a Large Screened Sun Room! Large Office in the Lower Level! AD#937

WICKLIFFE \$127,400
MOVE RIGHT IN!

Well maintained 4 bedroom bungalow! New carpeting throughout! Freshly painted and ready to move in! Updated eat-in kitchen with all appliances! Full bath on second floor with walk in shower! Updated lighting fixtures throughout! Flagstone patio with water feature makes for relaxing outdoor time! Lower level has 2 finished rooms in addition to laundry/ storage! Schedule your appointment today! AD#989

RICHMOND HEIGHTS \$139,900
NEW LISTING!

Stunning Aberdeen Colonial w/ High End Upgrades Featuring 3 Bedrooms and 2.5 Baths. Gourmet Kitchen, Dinette w/ Granite Counter Tops, Beautiful Maple Cabinetry, Crown Molding, Pantry, And Ceramic Back Splash. Great Room Has A Stone Fireplace. First Floor Master Suite Contains 2 Walk In Closets, His & Her Sinks, Imported Ceramic Tile, Granite Counter Tops On Vanity. First Floor Office. Large Loft Area. Shows Well And Move In Ready! Private Patio Backs Up To Woods. 2.5 Car Attached Garage! AD#1038

MAYFIELD HEIGHTS \$99,900
MOVE RIGHT IN!

Nice Ranch Home! Timberline Roof. Newer Windows. Central Air. Family Room. Attached Garage. All on First Floor! Just Move In!!

WICKLIFFE \$184,900
SPACIOUS BUNGALOW!

Spacious Bungalow on Quiet Street! 4 Bedroom Rooms Including Large 2nd Floor Suite w/ a Full Bath! Open Eat In Kitchen w/ Lots of Cabinet Space & Ceramic Tiled Back Splash! Large Living Room & Additional Family Room Make Great Space for Entertaining! Both Full Baths Have Been Updated! Freshly Painted Throughout! Newer Electrical, Windows & Plumbing! Large Full Basement Can be Converted into a Media or Recreational Room! 2 1/2 Car Attached Garage! Beautiful Landscaping! Come See Today! AD#1007

EUCLID \$99,900
SPACIOUS COLONIAL!

Incredible Find. This Totally Redone Colonial Features Nearly 3,000 Square Feet of Livable Space! Large Living Room Has Refinished Hardwood Flooring & Beautiful Fireplace! Family Room Plus a Great Room w/ Vaulted Ceilings, Sky Lights, & a Walk Out to Large Deck & Private Backyard! Large Kitchen Has Tons of Cabinet Space & a Full Eat In Area that Opens to the Great Room! All Rooms Have New Paint & Carpeting! Three Large Bedrooms on the Second Floor Including Large Master Suite w/ Attached Bath! Recreational Room in the Basement has Fireplace & Great Space for Entertaining! All New Landscaping in 2017! Furnace & A/C Only 7 Years Old! Roof in 2010! Euclid City Violation Free! Come See Today! AD#1018

EASTLAKE \$89,900
NEAT & NEUTRAL!

Super Clean, Neat & Neutral! 2/3 Bedrooms! Newer Roof & Gutters! Newer Bath! Newer Furnace & Central Air! Nice Kitchen, Wood Cabinetry & Ceramic Tiled Back Splash! Formal Dining Room w/ Window Seat! Nice Fenced Yard! Enclosed Porch! AD#976

COMMERCIAL LISTINGS:

530 E 200th St Euclid - \$69,900 Two Buildings!	1424 E 337th St Eastlake - \$89,900 Free Standing Building!	30841 Euclid Ave Willoughby - \$324,900 Brick Office Building!
33916 Lake Shore Blvd Eastlake - \$159,900 Remodeled in 2008!	115 Forest Dr Eastlake - \$95,900 Industrial Shop!	Euclid Chardon Rd Kirtland - \$225,000 2 Lots Just East of Rte 306!

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What is a smart home?

Refrigerators that inform their owners when it's time to buy more eggs and thermostats that learn homeowners' heating and cooling preferences may once have seemed like futuristic ideas straight out of a sci-fi movie. However, such products are no longer a dream but a reality.

The term "smart home" refers to a residence that has appliances, HVAC, lighting, entertainment systems, security, and many more devices that communicate with one another. Such devices can be controlled remotely, according to SmartHomeUSA, an automation product retailer. Proponents of smart home technology say features can help people save money on utilities and conserve natural resources, all the while providing peace of mind to homeowners.

In 2016, 80 million smart home devices were delivered worldwide. That marks a 64 percent increase from 2015, according to the research data firm IHS Markit. The smart home trend is only expected to grow in coming years.

Although there's interest in smart home technology, the industry remains

fragmented. Consumers are trying to figure out which devices are simply fun and which provide practical benefits. Furthermore, the range of smart devices is expanding rapidly, making potential compatibility issues a concern. Companies that plan to educate consumers further about the advantages of smart home features and are open to standardization may have the best chances of survival.

Those interested in dabbling in some smart home technology and testing the waters may want to start with the following household items.

- **Smart bulbs:** Manufacturers offer various types of smart light bulbs. Some are color-changing, others react to doorbells or alarms, and others can simulate typical lighting patterns when homeowners are away. Integrated apps enable remote access to scheduling so people can arrive home to a well-lit house.

- **Home security:** Wi-Fi enabled doorbells with video capabilities allow residents to see who is at the door with-

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out having to open it. Cameras can even be accessed remotely, simulating that someone is at home at all times. Never wonder if you've locked the door again with smart locks that can be engaged via a smartphone. Make sure that homes are secured or that pets are behaving while out with smart cameras.

- **Flood sensor:** Get peace of mind against damaging floods with Wi-Fi

flood sensors.

- **Appliances:** A new breed of smart appliances can make it possible for users to turn on the washing machine while out of the house, close refrigerator doors from afar or even start their vacuum cleaners remotely.

Smart technology is taking over and is likely to continue changing the way people live and work.



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PAINESVILLE TOWNSHIP

\$224,800

4 BR, 2.5 Bath, almost 2,500 SF Colonial. LR, Formal DR, Kit w/appl & eating area, 2 Story Foyer, Fam Rm w/FRPL. Full, finished Bsmt w/wet bar. Major Upgrades include Windows, Roof, Furnace, etc. Lg Deck & Fully Fenced Back Yard. 2 Car Att Gar w/ side entry. Located in "The Pines" w/ Pool, Pavilion, BB Court, & BB Field. HOME WARRANTY #3914177



MADISON \$99,800

Investors Welcome-Leasing Allowed in this darling condo in The Villa's of Middle Ridge-Townhouse offers 2 Large Bdrms, 1-1/2 Baths, Kitchen w/ all appl, Living Rm w/sliders to private concrete patio. Full Bsmt w/hook-up for bath. Attached garage. Home Warranty #3918302



CONCORD \$228,900

5 bedroom 2.5 bath colonial sitting pretty on .95 acre wooded lot. Family room with fireplace, partially finished basement, formal dining room and eat in kitchen! Freshly painted interior and exterior! Updated kitchen with granite and new flooring. Updated baths, one with jetted tub! Hardwood flooring throughout! Brand new deck with 15 year warranty against staining and fading! Home Warranty! Call me NOW before this one gets away! MLS# 3933921



MENTOR \$229,800

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



EUCLID \$42,900

Super cute and move in ready! Perfect first time investor property! 2 bedrooms, 1.5 baths, basement, 1 car garage, enclosed front porch. Just sit back and collect the rent! Euclid violation-free. Actively rented for 775.00/month! Only \$42,900. Call NOW! MLS# 3915192



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Extended warranty buyers' guide

Upon reaching the checkout counter during the peak of the holiday shopping rush, many consumers are faced with the familiar question of whether or not they would like to purchase an extended warranty on the product they are buying. It is a question worth pondering, and some shoppers do not know if a warranty is a good value or just a waste of money.

Before purchasing a service plan or warranty, various consumer advocacy groups advise consumers take stock of certain factors.

How did you pay?

How shoppers pay for items can affect their warranty options. For example, some credit card companies extend manufacturers' warranties on certain products or may already include service plans among their card benefits. Before coughing up more dough, consumers should check the fine print of their card policies to see if they're already covered for warranties and other things, like travel insurance and product protection.

It is a question worth pondering, and some shoppers do not know if a warranty is a good value or just a waste of money.

Which parts and repairs are covered?

Warranties may be very specific in the problems they address, and consumers may still have out-of-pocket expenses even after purchasing warranties. For example, the U.S. Federal Trade Commission says that consumers may incur shipping costs to send items back to factory or service centers. Some warranties require shoppers pay for labor charges, while others state that items must be packaged in their original boxes. Certain conditions deemed "normal" wear and tear may be excluded from coverage.

What does the store get?

Consumer Reports says that retailers often push hard to get shoppers to buy service plans because they're a source of

additional income for them. On average, stores keep as much as 50 percent or more of what they charge for warranties. That can be even more than they make selling the product itself. Shoppers would be wise to keep in mind that, with regard to warranties, retailers may be looking out for their own best interests rather than the consumers'.

Check your insurance policy

If a product is damaged or stolen during a fire or another major home or automobile event, an existing insurance policy may already cover the items.

When a warranty can be a good idea

It's often wise to purchase extended warranties when buying previously



owned or refurbished products, such as used cars or repaired electronics. A warranty on an older home also may be a good bet.

Many consumer products do not need to be covered by extended warranties. Consumers should give such warranties consideration before they begin shopping to avoid making rushed decisions at the checkout counter.

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Growing trends in today's homes

Although the heydays of the real estate boom of the early 2000s have not quite returned, things look positive. In the United States, 1,226,000 new homes were built in 2016, according to data from Consumer Reports. That was the most since 2007.

Resales also have been more promising. The National Association of Realtors® says the median number of days a home was on the market in April 2017 reached a new low of 29 days. However, low supply levels did stanch existing home sales somewhat. By mid-2017, the market was a seller's market, with more people in the market for homes than properties available. But sales during that time were still outpacing sales figures from a year prior. In fact, in May 2017, home sales in Canada increased to their highest level in more than five years, according to the Canadian MLS® Systems.

Low interest rates on mortgages and more confidence in the economy has driven many people to make improvements to their existing homes. As is

typical, the things homeowners are looking for in 2017 have evolved from years past. The following are some trends that are helping to steer the real estate market further.

- **Smaller homes:** Home sizes in the United States steadily increased for decades, eventually leading to an average of 2,453 square feet in 2014, according to U.S. Census figures. However, Realtor.com reported in 2015 that new construction homes have already begun to shrink by 40 square feet. There seems to be a slight trend toward more modest homes as people consider affordability and maintenance on larger properties. The National Association of Home Builders states buyers are now looking for smaller, more livable homes with flexible floor plans, energy-efficient appliances and plenty of storage space.

- **Matte finishes:** Stainless steel and luster have been popular for years. However, the next big thing is matte finishes on faucets, appliances and even in countertops. These less flashy finishes are prized for their warmth and



elegance. While some high-end models with matte finishes have been available for several years, even less expensive models are now available.

- **Smarter technology:** Many homeowners are embracing smart technology throughout their homes, but it's not just lights that turn on with voice command or more efficient thermostats. Innovative technology includes toilets that can

autonomously stay clean and sanitized, refrigerators equipped with cameras so homeowners can see the contents inside and indoor food recyclers that can turn food waste into fertilizer.

Staying abreast of the ever-changing trends in home improvement and real estate can help consumers make the best choices with regard to buying and building their homes.



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6277 S. WATLING WAY, MADISON
Welcome to this large bi-level with LR, FR and full finished lower area. Has 3 BR's on main floor and additional one or office space in lower level. Kitchen has some updates and there is a slider to deck off the back. Additional lot behind home is also included. Fenced in back yard and a two car garage on corner lot. Come take a look before it is gone.

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229 ROCKWELL, CONNEAUT
INVESTOR SPECIAL! Price is reflective of investment home. Needs completed, many possibilities, still time to make changes. This home is a short sale.

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992 ABBEY DR., MADISON
PRICE ADJUSTMENT!! This upscale 4 bedroom home with large open kitchen and Island. Granite counter top. White designer cabinetry and eat in area. Leading to the vaulted living room with built in fireplace. Formal dining room with French doors to the large 2nd family room. Beautiful hand scraped hardwood flooring through-out. Half bath on main floor and laundry room. Attached 2 car garage with easy access to both. Large master with en-suite. All very large and full bath on upper level. 4th bedroom is very large with dormers. Full finished basement. This home is situated on a very well manicured lot and has above ground pool off the back deck with stamped patio and swing set.

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3291 NEW YORK, PERRY
PRICE ADJUSTMENT 129,900 Welcome home to this 4 Bedroom 2.5 Bath on half an acre corner lot. Many updates including kitchen, counter flooring fixtures. Additional bonus room approximately 13x17 could be used as an office or play room. Formal dining room large living room with original hard wood huge master with private bath.

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5511 CHAPEL, MADISON
This beautiful Century Home is situated on over an acre with a tree, park-like setting. Includes 4 spacious bedrooms and 2.5 baths. Updated kitchen with custom wood counter tops, wood flooring, and much more. Kitchen opens to eat-in area and a bright Solarium. Formal dining room, office, very large great room with gas fireplace and front porch access. This is a true older colonial home with modern updates throughout. Covered breezeway provides access to the attached 2-car garage. Workshop with stalls for horses or whatever your choose. This building is equipped with 220 electric, heat and water.

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8173 DANBURY, MENTOR
This adorable 3 Bedroom ranch located at the end of a cul de sac. A great development w/sidewalk. Has an open concept 10 x 20 Kitchen. Dining area great for gatherings that beams with much natural light, breakfast bar oversees a large living room. Newly updated this year; Master and half bath. Oversized Laundry room with space for office nook, that leads into a 1.5 car garage that includes a long work bench and plenty of space for storage. Off the large dining area, doors lead to cement patio and spacious back yard-excellent for entertaining. Completely landscaped both front and backyard offer excellent curb appeal. A 10 x 14 Double loft. Shed built 2005. This house looks bigger then square footage states.

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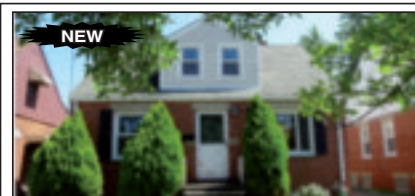
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Asst. Manager/Realtor



JESSICA PIETROWSKI
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Realtor



PATTI LOMBARDO
440-554-1036
Office Manager/Realtor



Wickliffe - \$54,900

He can huff and he can puff, but he won't blow down this 1940's brick Cape Cod. Come and see this cute 985 sq ft 3 bedroom 1 1/2 bath home located in Wickliffe. Second floor private master with 1/2 bath. Main level hosts 2 bedrooms, 1 full bath, eat in kitchen with white cabinetry, & decorative wainscoting, and formal living room boasts hardwood floors. Full basement would make a great rec room for holiday gatherings. Double wide cement driveway leads to garage. So breeze on over & schedule a showing today! #3929722



Geneva - \$69,900

Charming Home welcoming front porch. Tons of windows are bright & cheery. Peel back the carpet reveal hrdwd flrs. Home is enhanced by original wood work, & doors. Formal Dining rm w/French doors that lead outside for dining on your 20' deck in private yard. Updated oak cabinetry & a pantry in kit. 3 bdrms, & a bath complete the 2nd floor. Many updates to home. 2 car garage '96. Oh St Waterproofing. Bring your swing enjoy lazy Summer days on your very own front porch, call now don't let this gem slip away! #3934542

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Save Money Through Energy Efficiency

FAMILY FEATURES

As much as half of the average homeowner's monthly utility expenses go toward cooling and heating, according to the U.S. Department of Energy (DOE). For many households, that makes energy the largest home-related expense each month, next to a mortgage payment.

Fortunately, numerous technological advances are making it easier than ever to manage home energy use. In fact, the DOE estimates you can save as much as 10 percent a year on energy costs by simply adjusting the temperature up or down when you're away during the day. Installing a programmable thermostat that never forgets to adjust on a busy morning and kicks back on before you arrive home can help you earn these savings and reduce energy consumption.

Home Automation

Newer smart, programmable thermostats can be controlled remotely by internet-connected devices, such as tablets and smartphones. Some models can also monitor your energy usage and system efficiency, providing data to help you make further adjustments to how you operate your HVAC system.

Lighting is another major energy challenge. However, smart light bulbs let you adjust your home's ambiance (and energy usage) with just a couple of quick taps.

Paired with motion sensors that detect movement (or a lack thereof) and adjust lighting accordingly, smart bulbs can help reduce the waste of energy caused by lighting unused rooms.

Similarly, smartphone applications that connect to other appliances, utilities and home features offer the best of personalized comfort and convenience while providing tools to help minimize your home's energy consumption.

Zoned Climate Control

If you're like most homeowners, there are parts of your house that simply don't get much use or only get used during certain times of the day. Maintaining the temperature in those uninhabited areas can be costly and wasteful. As an alternative, an option such as zoned climate control allows you to stay comfortable in the rooms you use without spending a fortune on energy bills.

While a zoned system is generally considered a premium home feature, it isn't unattainable and actually offers long-term savings, due to its energy-efficient operation. The home is divided into zones, designated by floors, rooms or areas – however the homeowner chooses – which eliminates the “all on” feature of traditional air conditioners.

A system like Mitsubishi Electric Cooling & Heating's Zoned Comfort Solutions offers a true zoning-system with conve-

nient controls and automation, along with whisper-quiet operation. Both ducted and non-ducted units are available depending on the space and occupant needs. Additionally, some models have advanced filtration features to help eliminate allergens, contributing to improved air quality.

For a new build, installing a zoned system from the outset is relatively simple. However, zoned systems are also a possible solution for replacing your home's HVAC system or rectifying a problem with a single uncomfortable room. Pairing the system with sensors or remote app controls can bring operating costs even lower through computerized automation.

Renewable Energy

Another option to offset some of your home's energy and utility costs is generating your own renewable energy through solar or wind power systems. Installation depends on many variables, such as how much energy you use, local codes and standards, and whether the house and surrounding terrain are situated to allow you to capture adequate natural power. For a home under construction, your builder should be able to offer guidance; for an existing home, contacting a local renewable energy organization or state office is a smart first step.

Find more ways to save money on your energy bill at mitsubishicomfort.com.

COST CONTROL

A state-of-the-art zoned climate control system can be configured to your specific needs, but all the customization options can make it tricky to predict how much your installation might cost. Taking into account these variables can give you a better sense of how much you'll be spending.

New equipment. Each system includes an outdoor unit, indoor unit(s), controls and parts including the refrigerant line-set, wiring and electrical accessories. Conditioning one room or zone comes at a significantly different price than cooling and heating a home with eight or more zones. Generally, new equipment comes in between \$3,000-\$15,000, depending on the number of zones and size of the home.

Labor. This is what you will pay a licensed HVAC contractor to install the system (and remove your old one, if necessary). Contractors' labor prices vary widely, but expect to spend an amount roughly equal to your equipment cost, depending on your geographic location and the complexity of the installation.

Additional costs. Depending on your existing system, you may incur costs for items such as electrical work to install a new 240V outlet (\$200-\$1,000, or more if your electrical panel requires a new circuit); an equipment pad, stand or brackets for the outdoor unit (\$50-\$300); ductwork (prices vary greatly depending on the home); and controller options (approximately \$200-\$300 each).

Unique situations. Some homes, such as older homes, high-performance homes and homes in extreme cold-weather regions, often require auxiliary heat or specialized designs or equipment, all of which can impact the cost of the system. However, with Mitsubishi Electric's Zoned Comfort Solutions, 100 percent heating down to a 5 F outdoor temperature can be attained.

Rebates. Some states offer rebates for the installation of more energy-efficient appliances, including HVAC systems. These rebates can help offset some of the upfront costs associated with installing zoned systems. Consider speaking with a professional or researching available rebates in your region before purchasing a new system.



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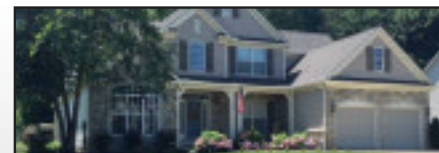
\$479,900 AUBURN

Welcome to Paradise! Nearly 4 acres of wooded privacy surround this home. Custom Kraftmaid cabinetry throughout the main living space.



\$479,900 CHARDON

Welcome to this 6000 sq ft renovated colonial on a majestic 6.3 acre park like lot. The home boast a huge 36x16 remodeled gourmet kitchen with a 14 ft. center island seating for 6.



\$379,900 CONCORD

Gorgeous 2 story foyer and great room w/custom floor-ceiling stone fireplace. Oversized first floor master bedroom with glamour bath.



\$439,900 WILLOWICK

Welcome to this Lake Erie front Colonial that offers 3 BR and 3 1/2 BA, 2 fireplaces, a kitchen with a breakfast bar, granite counter tops and stainless steel appliances.



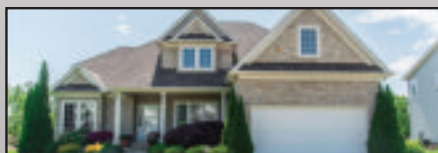
\$379,900 CONCORD

Up to date with an open, modern floor plan, 3 Bedrooms plus a private office, white moldings and high-end finishes, this home eliminates the need for renovating!



\$369,900 CONCORD

Stunning Colonial With Top Of The Line Amenities, 2 Story Foyer Opening Into Formal Dining Room, Den With Built In Book Shelves & Skylights, Family Room With Brick Fireplace.



\$349,900 PAINESVILLE

Like New! Nestled in the Beautiful "North Shore" Lakefront Community! 2-Story Great Room with Gas/Wood burning Fireplace and Hardwood Flooring.



\$339,900 CHARDON

Spacious Family Room with floor to ceiling brick fireplace; Formal Living and Dining Room with trayed ceiling.; Owners bedroom offers a glamour bathroom with Jacuzzi.



\$325,000 KIRTLAND HILLS

Retreat to this stunning 5 bed room, 4 bath Cape Cod w/ full basement & 3 car garage on 5 wooded acres in beautiful Kirtland Hills just a couple minutes from I-90 or Rt 2 freeways.

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\$319,900 CONCORD

This Home offers a two story Foyer, as well as a Great Room with a full wall of windows, two way see-through gas fireplace to the Kitchen, built in Bar and beamed ceilings.



\$317,500 MENTOR

Lovely colonial in a very serene setting on cul-de-sac. First floor master was previously used as in law suite with its own private entrance and full bath. Open kitchen with island.



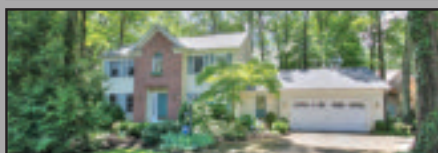
\$294,900 MADISON

Welcome Home to this Custom McCullough 1996 Built approx. 1800 Sq ft home on 6.8 acres! THIS HOME IS LIKE A PRIVATE RETREAT LOCATED ON A DEAD END STREET.



\$250,000 PAINESVILLE TOWNSHIP

Charming farm house with over 3300 SF on a 1.34 acre parcel offers 7 Bedrooms and 3 full Bathrooms. Hardwood floors throughout the home.



\$229,990 MADISON

Large master suite with private bath and huge walk in closet. Convenient upstairs laundry room. French doors open to a large deck, perfect for entertaining. Easy living floor plan.



\$225,000 KIRTLAND

Charming 4 Bed 1 1/2 bath brick bungalow. This home sits back 400 ft from the road, very private. Enjoy sitting by the beautiful creek and sipping your morning coffee.



\$219,900 MENTOR

Totally remodeled ranch home with 4 bedrooms and 3 full baths! New kitchen w/ granite countertops, tons of cabinetry, tile flooring, and new stainless steel appliances!

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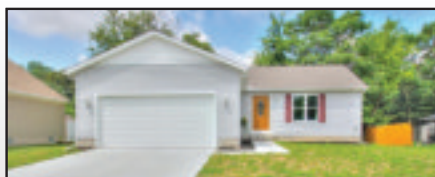
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\$219,900 MENTOR

Walk up the garden lined walkway into the newly painted home. Each bedroom has a generous amount of natural light and living space.



\$214,900 PAINESVILLE

Move into this 1,528 sq. ft. custom Shandle built ranch with full basement, open eat-in kitchen, great room with stone gas fireplace, large bedrooms.



\$185,000 PAINESVILLE TOWNSHIP

This is a beautiful 3 bedroom 1 1/2 bath with two car attached garage located in Painesville Township Riverside school district!



\$145,000 PAINESVILLE TOWNSHIP

Spacious rooms, plenty of storage, the full basement is partially carpeted, hardwood floors run throughout parts of the home.



\$139,900 PAINESVILLE

3 bedroom 2 bath bungalow on over a half acre lot. Oak cabinets, newer counter tops. There is also a full bathroom, Jacuzzi tub.



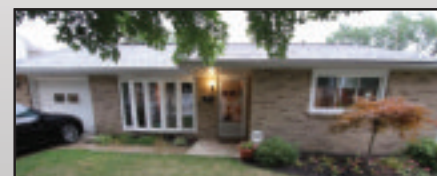
\$139,900 MADISON

Spacious two-story, 3 bedroom, 2 bath Cape Cod with lots of potential. Large eat in kitchen, living room, and family room.



\$125,000 NOVELTY

Lake Auction Services Auction (Not a Live In-Person Auction). Auctioneer Mike Fergus #2007000027



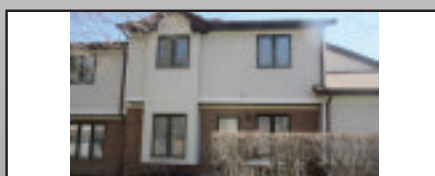
\$117,900 WILLOUGHBY

Brick front Ranch loaded with all the extras! Spacious Living Room with a large bay window. 3 Bedrooms and full Bathroom.



\$110,900 WILLOWICK

Gorgeous Cape Cod with expansive family room/dining room addition that leads to a back yard with wood deck and patio.



\$101,850 MENTOR

Great townhouse condo w/ living room open to dining room! Kitchen w/ ceramic tile! Additional bedroom and full bath upstairs!



\$94,900 MENTOR

Spacious living room, with newer wood laminate floors, walks out to balcony/deck overlooking pond. All appliances stay.



\$84,900 PAINESVILLE

Quick access to the highway, shops, and other amenities. Completely renovated from the bottom up. Bonus room on the first floor.



\$83,900 WILLOUGHBY

Large living/dining room combo with wood floors! 3 bedrooms w/ wood floors! 2 full baths! Property is being sold as-is.



\$78,000 EASTLAKE

Great three bedroom, two bath home with a nice size living room and updated kitchen. Gas Heat/Central Air, One car garage.



\$70,000 PERRY

Second Story was converted. 1568 sq ft 4 bdrm 2 1/2 bath full basement. Public water, septic. An appointment is required



\$65,000 GRAND RIVER

Fantastic 3 bedroom 2 bath colonial in sought after Grand River community with boating, beaches and restaurants nearby.



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Perry **\$239,900**
3 BR/2.5 BA Center Hall Colonial. Large spacious rooms. Heated Florida Room w/skylights leads to two patios!



Kirtland **\$695,000**
GREEN home built in 2011 on 3.64 acres has a VERY open floor plan, low utility bills, neutral decor & many upgrades



Mentor **\$200,000**
Amazing 3 BR, 2.5 Bath home. Large 1st floor master BR w/vaulted ceilings and attached bath. Basement Rec Rm.



Mentor **\$175,000**
South Mentor 4 bedroom 2.5 bath bi-level in the Hidden Hollow subdivision. Granite counter tops. Fireplace.



Wickliffe **\$149,900**
Desirable South Wickliffe Split! Over 2000 square feet. Large updated eat-in kitchen and spacious living room.



Chardon **\$429,900**
Beautiful ranch at end of a sought after cul-de-sac. Wonderful open floor plan on this almost 3,900 sq. ft. home.



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