

THE MORNING JOURNAL

# HOMES ALMANAC

OCTOBER 2017



**Gary R. Dodson**

Mobile Phone:  
**(440) 320-6464**



**Natalie Iafolla**

Mobile Phone:  
**(440) 308-7336**



**Michael Cobb**

Mobile Phone:  
**(440) 463-6975**

**2016-2017  
SOLD  
UNITS 171.5  
\$21,177,179  
IS OUR  
TOTAL VOLUME  
TO DATE....**

**The Dodson Team  
Gary, Natalie and Michael**



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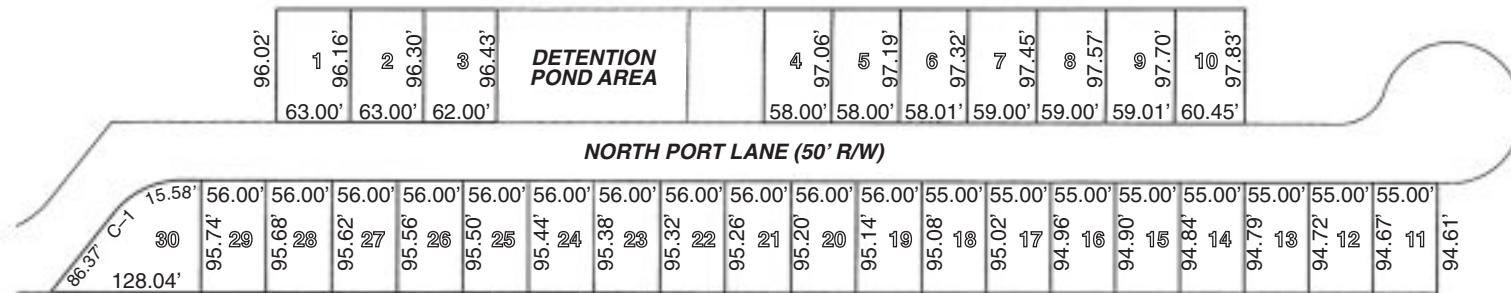


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*Introducing Huron's newest marine based community*

# North Port

## The Subdivision



## Lots Available Now!

North Port is a newly redesigned cul-de-sac community in Huron with water views at the end of the lane.

Lot prices ranging from \$23,900 - \$27,900



**For more information visit [www.Northporthomesofhuron.com](http://www.Northporthomesofhuron.com)**

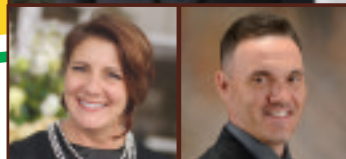




# The Preferred Real Estate Team

## Our Clients are #1!

2016-2017 Sold Units 171.5  
 \$21,177,179 is our volume to date



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**(440) 463-6975**



## LAND AVAILABLE

- 6337 Mallard Creek Run, Lorain - \$35,000
- 6336 Mallard Creek Run, Lorain - \$35,000
- 6253 Mallard Creek Run, Lorain - \$35,000
- Hazel St., Amherst - \$30,000

- V/L Fleming Ave., Sheffield - 2 Lots \$15,000 ea
- V/L Lake Road, Vermilion - \$39,900
- State Route 58, Oberlin - \$350,000

**\$815,000**

6701 Crosse Rd.  
 AMHERST

- 7.56 Acres
- Amherst schools
- indoor pool
- 6 car garage



**\$369,900**

1675 Queen Annes Gate,  
 WESTLAKE

- 4 Bed/4 Bath
- Beautiful Neighborhood
- Easy access to highways



**\$284,900**

50800 Becker Rd.,  
 HENRIETTA

- 2.75 acres
- Firelands schools
- Pole Barn



**\$119,000**

633 Hazelwood Dr., VERMILION



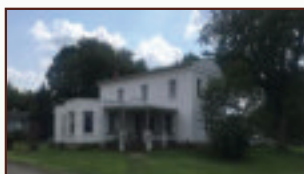
**\$66,900**

2123 W. 14th, LORAIN



**\$775,000**

6145 Park Square Dr., LORAIN



**\$135,000**

64 Rosa St., KIPTON



**\$69,900**

1822 W. 21st St., LORAIN



**\$125,000**

162 W. Martin Ave., AMHERST



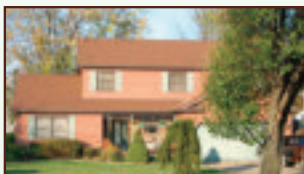
**\$239,000**

5424 Oakwood Dr., SHEFFIELD



**\$125,000**

LOWELL COMMERCIAL PROPERTY



**\$178,000**

4400 Linda Dr., VERMILION



**\$115,000**

1711 Leavitt Rd., LORAIN



**\$116,500**

2110 VERMILION RD, VERMILION



**\$69,900**

1240 Maple Dr., LORAIN



**\$57,900**

1015 W. 19th St., LORAIN



**\$139,000**

355 Deepwood Ln, AMHERST



**\$149,000**

1705 Rosecrest Dr, LORAIN



**\$154,900**

43695 Middle Ridge Rd, LORAIN

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**Market Analysis**

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### AVAILABLE:

**AMHERST**  
374 Jackson  
305 Falling Water  
Circle

**LORAIN**  
007 W21  
215 W35  
1108 W6th  
1141 W29  
2122 W14  
3351 Maurer  
3302 Livingstn  
2445 Garfield  
1523 W22  
1815 W42  
1651 E Erie  
804 Washington Ave - Lot

**VERMILION**  
- Commercial  
4685,89,93,97 Liberty Ave  
Great Professional  
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4500 Liberty Ave Office  
Space - Lease  
Lagrange

100 Public Sq  
Sheffield Lake

**LAKEVIEW**  
- multi units

**ELYRIA**  
6815 Lake Ave

**LORAIN**  
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637 Broadway

**PENDING**  
1349 2nd St-Lorain  
8901 Oberlin Rd Elyria



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We don't just LIST property, We SELL property!

**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  
Breezewood Dr. off Hilltop Dr.

(5) 5+ Acre Homesites to be developed.  
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**Steve Allor**  
Realtor  
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**Dan Pritchett**  
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**45155 North Ridge Rd, Amherst**  
Special property includes 4 parcels, 2 houses in good condition, and many outbuildings all sitting on over 4 acres in Amherst Township. **\$154,900**



**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. **\$144,900**



**498 West College Street, Oberlin**  
Great starter home or potential rental located close to the Oberlin City Square on a wooded lot. Electric stove, refrigerator, washer & dryer stay. **\$69,900**



**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! **\$259,900**



**9031 Leavitt Road, Elyria**  
1.37 acres commercially zoned. Some uses may require more frontage. Additional land available. House is in need of some repair. **\$115,000**



**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. **\$475,000**



**5920 Province Court, Lorain**  
Unbelievable price! 4 beds. 2.5 baths. 1945 sq ft. Full basement. Amherst Schools! Minutes from Target, Lowes, Rt 2 & more! Won't last long! **\$144,900**



**1326 Lake Avenue, Elyria**  
Excellent location and facilities. Currently used for car sales. Suitable for many uses. Call Gregg Fior for more information. **\$275,000**



**2000 Midway Mall Blvd, Elyria**  
250+ person capacity with 100 parking spaces. Building is being sold as is. Land is deeded separately from the Midway Mall. **\$169,900**



**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. **\$274,900**

## Thinking of selling your house?

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

**849 Moss Canyon**  
Sold in 48 hours!  
**Colonial in Hidden Valley**  
Under Contract in 24 Hours!  
**4 Bedroom Home in Firelands Schools**  
Under Contract in Less Than 5 Days!

## 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, Elyria, and Oberlin 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. \$190,000  
**\*\* Leavitt Rd, Elyria** 58 acres. Tillable and wooded acreage. \$279,000 **\*\*S R 113, Elyria** 42 acres at corner of W Ridge and S R 113 \$598,360





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*As a top Lorain County real estate agent the keystone of my success is the relationships and friendships I build with my clients. I treat each home as my own, and my clients like family. My goals are simple: to keep more money in your pocket, and to allow you to rest assured knowing that everything is taken care of.*



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# Come Home this Fall!

Call a Rieth Agent TODAY and Get MOVING!



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

Extra large cape cod with 3 bedrooms with large walk-in closets. Two full baths, nice kitchen with breakfast nook, formal dining room, big living room with fireplace and built-in cabinets, sun room across the front of the house, full basement, needs you TLC! Priced \$86,500  
Call Rose Jacobs 440-320-4891



### 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  
Call Jim Rieth 440-653-0033



### Aqua Marine Condo!

Enjoy resort style living! Your condo overlooks beautiful pool and golf course, tennis, health club, club house with it's own pub! Amazing 2 bedroom condo in Avon Lake! Big living room, kitchen with appliances, 2 full baths! Garage with opener! Priced well at \$124,900!  
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Call Jim Rieth 440-65-0033



### PRICE SLASHED Now just \$59,900!

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



### Just a Short Walk to the Park!

You will love the location of this roomy 4 bedroom 2-story colonial. Big living room and dining room with all original woodwork. Nice size kitchen with plenty of cupboards and counter space. Full basement with glass block windows, garage with door opener! Priced well at \$38,000. Call and See today.  
Call Rose Jacobs 440-320-4891

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Possible lease with option to buy. It is move in ready. This is a beautiful and unique living community. There is a beach and a swimming pool next to the beach so that you can be in pool area and watch the waves coming in. Come and enjoy the beach/pool/and small marina. This is a townhouse with finished lower level walkout and also has very spacious balconies on 1st and second floor.



**4462 Clifton Ave, Lorain**

**\$72,000**

MLS# 3852743

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



**1214 W 29th St, Lorain**

**\$74,900**

MLS#3939569

Ranch with 2 bedrooms and one bath, Newly remodeled kitchen with granite counter tops and bath. Wood floors, detached one car garage, finished basement.



## Must-Have Kitchen Remodel Features

Homeowners looking to renovate often see room for improvement in their kitchens and bathrooms. The National Association of Home Builder's Remodeling Market Index Survey, which measures conditions in the remodeling market, indicates that, in 2015, the two most common remodeling jobs were bathroom remodels (81 percent) and kitchen remodels (79 percent). According to HGTV and Statistics Brain, a new kitchen remodel for a kitchen measuring 12 by 12 feet may cost homeowners anywhere from \$17,000 to \$37,000.

Before investing so much into their remodeling projects, homeowners should think carefully about the features that will improve their time spent at home. When planning a kitchen renovation, homeowners

may want to consider the following upgrades to make the room more enjoyable while improving its functionality.

### Oversized sink

Although high-efficiency dishwashers are popular, deep sinks to soak soup pots or woks are still useful. Deep sinks may be preferable to double sinks, especially for homeowners who use lots of kitchen tools when preparing meals.

### Soft-closing hinges

When replacing cabinets (or just the hardware), consider installing soft-closing hinges and slides on doors and drawers. These devices eliminate slamming and caught fingers, reducing noise and injuries in the kitchen.

### Foot-pedal water operation

When outfitting a sink,

think about foot controls, which are popular in doctors' offices and hospitals. Turning on the water with the tap of a foot can reduce the transfer of pathogens to faucets from hands during food preparation. These pedals also free up hands for other tasks.

### Bottom's up

People likely spend more time raiding the refrigerator than the freezer on any given day. Rather than having to bend down to seek out that favorite flavor of Greek yogurt, choose a model with the fridge on top and freezer on the bottom, especially if anyone in the household has mobility issues. When shopping for refrigerators, French-door style units may offer even more access, making it easy for homeowners to slide fruit trays, sheet cakes and

other large items into the fridge.

### Extra lighting

A kitchen should be a balance of form and function. A combination of overhead lighting, decorative lighting and task lighting can illuminate all areas of the space effectively.

### Appliance garages

Architectural and design resource Houzz says that appliance garages are popular kitchen additions, too. Set at countertop level, these cabinets allow people to keep small appliances plugged in but tucked neatly behind closed doors.

Kitchen remodels are a sizable investment, and renovations can be customized to make the kitchen more hospitable for all in residence.



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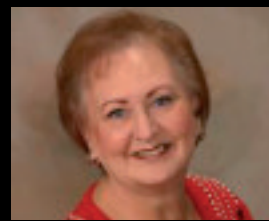
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### 8844 BELTON DR NORTH NORTH RIDGEVILLE

Located in N. Ridgeville this home is priced to sell quickly! Located in Waterbury Estates with 3 bedrooms, finished basement, all stainless steel appliances remain. Many upgrades you would not expect for the best price in the area! Yard backs to a treed area with no rear neighbors! Beautiful stamped patio and fenced yard. MLS#3935352 **\$222,500**



### 1312 BRANDY LN WEST WEST SALEM

Located in Cinnamon Lake this lovely log cabin home has almost 3000 sq. ft. Situated on one of the largest lots in the development this home has a woodburner for efficient heat all winter long. Access to club house, pool, tennis courts and a view of nature! Full finished lower level with additional kitchen area, spa tub and huge family area. Three bedrooms and a 2 car attached garage! Custom built and seller says no reasonable offer refused! MLS#3885443 **\$169,000**



### 5529 ROSECLIFF DR LORAIN

Located in Amherst school district, close to the hospital, access to major highways not far away this cape cod has over 3500 sq. ft. of living space just waiting for you and your family! Almost a full acre of land and an indoor heated pool. Buy today and be ready to host your holiday parties in this four bedroom home with huge family room. So many amenities-too little space to tell! Come see for yourself! MLS#3912198 **\$249,500**



### 921 SHARONDALE DR AMHERST

Three bedroom brick ranch on half acre lot. Full, partially finished basement located in Amherst close to everything! Quiet, established neighborhood with room for kids to play in the fenced rear yard. MLS#3941096 **\$155,900**



# BARCK Auction & Realty



6103 E. Meadow  
Farm Lane, Lorain  
(440) 967-5357  
fred@barck.com

### Public Auction

**Sunday – October 15 – 10 AM • 42253 Adelbert Street - Elyria**

Nice sale including 2010 Chevy Equinox with 59k miles, household furniture, king size bedroom set, beautiful curio cabinet, 52" flat screen tv, lots of collectible toys and games including Star Wars, Star Trek, Frankenstein, Dracula, Lost in Space and more, computer equipment, old Atari and games, Xbox, trading cards, Beanie Babies, exercise equipment including a new ProForm Crosswalk Caliber Elite treadmill in the box, new Bowflex machine, new Kenmore Elite microwave in the box, frontloading Kenmore washer and gas dryer, floor scrubber, vacuum sweepers, old records and cds, gumball machine, marbles, lots of hand and power tools, shop vac, wheel barrow and garden tools, chain saw, snow blower, bicycles, rotary mowers, walk behind lawn vac and chipper, small Craftsman rototiller, Craftsman table saw, ladders, Christmas decorations, old railroad dolly, patio furniture, large quantity of plastic 4x8 white fence panels and posts, patio stone, and other useful and interesting items.

**VERY PARTIAL LISTING!!**

**COMING SOON:** This 2-bedroom fixer upper brick ranch will be on the market soon ... check it out and make us an offer the day of the sale!!  
See website for photos of items to be sold!!

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### Sanner Estate Auction

**Saturday – October 21 – 10 AM • 1925 Lakeview Ave. - Lorain**

Nice sale including household furnishings, 16' Sea Nymph Backtroller 162 bass boat with 25 HP Yamaha motor and trailer, tons of fishing equipment including over 100 quality rods and reels, lures, tackle, and much more, lots of hand and power tools, nice wood dinette set, beautiful love seat, wood rocker, cast iron stove, lamp tables and lamps, kitchenware, microwave, computer printers and supplies, stereo equipment, foosball table, freezers, computer desk, sewing machine, refrigerators, lots of camping gear and coolers, luggage, weight bench and exercise equipment, large quantity refrigeration repair supplies, (3) sets if golf clubs, Ridgid tool boxes, table saw, wood clamps, bench grinders, router, Sawzall, drill press, scroll saw, miter saw, shop vac, Kennedy tool box, radial arm saw, trolling motor, lots of hardware items, Craftsman roll about tool chest, patio furniture, and other useful and interesting items.

**VERY PARTIAL LISTING!!**

See website for photos of items to be sold!!

**COMING SOON:** This neat 2-bedroom 1.5 story bungalow will be on the market soon ... check it out and make us an offer the day of the sale!!  
Estate of James K. Sanner II - L.C. 2016 ES 00239

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