

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

# HOMES ALMANAC

WEDNESDAY, NOVEMBER 8, 2017

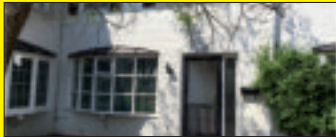


**A house is not a home until you OWN IT!**  
**Low Rates = More Buying Power**

**CONDOS FOR SALE**



1265 Lost Nation Rd., Willoughby  
 \$49,900



5 Meadowlawn, Mentor  
 \$72,900



140 Pebblebrook Willoughby Hills  
 \$185,000

**HOMES FOR SALE**



33861 Beach Park, Eastlake  
 \$71,500



5594 Ericson, Willoughby  
 \$265,900



7780 Sugarbush Ln, Gates Mills  
 \$499,900

**Contact LORI or BARB TO VIEW ANY PROPERTY in MLS**

**Call us TODAY  
 for a SALE TOMORROW**



Lori Pecjak  
 440-667-4877

Barb Saba  
 216-215-2100



Mimi Osborne  
 216-559-MIMI



Dawna Smith-Miheli  
 216-347-9994



**Individual attention  
 with a team effort...**



**SENIOR REAL ESTATE SPECIALIST  
 FIRST TIME BUYER SPECIALIST**

**Sharon Flyter**  
**Happy Holidays!**



**(440)477-2676**

sharonflyter@howardhanna.com  
 estateshar@aol.com



**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**



**Eastlake - \$125,900**

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



**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**



**Mentor - \$275,800**

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



**Wickliffe - \$124,900**

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

**New Price**



**Willoughby - \$350,000**

- Gorgeous architectural beauty
- South Willoughby
- Charm and elegance of yesteryear
- Completely renovated and upgraded
- Over 1.50 acres of privacy
- Huge front porch
- Beautiful hardwood floors.



**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**



**JOHN DeSANTIS**  
**(440) 974-7283**  
 Exceeding Customer Expectations Since 1978

**"I WILL SELL YOUR HOME AT A PRICE ACCEPTABLE TO YOU OR I'LL BUY IT!"**

**Custom Concord Home**



**\$594,900 OR TRADE**

Eat-in-kitchen. Corian counters. Walk-in pantry. Great room. 1st floor master suite w 2 walk in closets, master bathroom. Den. 1st floor laundry. Huge finished walk out basement.  
 440-667-4427 www.JohnDeSantisSold.com

**South Willoughby**



**\$499,500 OR TRADE**

Outstanding One of a Kind Opportunity\* 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

**Elegant Beauty**



**\$395,000 OR TRADE**

4 bedroom, 2.5 bath colonial. 1st floor master suite with glamour bath. 2 story great room. Huge eat-in kitchen. 1st floor laundry. Den. Hardwood floors. 3 car garage. Cul-de-sac street.  
 440-667-4427 www.JohnDeSantisSold.com

**South Willoughby Opportunity**



**\$299,000 OR TRADE**

Unique 2 Homes (1 Century Home) On 2.48 Park-like Acres\* Both Could Be Restored/Updated And Be Resold\* Or Land Could Be Used For Condominium Development\* Wonderful South Willoughby Location\*  
 440-667-4427 www.JohnDeSantisSold.com

**Investment Rental**



**\$249,900 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

**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!"

**Gorgeous Colonial**



**\$220,000 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

**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.  
 440-667-4427 www.JohnDeSantisSold.com

**Willoughby Hills Brick**



**\$210,000 OR TRADE**

4 Level Split. 4 Bedroom. Master Suite. 1st Floor Laundry. Eat-In Kitchen. Family Room w Fireplace. Full Walkout Bsmt. 1.8 Acres. Wood Lot. Convenient Location. One Year Warranty  
 440-667-4427 www.JohnDeSantisSold.com

**Willoughby Hills Beauty**



**\$189,900 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

**Ranch in Ridge Acres**



**\$154,900 OR TRADE**

3 bedroom, 2 full bath ranch. Vaulted family room addition with fireplace. Eat-in kitchen. Finished lower level. 2 car garage. Fresh paint & new carpet. Covered patio & fenced yard.  
 440-667-4427 www.JohnDeSantisSold.com

**Mayfield Beauty**



**\$154,900 OR TRADE**

Large home with updated eat-in kitchen! Large living room/dining room combination. Huge master bedroom on 2nd floor. Family room on lower level with full bathroom. 2 car garage.  
 440-667-4427 www.JohnDeSantisSold.com

**Madison Bi-Level**



**\$139,900 OR TRADE**

3 Bedrooms, 2 Bathrooms. Clean crisp neutral interior! Large eat-in kitchen, newer cabinets & countertops. Spacious bedrooms with loads of closet space. Large master.  
 440-667-4427 www.JohnDeSantisSold.com

**Loads of Updates**



**\$134,900 OR TRADE**

4 Bedrooms, 1.5 Bath Split Level. Loads of updates include, roof replaced in 2012, siding and gutters 2015, laminate flooring and carpet 2016, updated electrical 2010, hot water tank 2010, refinished cabinets 2017. Move in ready! One year warranty!  
 440-667-4427 www.JohnDeSantisSold.com

**Stunning Condo**



**\$126,500 OR TRADE**

Bedroom, 2.5 bath home. 1st floor master suite. Full finished bsmt. End unit. 2 car attached garage. Front porch. Side yard. Low maintenance fee. Convenient location. One year home warranty.  
 440-667-4427 www.JohnDeSantisSold.com

**Super Sharp Townhouse**



**\$98,500 OR TRADE**

Sharp Mentor Townhouse with 3 bedrooms. Slate foyer entrance leading to a classic curved staircase. Fireplace in living room. Formal dining room. Updated kitchen with new cabinets, counters & flooring. Updated full bath & windows.  
 440-667-4427 www.JohnDeSantisSold.com

**Convenient Location**



**\$87,490 OR TRADE**

Lots of updates\* Not a drive by\* All appliances stay\* Updated kitchen & bath\* Home freshly painted in neutral decor\* First floor laundry room!\* 2 level sunroom opens to private back yard\* Lots of storage & closet space\* Convenient location  
 440-667-4427 www.JohnDeSantisSold.com

**Mentor Condo**



**\$79,900 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

**FIRST TIME BUYERS**  
**Why Rent When You can own?**  
 Free list with pictures of homes available with **NO MONEY DOWN!**  
 www.JohnDeSantisSold.com

**3 Bedrooms/2 Full Baths**



**\$79,900 OR TRADE**

Great Price! Open Floor Plan, 3 Bedrooms, 2 Full Bath, High Ceilings, Nice Split-Level With Newer Furnace And Hot Water Tank. Lower Level Finished Rec Room  
 440-667-4427 www.JohnDeSantisSold.com





**JOHN  
DeSANTIS**  
(440) 974-7283

Exceeding Customer  
Expectations Since 1978

**BUY ANY HOME FROM ME  
& I'LL BUY YOUR HOME!**



**SEARCH ALL HOMES LISTED FOR SALE AT:  
www.JohnDeSantisSold.com**



**\$239,900 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



**\$234,900 OR TRADE**

3 bedroom, 2.5 bath colonial on 1.2 acre lot. 32x32 heated outbuilding with 150 amp service. Hardwood floors. Master suite with Jacuzzi. Full bsmt. Fireplace. Huge eat-in kitchen. 440-667-4427 www.JohnDeSantisSold.com



**\$224,900 OR TRADE**

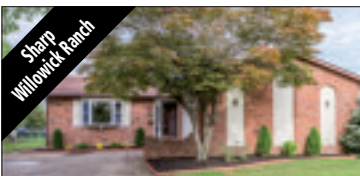
Walk to Downtown Willoughby. Completely remodeled home with all new windows, roof, central air unit and more. New kitchen cabinets. 3 Bedrooms 3 Bathrooms. 2 car garage. 440-667-4427 www.JohnDeSantisSold.com



**\$224,900 OR TRADE**

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

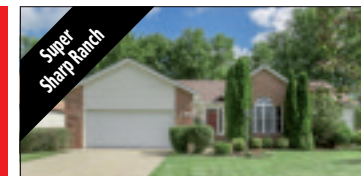
**Quote from  
Greg and Jean:**  
"John DeSantis offered to  
buy our home for cash and  
then sold it in 13 days!"



**\$189,900 OR TRADE**

4 bedroom, 3 bath ranch. Updated inside & out. Kitchen with granite counters. Huge 1st floor family room. Fireplace. Formal dining room. Full finished bsmt. 2 car attached garage. 440-667-4427 www.JohnDeSantisSold.com

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



**\$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\* 440-667-4427 www.JohnDeSantisSold.com



**\$179,900 OR TRADE**

Large updated split level on park like lot! Large living room's dining room combination! Eat-in kitchen with all appliances staying! Three spacious bedrooms! Lower level family room great for entertaining! Brand new roof (2017)! 440-667-4427 www.JohnDeSantisSold.com



**\$124,900 OR TRADE**

Awesome Wickliffe ranch. Convenient location-within walking distance of parks, shopping & bus line. Large fenced in yard with patio. Oversized 2.5 car garage with plumbing & updated plumbing. 2 updated full baths. Finished rec room. 440-667-4427 www.JohnDeSantisSold.com



**\$124,900 OR TRADE**

Updated eat-in kitchen addition w/sliders to patio\* Hardwood floors\* 3 bedrooms\* Loft\* 2 full baths\* Family room\* 2 car garage\* Home Warranty\* Extremely Convenient Location 440-667-4427 www.JohnDeSantisSold.com



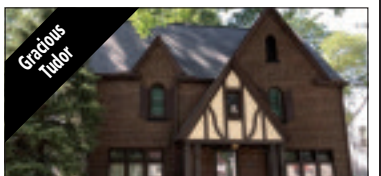
**\$115,900 OR TRADE**

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



**\$114,900 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\* 440-667-4427 www.JohnDeSantisSold.com



**\$114,900 OR TRADE**

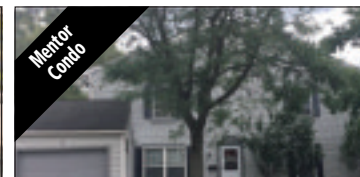
Authentic Tudor Style Colonial, 4/5 bedroom, 2.5 bath home. Finished Third Floor With Master Suite. New roof. Hardwood floors, custom wood work, new custom kitchen with breakfast nook and all appliances in 2015. Old World Charm. 440-667-4427 www.JohnDeSantisSold.com

**FIND OUT WHAT YOUR  
HOME IS WORTH!**  
**FREE QUICK  
OVER-THE-INTERNET  
For a Home  
Evaluation Visit**  
www.JohnDeSantisSold.com



**\$71,900 OR TRADE**

Super Sharp One Floor Living At Its Finest\* 2 Huge Bedrooms\* Large Living Room w/ Fireplace\* Formal Dining Room\* Eat-In Kitchen\* Low Maintenance Fees\* One Year Home Warranty 440-667-4427 www.JohnDeSantisSold.com



**\$69,900 OR TRADE**

First floor Ranch condo. Newer cabinetry, faucets, lighting and flooring in the kitchen. Rare opportunity for the investor, one of the few complexes that allows rental. Neutral décor. Located in the heart of Mentor. One year home owners warranty. 440-667-4427 www.JohnDeSantisSold.com



**\$69,900 OR TRADE**

Awesome bungalow located in a convenient location! Large updated eat-in kitchen. 3 spacious bedrooms with tons of closet space! Great value for the money!! 440-667-4427 www.JohnDeSantisSold.com



**\$64,900 OR TRADE**

Updated colonial on almost an acre in Garfield Hts. High ceilings, extensive woodwork, molding, trim, wood floors, front & back porch, spacious rooms & details galore. New siding, roof, furnace, windows & electrical. 440-667-4427 www.JohnDeSantisSold.com

**John DeSantis and Associates Listed  
and Sold Over 500 Homes in 2016!**  
**Call: (440) 974-7283 | Visit: JohnDeSantisSold.com**



Real Estate Services

# MCDOWELL HOMES

## REAL ESTATE SERVICES

CALL US TODAY 440-205-2000 | WWW.MCDHOMES.COM



*Call Us Today and Sell for Top Dollar!*

110 Beery Dr,  
Willowick



**\$129,999**

Terri Brandetsas 440-669-1008

20590 Morris Ave,  
Euclid



**\$78,900**

Stephanie D. Garland 440-487-2670

36781 Lake Shore Blvd,  
Eastlake



**\$305,900**

Stephanie A. Bosworth 440-231-0458

130 Leaview Ln,  
Chagrin Falls



**\$364,900**

Jennifer L. Allen 440-796-483

29712 Phillips Ave,  
Wickliffe



**\$109,900**

Brendan P. Iacofano 440-413-5685

1127 Genesee Ave,  
Mayfield Heights



**\$219,900**

Chaz M. McDowell 440-867-8409

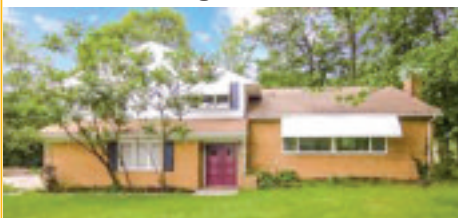
4620 Anderson Rd,  
South Euclid



**\$192,000**

Kayleen McDowell 440-867-8288

4609 Lander Rd,  
Chagrin Falls



**\$299,900**

Rebecca Donatelli 216-632-0515



2232 Violet Ct,  
Avon



**\$275,000**

Kimberly R. Austen 440-668-4452

6 Wintergreen Hill Dr,  
Painesville Township



**\$279,900**

Mary K. Mager 440-781-2134



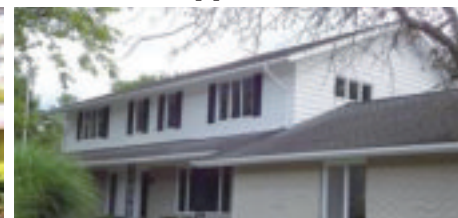
8815 Pheasant Ln,  
Kirtland



**\$649,900**

Rebecca Donatelli 216-632-0515

32000 Shaker Blvd,  
Pepper Pike



**\$675,000**

Jennifer L. Allen 440-796-4833

718 Tioga Trl,  
Willoughby



**\$112,500**

Chaz M. McDowell 440-867-8409

6062 Trask Rd,  
Leroy



**\$378,500**

Stacy Slater 440-320-0219

5571 High Point Rd,  
Solon



**\$599,900**

Rebecca Donatelli 216-632-0515

## 6 Tips to Prepare Your Lawn for Winter

(Family Features) As days get shorter and temperatures drop, many homeowners overlook their lawns' needs. Unfortunately, winter can be brutal and make it hard for lawns, trees and shrubs to thrive the following spring.

Just like chapped lips and dry skin, plants struggle to find moisture in the winter, too. Symptoms include scorched and dropped leaves, mottling on leaves and even dead leaves and twigs. Dry or frozen soil can prevent plants from replenishing needed water, which can result in winter burn. In addition, when temperatures drop below a plant's natural tolerance, it can impact their health and vigor and cause them to decline prematurely.

"Many homeowners may not realize that late fall is a good time to help prepare your lawn and landscape for a healthy spring growth," said Ben Hamza, director of technical services for TruGreen. "Homeowners should remember to perform common maintenance practices on their lawns and landscapes, such as late fall fertilization on lawns and trees and shrubs, and continue to water during dry periods. Taking the extra time in the fall can pay dividends in the spring.

To help prepare your lawn for the winter months, perform the following practices:

**1. Clear leaves.** It's important to remove leaves or mulch them with a properly equipped mower as they

can suffocate grass. Matted leaves left over a lawn throughout the winter months can delay spring green-up. After clearing leaves, homeowners can compost what was collected to nourish plants and shrubs, reducing the impact on the landfill.

**2. Replace unhealthy patches.** Fall's favorable weather conditions, as well as moist and warm soil temperatures, create the ideal opportunity for successful seeding of bare lawn areas and overseeding of healthy grass to improve your lawn thickness and density.

**3. Trim.** Trees and shrubs are also vulnerable to winter weather and should be properly groomed and fertilized to avoid winter injury.

**4. Give a good fall feeding.** The roots of lawns, trees and shrubs need energy to prepare for a healthy, green spring revival. Keep fertilizer on target to prevent run-off and sweep fertilizer granules that may reach pavement back onto your lawn.

**5. Give sprinklers a break.** In most parts of the country, failing to winterize your sprinkler system can result in major problems that can also lead to costly repairs, such as cracked pipes, broken valves or damage to the lawn itself. Follow your owners' manual instructions to safely put your system to rest. Be sure to blow out underground systems to eliminate any remaining water that may freeze and expand.



Photo courtesy of Getty Images

**6. Mow against snow mold.** Keep lawns trimmed until growth ceases. This can help prevent snow mold, which mostly occurs in northern states due to extended snow cover and matted turf. Tall or improperly mowed grass is most at risk of developing snow mold.

Find more expert advice to get your lawn ready for winter at TruGreen.com.



## THE SAMS TEAM - "DEDICATED TO RESULTS"

**Michael Sams, Realtor**  
216-244-7335

[michaelsams@howardhanna.com](mailto:michaelsams@howardhanna.com)



**Mary Sams, Realtor**  
440-897-HOME

[marysams@howardhanna.com](mailto:marysams@howardhanna.com)

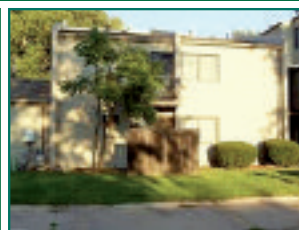


### WILLOUGHBY HILLS

Build your dream home on 1.5 acre wooded lot. Private setting with utilities available. Lot surveyed and staked. Start building now for spring move in!

Priced at

**\$64,900**



### WILLOUGHBY

Why pay rent? Well maintained efficient condo with all appliances. Great opportunity for investor. 1 bedroom, 1 bath ranch unit. Great investment opportunity.

Priced

**\$37,900**

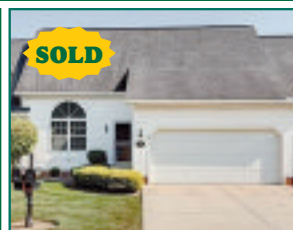


### RANCH HOME

One floor living, features 3 bedrooms, fireplace, open floor plan, hardwood flooring, and fenced in yard.

Priced in the

**\$119,500**



### EASY LIVING

3 bedroom, 2 full bath condo, with attached 2 car garage and full basement. Open floor plan, move in condition!

Priced at

**\$129,500**



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!



### NEW PRICE



### MENTOR BEAUTY

4 Bedroom 2.5 bath colonial with large bonus room, new carpeting, first floor laundry, and more. Situated on .70 acre lot with 2 car attached garage and additional 2 car garage. Great for the car buff or handiman.

Priced in the

**\$174,900**

The cost of remodeling a home is easier to stomach when homeowners can expect to recoup a sizable percentage of the costs of the renovation. While basing renovations on their potential impact on resale value may be unwise, return on investment is something homeowners must consider when mulling renovation projects.

Many homeowners wonder which renovations will resonate most strongly with potential buyers when a home is put up for sale. According to Remodeling magazine, homeowners are less likely to recoup their investment in a major kitchen or bathroom remodel than they would with basic home maintenance, such as new siding. That's because buyers are most interested in how the bones of the house — or those elements that keep the house protected and can be costly to fix — were maintained.

Each year Remodeling magazine issues its "Cost vs. Value Report," which highlights the projects that offer the most return on investment. In 2016, the No. 1 project was the installation of fiberglass attic insulation, which could produce 116.9 percent recouped cost and a resale value of \$1,482. Round-

## Which renovations are worth an investment?



ing out the top five were manufactured stone veneer for the exterior, a standard new garage door, a steel entry door, and an upscale garage door.

Projects with the least return on investment tended to be more expensive undertakings that offered returns of roughly 57 percent. Such projects included bathroom additions, upscale bathroom additions, upscale master suite additions, upscale bathroom re-

models, and deck additions.

For those considering more expensive renovations, keep these figures in mind, courtesy of Forbes.

- A major remodel of a 200-square-foot kitchen can cost around \$113,000, with homeowners recouping 60 percent.
- Replacing 1,250-square feet of siding with new fiber siding can cost \$13,000, but homeowners can expect to recoup 80 percent of that cost at resale.

- Replacing 10 existing double-hung windows with vinyl low-e glass windows is valued at \$14,000, and the return can be between 68 and 73 percent.

There are even renovations that seem like good ideas but can actually hurt the resale value of a home. MSN Money lists these projects as money-wasters for those who want to sell soon.

- Lavish lighting fixtures can look dated in a few years when trends change.
- Wallpaper or textured walls can be notoriously hard to change, and buyers know that.
- Kitschy renovations, such as 1950s diner tiles, may appeal to only a select number of people. Neutral renovations are better if resale is the goal.

Many real estate experts warn against converting a bedroom into anything other than a bedroom — even for the purposes of a home office. Such conversions can immediately devalue the property. The same can be said about combining two small bedrooms into one larger space.

Homeowners should investigate potential renovations before committing the time and money to something that may offer little value at resale.

**Moving  
Solutions**  
PUCO#770 HG

**northAmerican.**  
VAN LINES

8001 Moving Way • Mentor, Ohio 44060  
[www.yourmovingsolutions.com](http://www.yourmovingsolutions.com)

Local – Long Distance Moving  
Homes – Offices – Apartments – Certified Labor  
Packing/Crating Service  
Shredding – Computer Recycling  
Climate Controlled Storage

Specializing in shipments to  
Arizona, California, Florida, Georgia,  
& The Carolinas

**Call for Free Moving  
Estimate Today**

**440-946-9300**  
**WE SELL BOXES**

PUCO #770-HG  
U.S. D.O.T. #070851



The  
Michael **Kaim**  
TEAM.com



Michael Kaim



\* Awarded #1 Team in Ohio in 2013 by  
the Ohio Association of Realtors.  
#2 BHHS team in USA 2015

Toll Free **855-974-0404**  
www.TheMichaelKaimTeam.com

# "Your Home Sold in Under 120 Days GUARANTEED... Or I'll Buy It Myself at a Price Acceptable to You!"

\*Stipulations  
Apply**\$329,900****AURORA**

Welcome home to this beautiful brick colonial in great Aurora location very close to schools, shopping and freeways.

**\$69,900****CLEVELAND**

Don't miss viewing this home! This home offers a spacious living room with fresh paint and a warm and inviting fireplace, formal Dining Room with oak hardwood floors.

**\$489,900****CONCORD**

Unbelievable 2016 YMCA Dream House loaded with all the extras! Professionally designed throughout each room has high end finishes and its own unique design.

**\$339,900****CONCORD**

Welcome to this 1840SF split floor plan ranch on a half acre wooded lot with creek. The vaulted Living Room features a handcrafted stone gas fireplace.

**\$379,900****CONCORD**

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

**\$524,900****EASTLAKE**

Incredible brick front home boasts over 5400 sq ft. Exceptional quality, loaded with extras, this masterpiece has it all. The family room has custom built-in entertainment center.

**\$525,000****HIRAM**

Welcome to this spectacular custom built 5,088 SF brick front Colonial situated on a serene 6.3 acre park-like lot. The Gourmet Eat-in Kitchen features an granite breakfast bar.

**\$239,900****MADISON**

Beautiful 4 bedroom Colonial on a well manicured lot. Large open kitchen and Island on hand scraped 3/4 inch maple floors with espresso finish.

**\$239,900****MADISON**

Welcome home to this custom McCullough 1996 built approx. 1800 sqft home on 6.8 acres! Custom crown molding through the first floor. Formal dining room.

**\$189,900****MENTOR**

Must see, beautiful 4 bdrm., 2 1/2 Ba. bi-level home situated on 0.55 acres. Newer paint throughout with newer trim and flooring on 2nd level. Cedar siding freshly stained.

**\$259,900****MENTOR**

Welcome to this fantastic ranch! The inviting front porch greets you before entering into the large foyer entrance with hardwood floors.

**\$214,900****MENTOR**

Welcome to this impressive 3 bedroom, 3 bathroom colonial in the heart of Mentor! Located close to the highway and main routes, this home is in the ideal location.

**\$249,900****MENTOR**

Meticulously cared for five bedroom colonial with over 2500 ft.<sup>2</sup> in sought after cul-de-sac lot Hunters Woods development.

**\$107,900****PAINESVILLE**

Fantastic ranch features vaulted family room with 2 skylights, handcrafted stone wood burning fireplace with gas line. Opens to dining room and huge eat in kitchen.

**\$398,000****PAINESVILLE**

Completely re-imagined Mid-Century Modern home in historic district has received Heritage status. Opens to formal dining room with fish bowl views and cozy fireplace.

**\$175,000****PAINESVILLE TOWNSHIP**

This is a beautiful 3 bedroom 1 1/2 bath with two car attached garage located in Painesville Township Riverside school district! This home has been completely updated.

**\$179,900****PAINESVILLE TOWNSHIP**

Welcome to the convenience of one floor living. This home offers a nice family room with oak hardwood floors, vaulted ceiling with track lighting, large bay window.

**\$350,000****SOLON**

This Cedar sided four level split is located just down the road from the Metroparks. This home features a Family Room with walnut wood paneled walls.

**\$524,900****EASTLAKE**

Incredible brick front home boasts over 5400 sq ft. Exceptional quality, loaded with extras, this masterpiece has it all.

**\$99,900****EUCLID**

Charming 4 bedroom bungalow with a lot of major improvements. Nice living room with oak hardwood floors. Eat in kitchen with newer countertops.



"Like"  
The Paratto Team  
on Facebook

CALL FOR A NO COST  
MARKET APPRAISAL OF YOUR HOME  
**TODAY!**

**440-516-4444**

The Paul Paratto Team has been named one of America's Top  
real estate professional teams by REAL Trends with a  
special advertising section in the Wall Street Journal!  
The Paratto Team has been ranked in the top one half of  
one percent of the nearly 1 million realtors nationwide!

Search ALL HOMES LISTED For Sale At: [ownclevelandhomes.com](http://ownclevelandhomes.com)



**PAUL PARATTO #1**  
Stay ahead of other buyers  
searching homes, get updates first,  
Call Paul 440-516-4444

**PEPPER PIKE \$739,900**  
**SHOWS BEAUTIFULLY!**

Solid Brick Custom Contemporary! 4 Plus Bedrooms 5 1/2 Baths! Full Guest Suite! High End Upgrades. State of the Arts Kitchen w/ Gathering Room, Granite Counter Tops, Imported Ceramic Tile Back Splash, Large Island & Bay Window Dinette! Elegant Formal Dining Area for Entertaining! Stunning Master Suite w/ Glamour Bath, Two Huge Walk In Closets, His & Her Sinks, Large Jetted Tub & Walk In Marble Shower! All Bedrooms Have Their Own Bath & Walk In Closet! Bright Open Lower Level Designed Beautifully for Separate Living! Patio. 3 1/2 Car Attached Garage. Motivated Seller. Make an Offer! Special Physicians Financing Available. AD#928

**CONCORD TOWNSHIP \$399,900**  
**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, 3 Attached Deck and Metabolous 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#908

**WILLOUGHBY HILLS \$529,900**  
**BRICK RANCH!**

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#1047

**CHESTERLAND \$359,900**  
**CUSTOM COLONIAL!**

Custom 4 Bedroom Split/Colonial! 3 Full Baths! Beautiful Gourmet Kitchen w/ Large Island & Granite Count w/ High Top Counter For Bar Stools! Imported Ceramic Tiled Backsplash, Double Oven, Deep Sink, Garden Window & Built In Desk Area! Formal Dining! Gorgeous Hardwood Flooring! 1st Floor Office! Family Room w/ Full Wall Brick Fireplace & Wet Bar! Plus Exceptional 24x18 Great Room w/ Hardwood Flooring & Beautiful Views! Large Flat Screen w/ Bose Surround Sound Speakers! Central Air! Lower Level w/ Recreational Room, Full Kitchen, & Game Room! Over Sized 2.5 Car Garage! Brick Pathways, Large Deck & Brick Patios For Private Views Of Nature! AD#1050

**WILLOUGHBY HILLS \$214,900**  
**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/ Loft! Large Paver Patio! Turn Around Driveway! Beautiful Park Like Yard! AD#995

**CHARDON \$374,500**  
**HIGH END UPGRADES!**

Stunning Contemporary Colonial! Quality Built w/ High End Upgrades & Solid Wood Doors! Private 2 Plus Acre Lot Surrounded by 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! 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

**HIGHLAND HEIGHTS \$319,900**  
**NEW LISTING!**

Highland Heights Ranch! Estate! 3 Bedrooms, 2.5 Baths! Vaulted Great Room w/ Brick Fireplace. Gourmet Kitchen w/ Wood Cabinetry And Island! Formal Dining! Spacious Master w/ 2 His And Her Walk-In Closets And a Full Bath! 1st Floor Office. Full Basement! 3 Car Attached Garage! Covered Deck w/ Beautiful Yard. Make An Offer! AD#1049

**MENTOR \$259,900**  
**MUTI-FAMILY!**

Excellent 4 Suite Apartment Building! Nice 1 Bedroom Units. Rents \$445, \$450, \$460, \$470. Same Owner Since 1968! Make an Offer! Great Mentor Location! All Appliances Stay! Separate Utilities AD#1031

**EASTLAKE \$219,900**  
**NEW LISTING!**

Spectacular Newer Colonial w/ Loads of Updates! Extremely Well Maintained, This 3 Bedroom Home Sits on a Quiet Cul-De-Sac Street w/ Private Wooded Yard! Newer Carpet & Fresh Paint Throughout! Eat-In Kitchen Features New Granite Counters, Beautiful Wood Cabinets, Brand New Stainless Steel Appliances, & French Doors That Walk Out to the Large 25x14 Concrete Patio! Master Bedroom Features Full Glamour Bath w/ Jetted Tub, Walk Out Shower, & Large Window w/ the Picturesque View of the Backyard! Full Finished Basement has a Second Fireplace, Beautiful Mantle, & a Third Full Bathroom! Additional Finished Room Could be an Office or 4th Guest Room! 2.5 Car Attached Garage! Large Shed and Nicely Landscaped yard! AD#1051

**WILLOUGHBY HILLS \$179,900**  
**NEW LISTING!**

Estate! 4 Bedrooms, 2.5 Baths! Living Room w/ Brick Fireplace! Family Room! Huge 6 Car Heated Garage w/ 15' Door For Motor Home! 35x24 In-Law Or Care Giver Suite w/ Kitchen, Bath & 2 Bedrooms! Estate Priced To Sell/ Make Offer! Needs Some Updating! AD#1057

**WILLOUGHBY HILLS \$174,900**  
**NEW LISTING!**

Charming Country Farm House on 2.3 Beautiful Acres Nestled Between Stately Pines & Mixed Hardwoods! Plenty Of Room To Grow! A True Nature's Paradise Just Minutes Away From All Major Shopping, Restaurants, & Freeway Access. Sit & Relax On The Covered Porch That Leads Into The Newly Tiled Kitchen. 2 Bedrooms, 2 Full Bathrooms. Large Master w/ Full Bath & Walk-In His & Her Closets! Spacious Living Room w/ Stone Fireplace Insert & Hardwood Flooring! Large 2 Tier Deck w/ A Built In Gas Grill & A Handcrafted River Stone Patio! Full Basement w/ Work Bench & Carpenter's Table & A 2.5 Car Attached Garage! If You Love Country Living w/ The Convenience Of City Amenities, This Home Is The Home For You! AD#1052

**EASTLAKE \$149,900**  
**NEW LISTING!**

Excellent Split Level Home! Well Cared For/ Original Owner! Nice Kitchen! Formal Dining & Living Rooms! Lower Level Family Room! Newer Windows & Beautiful Hardwood Flooring In Bedrooms & Under Carpet In Living Room/ Dining Room! Huge Covered Back Patio! Deep 2.5 Car Garage! Nice Yard! All On Private Cul-De-Sac Lot! AD#1056

**CHESTERLAND \$364,900**  
**LOG CABIN!**

Stunning and Unique Log Home! 3 Bedrooms, 3 Full Baths w/ 4th Bedroom In The Lower Level Living Suite! Open Layout! Overlooks 5 Beautiful Private Acres! Great Room w/ Stone Fireplace, Vaulted Ceilings, Gorgeous Hickory Wood Flooring & Built-In Shelving! Formal Dining w/ Hardwood Flooring! Master Suite w/ Glamour Bath, Double Sink, Tiled Shower, Jetted Tub & Cherry Wood Vanity! Newer Kitchen w/ Beautiful Wood Cabinetry, Granite Counter Tops, Island, Garden Window & Pantry! Newer Timberline Roof! Newer Windows! 3 Season Sun Room! 24x14 Pole Barn for Workshop or Crafts! Huge Deck Overlooking Nature! Paths to Deck Overlooking Private Ravine! Full Suite with Separate Entrance Includes Kitchen, Living Room, Bedroom & Full Bath! Income Potential! One of a Kind Paradise Inside & Out! This Is An Incredible Picturesque Property! AD#1005

**CHESTERLAND \$219,900**  
**NEW LISTING!**

Spacious Split Level Home! 4 Bedrooms, 2.5 Baths! Large Kitchen/ Dinette w/ Beautiful Views of Nature! Bedrooms Have Hardwood Flooring! Large Master w/ Full Bath! Formal Living Room w/ Brick Fireplace! Formal Dining! Lower Level Walk Out, Semi Finished w/ Fireplace! Beautiful 5 Acre Lot w/ Ravines and Wooded Views! 2.5 Car Attached Garage! AD#1059

**PAINESVILLE \$114,900**  
**SHOWS BEAUTIFULLY!**

Sharp Brick Cape / Bungalow! 3 Bedroom 2 Full Baths! Beautiful Kitchen w/ Granite Counter Tops, Marble Flooring & Ceramic Tiled Back Splash! Formal Living Room w/ Fireplace & Beautiful Hardwood Flooring! Upgraded Lighting Fixtures. Newer Roof. Newer Bath w/ Jacuzzi Tub! Lower Level Recreational Room Plus Exercise Room! Shows Beautifully! AD#991

**MENTOR \$232,680**  
**BEAUTIFUL COLONIAL!**

Beautiful Mentor Colonial on Quiet Dead End Street! Large Welcoming Foyer Leads to Living Room & Formal Dining Room w/ Great Views & a Walk Out to the Private Backyard! Large Renovated 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! New Flooring In All Rooms & Bathrooms! 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 HILLS \$179,900**  
**NEW LISTING!**

Excellent Willoughby Hills Ranch! Newer Gourmet Kitchen w/ Beautiful Wood Cabinetry, Pantry, Built In Desk, & Newer Appliances! Dining Room! Newer Windows! Newer Lighting! Large Master w/ Double Closet! Living Room w/ Stone Fireplace! Family Room! Newer Furnace - 2015! Central Air! Close To Metro Parks! 2.5 Car Attached Garage! Clean & Neutral! Just Move In! Make An Offer! AD#1058

**RICHMOND HEIGHTS \$139,900**  
**BRICK RANCH!**

Exceptional Brick Ranch! Beautiful Hardwood Flooring! Timberline Roof. Newer Windows. Newer Furnace / Central Air. New Recess Lighting in Dining & Living Room! Newer Kitchen w/ Wood Cabinetry & Ceramic Tiled Back Splash! Huge 38x13 Recreational Room! Raised Circular Patio & Private Yard! 3 Season Porch! 2 1/2 Car Attached Garage! AD#958

**CONCORD \$284,900**  
**HUGE COLONIAL!**

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

**MAYFIELD VILLAGE \$179,900**  
**NEW LISTING!**

Spacious Cape on Nearly 1 Acre Lot! Large Vaulted Family Room Addition w/ Stone Fireplace. Nice Kitchen w/ Wood Cabinetry! 2 Full Baths On First Floor! Clean & Newly Painted w/ Neutral Colors! 3 1/2 Car Garage and 1 Car Garage! Brick Patio. Could be a Great Property for a Landscaper, Attorney, Insurance Etc. AD#961

**RICHMOND HEIGHTS \$109,900**  
**MOVE RIGHT IN!**

Excellent 4 Bedroom Cape! Beautiful Hardwood Flooring! Newer Windows. Newer Timberline Roof. Newer Furnace. Central Air. Office. 30x12 Recreational Room! Well Cared For w/ Nice Yard! Just Move In! Estate - Make an Offer! AD#1032

**CONCORD \$105,900**  
**CONCORD CONDO!**

Sharp Ranch Condominium! 2 Bedrooms, 2 Full Baths!! Shows Beautifully! Nice Kitchen w/ Newer Stainless Steel Appliances! Spacious Master w/ Full Bath And Walk-In Closet! Newer Carpentry! Only 1 Owner!! Open Layout, Private Patio, And Attached Garage!! Furniture Available!! AD#1037

**CONCORD \$399,900**  
**NATURE RETREAT!**

Private Drive to Nature Retreat on 2.45 Beautiful Landscaped Acres! 4 Bedrooms 4 Full Baths! In-Law Set Up! Fabulous Open Layout! Office/Lounge with Full Bar! Gorgeous Hardwood Flooring! Gourmet Kitchen! Great Room with Vaulted Ceiling and Fabulous Stone Fireplace! Huge Family Room with Fireplace! All Desirable Upgrades! Granite/Marble/Hardwood/Ceramic Throughout! Stunning Glamour Bath! Courtyard Patio! Fabulous Stone Walls and Landscaping! AD#190

**RICHMOND HEIGHTS \$159,900**  
**NEWER COLONIAL!**

Fabulous Four Bedroom Colonial! 2 1/2 Baths! Family Room w/ Fireplace! Newer Gourmet Kitchen w/ Beautiful Maplewood Cabinetry, Granite Counter Tops, Island, Bar Stool Seating & Ceramic Tiled Back Splash! Newer Windows. Newer Timberline Roof. Newer Lighting Fixtures. Newer Carpeting. Formal Dining Room! Spacious Master Suite w/ Full Bath! Hardwood Flooring! Green House! Private Park Like Yard! Beautiful Views of Nature! AD#1027

**SOUTH EUCLID \$69,500**  
**CHARMING BUNGALOW!**

Charming Bungalow w/ Fresh Paint and Hardwood Floors! Updated Kitchen w/ Cherry Wood Cabinetry and Lots of Counter Space! Dining Room w/ Additional 3 Season Room is Perfect for Guests! Finished Upstairs has Lots of Storage and Large Bedroom w/ Another Side Room. Perfect for Office or Powder Room! Spacious Living Room w/ Fireplace and Large Picture Window! Huge 24x14 Recreational Room w/ More Cherry Wood Cabinetry and a Bar Area! Newer Furnace and Hot Water Tank! 15 Year Old Roof. 2 Car Garage! AD#900

**COMMERCIAL LISTINGS:**

530 E 200th St  
Euclid - \$69,900  
Two Buildings!

1424 E 337th St  
Eastlake - \$89,900  
Free Standing Building!

115 Forest Dr  
Eastlake - \$95,900  
Industrial Shop!

33916 Lake Shore Blvd  
Eastlake - \$159,900  
Remodeled in 2008!

**A SECOND OPINION**  
To consider options & help build  
Equity for you and your family!  
Don't get a mortgage without one.

**John S. Mullen**  
Mortgage Loan Originator  
Call Me Today!  
(216) 373-7775 direct  
johnmullen@howardhanna.com  
License # LO.004267.000  
NMLS #214349

Ask us how getting a second opinion can get you a \$100 credit!

Howard Hanna  
Mortgage Services

Terms and conditions apply. Howard Hanna Mortgage Services is licensed by: The PA Department of Banking and Securities, the Ohio Department of Commerce - Division of Financial Institutions - License numbers MB802719.000 and SM 50117.000. NMLS numbers 101561 and 203917. This communication is provided to you for information purposes only and should not be relied upon by you. Contact a Howard Hanna Loan Originator for full details. PA (600) 474-4437, OH(600) 589-1118. mortgage@howardhanna.com



# THE WARREN TEAM

## MICHAEL, JAN, & AMY

**"SERVICE, KNOWLEDGE and EXPERIENCE!"**

Michael's Cell: 440-667-7046

Jan's Cell: 440-567-5866

Amy's Cell: 440-415-5047

Website: [michaelwarren.howardhanna.com](http://michaelwarren.howardhanna.com)



<p><b>PAINESVILLE \$319,900</b></p>  <p><b>5 BR's &amp; 2 BA's, 5400 Sq. Ft. Tudor</b>                  *Surrounded by Brick Wall on 1.76 Acres                  * Multiple Living Areas                  * In Ground Pool w/pool House</p>	<p><b>MADISON \$169,900</b></p> <p><b>NEW LISTING!</b></p>  <p><b>OPEN FLOOR PLAN w/3Br's &amp; 2 BA's</b>                  * Vaulted Great Room &amp; Eat in Kitchen w/Appls                  Master Bedroom w/Bath. * 2 Car Garage &amp; Patio</p>	<p><b>MADISON \$119,000</b></p> <p><b>NEW PRICE!</b></p>  <p><b>COUNTRY CHARMER – 3 BR's &amp; 2.5 BA</b>                  *On 3 Lots * Liv Rm w/FP * Kit w/Appls                  * 3 Car Garage * Enclosed Porch * Deck</p>	<p><b>MADISON \$179,900</b></p>  <p><b>4 Br / 2.5 Ba Colonial w/2400 sq. ft.</b>                  * Fin. Bsmt w/Fam Rm &amp; FP                  * Attached separate entrance BarberShop                  w/Conditional Use Permit; could be In-Law Ste</p>	<p><b>MENTOR \$92,500</b></p>  <p><b>TOWNHOUSE CONDO – 3 Br's &amp; 2 Ba's</b>                  * L-shaped Liv &amp; Din Rm *1st Floor Bath                  *Patio w/Privacy Fence &amp; 1 Car Garage</p>
<p><b>MADISON \$39,900</b></p>  <p><b>TWO 3 ACRE WOODED PARCEL</b>                  * 252' Road Frontage – Depth of 1033 Feet                  * Sewer, Gas &amp; Electric available at Street</p>	<p><b>MORELAND HILLS \$319,900</b></p> <p><b>PENDING</b></p>  <p><b>STONE/WOOD A-FRAME – 3 BR's &amp; 3 BA's</b>                  * 1.56 Acres *2 Story Great Room w/Stone                  FP *Lower Level w/Rec Rm                  * Patio, Porch, &amp; Deck</p>	<p><i>Happy Thanksgiving</i></p> 	<p><b>MADISON \$209,900</b></p> <p><b>PENDING</b></p>  <p><b>COLONIAL w/open floor plan - 5 Br's &amp; 2.5 Ba's</b>                  * Liv Rm &amp; Family Rm * Remodeled BA &amp;                  Kitchen * 4 Car Garage, Front Porch,                  Trex Deck &amp; Awning</p>	<p><b>CONCORD \$239,900</b></p>  <p><b>4 POTENTIAL BUILDING LOTS w/9.95 ACRES</b>                  *Fronting on 2 different Streets                  * Gas &amp; Electric available * Seller will consider individual lot sales</p>
<p><b>MADISON \$239,900</b></p> <p><b>LAKE FRONT</b></p>  <p><b>LAKE ERIE FRONT HOME – 3 Br's &amp; 2 Ba's</b>                  * Vaulted Liv Rm w/FP * Views of Lake from                  Family Rm * 20x5 Deck overlooking water                  * Access to Lake</p>	<p><b>MONTEVILLE \$39,900</b></p> <p><b>NEW LISTING!</b></p>  <p><b>BUILDABLE LOT ON LAKE-MONT-MERE!</b>                  * 200' of private Road Frontage                  * Electric available at street                  * Club House, Beach &amp; Dock</p>		<p><b>CHARDON \$459,900</b></p> <p><b>NEW PRICE!</b></p>  <p><b>COLONIAL on 9.5 ACRES – 4 BR's &amp; 2.5 BA's</b>                  * Horse Property * Country Kitchen                  * Fam Rm w/FP * 2 Story &amp; 4 Stall Barn                  * Greenhouse * Tractor Shed</p>	<p><b>PAINESVILLE \$134,900</b></p> <p><b>SOLD!</b></p>  <p><b>BRICK RANCH w/3 Br's &amp; 2.5 Ba's</b>                  * Living Room w/FP                  * Kitchen w/Appliances                  * Partially Fin. Bsmt * 4 Car Garage</p>
<p><b>ROAMING SHORES \$149,900</b></p>  <p><b>1694 SQ. FT. RANCH- 3 BR &amp; 2BA</b>                  * Move in Ready * Excellent Condition                  * Fireplace * Kit w/Appl                  * Close to Clubhouse</p>	<p><b>MADISON \$179,900</b></p> <p><b>NEW LISTING</b></p>  <p><b>Updated &amp; Enlarged Ranch w/3Br's &amp; 2BA's</b>                  * Vaulted Grt Rm &amp; Kit Combo                  * Split Master suite Floor plan * see thru gas FP                  * Heated Garage * Patio</p>		<p><b>MADISON \$234,900</b></p>  <p><b>COLONIAL - 3 BR's &amp; 2.5 BA's</b>                  * Grt Rm w/Gas FP * Chef's In-Kitchen w/                  Appls &amp; Pantry * Vaulted Mstr BR                  * Fin Basement *Use of Perry Park</p>	<p><b>MADISON \$174,500</b></p>  <p><b>CUSTOM BUILT CAPE COD - 4BR &amp; 2.5 BA</b>                  Liv Rm w/ Woodburning FP                  * 1st Floor Mstr Bath                  Covered Patio * Shed</p>

# Home Upgrades that Make 'Cents'



## Improvements to boost your home's value and enjoyment

### FAMILY FEATURES

**A** home is often a family's single largest asset, so making investments with upgrades and home improvements is almost always a good idea. However, knowing when and where to make those improvements isn't necessarily a simple decision. Budget and space most often dictate the direction, but keeping function and your lifestyle needs in mind can help create a space that makes for an all-around smart investment.

### Add technology in unexpected places.

With the surge in smart devices, it's becoming increasingly common to add technology throughout the house, and the bathroom is no exception. From heated floors to mirrors with embedded TV screens, the options are plentiful. A bathroom outfitted with the latest technology can bring function and a whole new level of style and elegance to your home. When choosing your upgrades, set a budget and then let your imagination soar to create a spa-like retreat you can experience without ever leaving home. Keep in mind that not all smart devices integrate seamlessly, so do your research before buying to ensure a convenient connected setup.

### Go green for the earth and savings.

Appliances and climate control systems are often the first features homeowners consider when it comes to environmentally friendly upgrades, but windows and window treatments are another way to make a big impact. In a similar vein, skylights are a surprisingly affordable upgrade for the functionality and aesthetic benefits they provide, especially in the bathroom and kitchen where ventilation is as important as ample lighting. You can give your lighting and home value a boost with an Energy Star-qualified option such as Velux solar-powered fresh-air skylights, which open for air flow, reducing dependence on electrical lights and fans, with the touch of a programmable remote control.

For expanded control over the amount of light and warmth that enters or leaves your rooms, solar-powered skylight blinds are available in more than 100 designer colors and patterns. Like the skylights, Velux solar-powered blinds are operated with the remote. The solar products and installation costs are also eligible for a 30-percent federal tax credit. Learn more at [whyskylights.com](http://whyskylights.com).

**SEE PAGE 12 >>**

## MAKE CENTS FROM PAGE 11

### Finish the basement.

Adding finished square footage to your home is nearly always a way to increase its value. For many homes, the basement is the most practical place to gain that space. Instead of using it as a collection ground for dust bunnies and storage, converting it into usable space can bring meaningful value, not only in dollars and cents, but in overall enjoyment of your home.

A basement is the perfect location for expanded room to live and enter-

tain, and if you have egress or other windows, adding extra bedrooms may also be an option. When making plans for finishing a basement, keep function first. Adding features like bathrooms can be costly if the plumbing isn't already in place, but having ready access to those facilities may pay off if you plan to spend lots of time downstairs. Also keep climate in mind; in many parts of the country basements tend to be damp, so be sure to use materials that can withstand the conditions during the rainy season.

### Create outdoor living space for all year long.

If a basement renovation or addition isn't practical for your location or budget, you may be able to create additional living space in an area you already have – outdoors. Even small patio spaces can become cozy gathering spots with the right furnishings and decor. For a larger yard, create destinations that make it comfy to congregate, such as a fire pit or grouping of chairs with overstuffed cushions.

This is another area where climate will play an important role in your plans; adding a well-constructed enclosure to a patio can make it usable during all but the coldest months, while a pergola or other shading can lend necessary relief to an area that bakes in the summer sun. Aside from the hardscaping, look at other ways to soften your outdoor space and enhance livability, such as functional shade trees and flowering vegetation that attract birds and butterflies.

### Add curb appeal.

While you're considering the upgrade options outdoors, don't forget to think about your home's overall exterior appearance. Not only is it the first impression guests have of your home, it's your own view every time you pull into the drive and it's one that should make you proud. Reworking the landscaping to highlight architectural features and freshening up the paint can make a big impact. Adding decorative elements like shutters or new lighting or doors can also update a tired exterior.



### CHOOSE THE RIGHT SKYLIGHT

Skylights can serve multiple functions, depending on your home and needs. Understanding the different types of skylights can help you choose the right fit.

#### Fresh Air

Solar-powered fresh-air skylights rely on the sun's energy to open and bring air and natural light into your home. Some models, such as those offered by Velux, feature a rain sensor that automatically closes the skylight at the first sign of precipitation.

#### Fixed

An economical choice, these static skylights are intended to fill a room with natural light.

#### Energy Performance

Adding a solar blind to a skylight can result in more savings via potential tax credits, as well as reduced energy usage. The blind blocks heat, but when open allows warm rays to supplement the home's heating system.

# How to prepare for Black Friday

Black Friday devotees know that the day after Thanksgiving is a day for deals. While some shoppers may associate Black Friday with midnight openings or crowded stores, many retailers have gone to great lengths to make Black Friday shopping safer and more customer-friendly.

Shoppers who want to land the best Black Friday deals need not camp outside their favorite stores on Thanksgiving night. Oftentimes, landing the best deals just takes a little preparation and due diligence on the part of shoppers.

- Peruse Black Friday ads in advance of the big day. Many retailers begin advertising their Black Friday deals well in advance of Thanksgiving. Shoppers who know which stores they want to visit on Black Friday should begin looking for those stores' fliers in early November, and continue to do so as Black Friday draws closer. This gives shoppers a chance to plan their Black Friday shopping so they can visit stores with the most enticing or time-sensitive deals first.

- Create a list and make shopping a team effort. Once retailers have announced the details of their Black Friday sales, shoppers can make a list of items they hope to purchase. When shopping, don't go it alone. Instead, team up with a spouse, neighbor or

older children who can then be given certain items to find in the store once doors open.

- Bring snacks. Unless shoppers are visiting specialty retailers who cater to a small and very distinct clientele, they should expect long checkout lines on Black Friday. As a result, shoppers should bring healthy snacks along so they get an energy boost and don't succumb to hunger while waiting on line.

- Download retailer apps. Many retailers now have their own smartphone apps, which may or may not advertise Black Friday deals. Download such apps so you can stay up-to-date on the latest deals. Some retailers may even match their competitors' app-advertised deals.

- Bring an envelope for receipts. Many Black Friday deals include discounts that are offered via mail-in rebates. These rebates typically require consumers mail their receipts to a retailer or manufacturer listed on the receipt. Shoppers can avoid losing out on rebate-based savings by bringing along an envelope for their receipts.

Black Friday is a day for deals. Holiday shoppers who plan ahead can save substantial amounts of money and may even get much of their shopping done early.



## MARTIN TEAM REALTY



**PATTI LOMBARDY**  
440-554-1036  
Office Manager

**Penny Martin, Broker/Owner & Dale Martin, Realtor/Owner**

Over 34 YEARS OF PROVEN SALES ABILITY



440-428-9700 or 1-855-428-9700  
email: abetterway@martinteamrealty.net  
www.martinteam.net



**JANET KATKO**  
440-415-5889  
Asst. Manager/Realtor



**ALICE BALSLEY**  
440-478-9784  
Associate Broker

### HIGH IN SALES, NOT IN PRESSURE



**Ashtabula - \$19,900**  
"AshtaBEAUTIFUL" barn-style century Colonial priced right! Home offers 2 roomy bedrooms, 1 1/2 baths, full basement and front porch for your relaxing pleasure. There is low maintenance with its vinyl siding. Some of the house has had some updating while others appear to be possibly original. Wood and hardwood floors throughout nearly the entire home! No worrying about stained carpeting here! Home needs a kitchen update, paint, some other nips and tucks here and there but, at this price, you could do it no sweat! Well, a little sweat equity. Don't wait! Call today for your date! #3940588



**Painesville Twp - \$60,000**  
This home is American as Apple "PIE" ... shaped lot. Located in desirable Painesville Township and situated on nearly 1/2 ac, sits this 1184 sq. ft. retro ranch style home. Built in 1959, this house boasts 3 bedrooms, 1 bath, large eat in kitchen with plenty of cabinets. Nice size living room with sliding doors that lead out to the enclosed porch. Finish this off with a full basement. You can be lulled to sleep by the sounds of the nearby trains clicking across their tracks. Could not "engineer" a better deal! All aboard! Call today to schedule your personal showing! #3945849

**COMMISSION SALE**  
It is a Seller's market which we haven't seen in years! List with us in the month of November & save a ton of money! We are accepting single family homes at just 5% sales commission this month only, with a minimum rate of only \$2000. Martin Team Realty charges NO ADDITIONAL FEES, ever, to Sellers or Buyers! No fine print. Commission only. Period. Save hundreds of dollars! Must list for 6 months at an agreed upon price.

Everyone at  
Martin Team Realty  
prays all a  
very Happy  
Thanksgiving!

WE WILL NOT *SELL* YOU A HOUSE, WE WILL HELP YOU *BUY* A HOME





**Eileen Baur**  
216-536-8265  
ebaur@bhhspro.com



**\$499,900**  
**12170 Waterfowl Ln., Munson**  
This home has over 5,000 Sq Ft with dream In-Law wing or family compound for extended family. Boast of 6 Bedrooms, 4 Full and 2 1/2 Baths. Surrounded by tranquil serene countryside grounds like having 2 homes in 1. Owner wants sold.

**\$309,900**  
**2670 High Hampton Trl, Cuyahoga Falls**  
Beautiful home with over 2500 sq.ft not counting huge lower level. Gorgeous dream kitch. 25x14 and boasts of over 40 cupboards. Gleaming hrdw. flrs thruout. 3brdm, 3bth ranch with beautiful scenic lot.

**Congratulations Eileen Baur**  
**Top Listing Top Selling agent 2015**  
Willowick Office  
Want your home sold?  
**Results speak louder than words!**  
**Eileen Baur**  
95% of her listing sold in 2014  
100% of her listing sold in 2015



# Your Home Page

[www.myhomeoh.com](http://www.myhomeoh.com)

Find the Best Local Agents  
 Search Local Listings  
 Get School and Community Information

Contact Alex O'Brien for more information  
 440-954-7148 • [aobrien@news-herald.com](mailto:aobrien@news-herald.com)

Your Local Real Estate Resource



**SHERRY LOREK, CRS**  
 216-780-4455

[SherryLor@aol.com](mailto:SherryLor@aol.com)

*"Why hire the rest when you deserve the BEST!"*

Over 46 years in the Real Estate business.  
 Call SHERRY for a FREE Market Analysis!



**BERKSHIRE HATHAWAY**

Home Services

Professional Realty



**JUDI OSBORNE**  
 ABR, SFR®, eCertified®  
**REALTOR®**

216-319-2097 Cell  
 440-255-1111 Office

[judeosbo@aol.com](mailto:judeosbo@aol.com)  
[www.judiosborne.com](http://www.judiosborne.com)

**RUSS SULZMANN**  
 440-537-9415

[Resultzii@aol.com](mailto:Resultzii@aol.com)

**VETERANS SPECIALIST, HUD  
 & FORECLOSURE SPECIALIST  
 RELOCATION CERTIFIED**



**PAINESVILLE TOWNSHIP**

**\$219,800**

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 \$212,000**

Super location! 5 bedroom 2.5 bath colonial on .95 acre wooded lot. Be in for the holidays! Family room with fireplace, full 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! Beautiful hardwood flooring throughout! Brand new deck with 15 year warranty against staining and fading! Mentor Schools! Home Warranty! Very motivated seller..call today to start making memories MLS# 3933921



**PAINESVILLE TWP**

**\$59,800**

Move in condition, darling condo. All the work has been done for you. 3 bedroom, 1 1/2 bath, townhouse offers updated kitchen w/all appliances & ceramic tile floor. Large living room and dining room. Walk-in closet in master bedroom. Newer furnace, A/C, HWT, carpeting & painting. Attached garage w/ auto door opener. All you have to do is move your belongings in and relax.



**MENTOR \$229,800**

Almost 2,500 SF Colo w/FULL finished Bsmt But You Dont 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



**2 Rental Units Coming Available**

**1: 3 bdrm, 2bath ranch with 2 car att. garage,**

**Painesville Twp. All appliances included.**

**\$1,200 mo, 1yr lease or more.**

**For more information call Russ at: 440-537-9415**

**USDA/VA/FHA FINANCING AVAILABLE**

# FALL SAVINGS SALE!

from your friends at Carpet & Flooring Mill Outlet

**COMPARE US ... WE WILL NOT BE UNDERSOLD!**

**“LIBERTY”** by American Carpet Group

**60 oz. Plush • 4 Colors only \$27<sup>96</sup>/per yd.**

Price Includes: Carpet, 8lb. Moisture Barrier Pad & Professional Installation

**\$29<sup>99</sup>**  
per yard

**50 oz. (ODOR GUARD) PET CARPET**

Price Includes - Carpet, 8 lb Pet Pad and Professional Installation.  
Available for Immediate Installation

**CARPET & FLOORING MILL OUTLET**  
440-953-3567

**CARPET REMNANTS**

Up to 12' x 12'

**\$349**

INSTALLED WITH  
6 LB PAD

**CARPET & FLOORING MILL OUTLET**  
440-953-3567

**CUSTOM MADE  
AREA RUGS!**

Let us make your room  
as **UNIQUE** as **YOU**  
with a **BEAUTIFUL  
CUSTOM MADE RUG!**

**70 OZ. SILKY SOFT CARPET**  
Available in 7 Wonderful Colors

**\$36<sup>99</sup>**  
per yard

(4.11 per sq. ft.)

Price Includes - Carpet, 8 lb Moisture Barrier Pad with Professional Installation

\*Available for Immediate Installation  
**CARPET & FLOORING MILL OUTLET**  
440-953-3567

**DREAM WEAVER GLORY**  
AVAILABLE IN 24 COLORS

**\$28<sup>99</sup>**  
per yard  
(3.23 per sq. ft.)

Price Includes - Carpet, 8 lb Moisture Barrier Pad with Professional Installation

\*Available for Immediate Installation  
**CARPET & FLOORING MILL OUTLET**  
440-953-3567

- while supplies last -

**75 oz. Mohawk Patriot**  
(Everstrand continuum)

Stain, Soil and Pet Urine Resistance  
Anti-Static (Available in 12 Colors)

**\$33<sup>99</sup>** per yard  
(3.77 per sq. ft.)

Price Includes - Carpet, 8 lb Moisture Barrier Pad with Professional Installation

\*Available for Immediate Installation  
**CARPET & FLOORING MILL OUTLET**  
440-953-3567

**CARPET PADDING INSTALLATION  
THREE-ROOM SPECIAL**

**\$749**

Plush carpeting. 5 to Choose From.  
Valid for 3 Rooms up to 144 sq. ft. each

**CARPET & FLOORING MILL OUTLET**  
440-953-3567

**Monday-Thursday 8-7 • Friday 8-5 • Saturday 8-4 • Sunday Closed**

**CARPET & FLOORING**

**Mill Outlet FLOORING SUPERSTORE!**

4520 Beidler Rd. • Willoughby

**(440) 953-3567**



**DIRECT FROM MILL...  
DEEP DISCOUNTS!**



# Luxury Properties, Foreclosure Listings, Short Sales, Mapping, Photos, Virtual Tours and All MLS Listings at: Best *Ohio* HomeSearch.com



**CALL (440) 415-3017**



**Mentor** **\$1,300,000**  
Surrounded by woods, this beautiful ALL brick 5 Bedroom, 6.1 Bath Colonial sits on a private 5 acre lot in Sanctuary.



**Wickliffe** **\$114,900**  
Well maintained 3 bed, 1.5 bath colonial. 1,659 sq. feet. Updated kitchen features new cabinets & counter tops.



**Mentor** **\$130,000**  
S. Mentor 3 bedroom ranch perfect for 1st time buyers or those ready to downsize to something more manageable.



**Mentor** **\$200,000**  
Beautifully renovated 4BR/2BA split level. Spacious living area features hardwood floors and a cozy fireplace.



**Willowick** **\$115,900**  
3 BR home in desirable Beachpark neighborhood. Kitchen has ample cabinetry & counter space. Stainless appliances



**Madison** **\$90,000**  
17.71 acre lot just South of Yoe's Nursery on Wood Road in Madison. Approximately 724' x 1000'.



**PLATINUM**  
REAL ESTATE

**CrossCountry**  
More than a Mortgage  
MADISON

Tony Dobbert (440) 773-5955  
myccmortgage.com  
NMLS #3029 | MR #883095

