

THE MORNING JOURNAL

# HOMES ALMANAC

NOVEMBER 2017



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**AUTO & HOME**

Lorain  
2063 North Ridge Rd E.  
Lorain, OH 44055

Elyria  
1091 East Broad St.  
Elyria, Ohio 44035



**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 176.5  
\$21,628,679  
IS OUR  
TOTAL VOLUME  
TO DATE....**

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





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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



### Updated Central Location!

Great Opportunity! Bank Owned 3 bedroom two-story colonial located in convenient central Lorain location! Many updates including newer vinyl siding, newer furnace and central air, newer windows, new doors and a big deck for outdoor fun. Priced well at just \$52,000  
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### Elyria Two-Story!

Nice 3 bedroom home in a much sought after neighborhood. Good size rooms make this your ideal choice. Big living room and dining room, eat-in kitchen. Needs a bit of your TLC to make this home sparkle. Big front porch to enjoy those summer nights, big back yard, garage and full basement with full bath Call and see today!  
Call Jim Rieth 440-65-0033



### Commercial Office in Elyria!

Need space to grow your business? This converted single family to office space may be just what you are looking for. Great space for offices and conference rooms, updated electrical, plumbing, two heating and air conditioning units, detached garage plus an abundance of parking. Priced at only \$64,900! See this BANK OWNED 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

## Now's the Time to Call Rieth Realty!

- Rieth Realty, Inc. Has been Selling Lorain County **Since 1973!** This means we know the real estate market better than just about anybody else! In fact there are only a few companies in the entire county that can boast they have been in business for this length of time.
- Rieth agents provide some of the **best customer service** in the industry.
- Rieth agents are **knowledgeable**. This means you be assured you will receive great advice and service.
- Rieth agents are **Experienced!** Our agents have been licensed with Rieth on average of 29 years.



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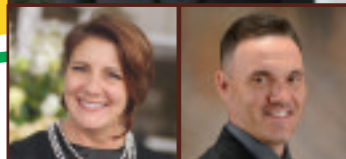




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## Our Clients are #1!

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 \$21,628,679 is our volume to date



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**(440) 320-6464**

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**Michael Cobb**

Mobile Phone:  
**(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



**\$277,000**

50800 Becker Rd.,  
 HENRIETTA

- 2.75 acres
- Firelands schools
- Pole Barn



**\$30,000**

3002 Elyria Ave, LORAIN



**\$775,000**

6145 Park Square Dr., LORAIN



**\$135,000**

64 Rosa St., KIPTON



**\$69,900**

1822 W. 21st St., LORAIN



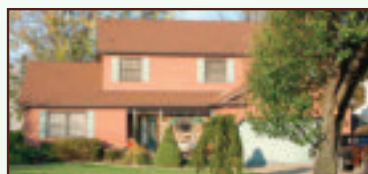
**\$125,000**

162 W. Martin Ave., AMHERST



**\$239,000**

5424 Oakwood Dr., SHEFFIELD



**\$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



**\$144,900**

1705 Rosecrest Dr, LORAIN



**\$147,900**

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**Julia Ecker,**  
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440-320-5660



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**Karlene Liserio,**  
Agent  
440-371-0835

## Compass Rose Unit 2, Vermilion



**FOR RENT**  
**\$950**  
per month.

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.

## 1214 W 29th St, Lorain



**\$72,900**  
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.**

## 7093 Oak Tree Dr S, Lorain



**\$237,000**  
MLS#3951770

**OPEN HOUSE**  
**SUNDAY 2PM-4PM**

**4 Bedroom Colonial, Dining area over looks very private back yard. 2 1/2 baths, house is open and ready to move in. This house will sell quickly.**

## 4608 Compass Rose #25



**\$359,900**  
MLS#3920872

**Wonderful Completely remodeled Condo on Marina with dock. Approximately 3,000 sq. feet facing north east with lake views. 3 full baths and 1 half bath. Granite counter tops and decks.**



## Make a deal with NEAL Your HOMETOWN Realtors



**Happy Hour Open House Today  
from 5-7**

### **4867 PHEASANT DR., LORAIN**

Stellar Quality in this three bedroom, two and a half bath Colonial offering updated kitchen with granite counter tops, ceramic floors, picturesque dining area, two story great room, delightful sun room with access to a stamped patio and professionally manicured lawn, partial finished basement, over-sized two car garage and perfectly situated among fine homes in the beautiful development of HIDDEN CREEK. Stop in to experience it's beauty today!

**Just want to  
say THANKS  
to all my past,  
present and  
future clients.  
Have a BLESSED  
THANKSGIVING**



### **AVAILABLE PROPERTY**

#### **LORAIN**

- 2445 GARFIELD
- 3302 LIVINGSTON
- 1523 W22
- 3330 OBERLIN AVE
- 1815 W42
- 637 BROADWAY

#### **AMHERST**

- 374 JACKSON ST
- 305 FALLING WATER

#### **ELYRIA**

- 6815 LAKE AVE

#### **SHEFFIELD LAKE**

- LAKEVIEW AVE- DUPLEXES

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**Bruce Laminates LLC**

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Steven Bruce

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Ph. 440.328.3205



**BARCK Auction & Realty**



6103 E. Meadow  
Farm Lane, Lorain  
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**1925 Lakeview, Lorain**



Cute updated home with newer kitchen and bath in nice neighborhood - vacant and ready to move in complete with all appliances. Priced to sell to settle estate. **\$45,000**

**2418 St Rt 60, Vermilion**



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

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**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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## 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](http://TruGreen.com).



# Have you found a house that you want to make your "dream home" ?

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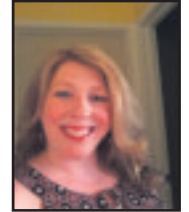
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**4283 Shore Drive, Lorain**

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**



**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**



**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**



**876 Blissful Road, Vermilion**

2 bed, 1 bath home in Bluebird Beach! Walk-in closet, laundry room, corner lot, shed, private beach and park access. Your vacation home awaits! **\$75,000**

**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!

**3 Bedroom in Firelands**

Under Contract in less than 1 week!

**491 Oaknoll Drive, Amherst**

Sold in 24 Hours!

**4 Bedroom in Firelands**

Under Contract in Less Than 5 Days!



**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**



**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**



**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**



**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**



**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**



**600 Delaware Avenue, Elyria**

This church building features a Sanctuary that is estimated to hold 100+, full basement with kitchen, several offices and Sunday School rooms. **\$109,900**

**LAND FOR SALE**

Building sites ranging from 1-2 acres as low as \$30,000! Firelands, Amherst, Elyria, and Oberlin .

**\*\*S R 60, Vermilion** 16 acres commercial. 420 ft' frontage. Zoning requires 100 ft. to build. 4 commercial lots possible \$285,000 \*\*

**Amherst** 1.15 acres commercial near 58 Turnpike. \$94,000 **Oberlin Rd, Elyria** 48 acres Amherst Twp \$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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