

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

HOMES ALMANAC

WEDNESDAY, DECEMBER 13, 2017



HEMLOCK RIDGE SUBDIVISION

(Vrooman to Painesville Warren Rd in Leroy)

Make All Your Dreams Come True In Your New Build



CHOOSE YOUR LOT - CHOOSE YOUR BUILDER!

S/L 4 Monte Dr.	1.50 AC	\$38,500
S/L 8 Monte Dr.	3.36 AC	\$48,500
S/L 10 Monte Dr.	3.37 AC	\$55,000
S/L 15 Monte Dr.	1.50 AC	\$42,000
S/L 16 Monte Dr.	1.50 AC	\$42,000
S/L 2 Painesville Warren Dr.	1.40 AC	\$27,500
S/L 3 Painesville Warren Dr.	1.39 AC	\$27,500

Contact Mimi at 216-559-MIMI for info on these lots



Mimi Osborne
216-559-MIMI



Dawna Smith-Miheli
216-347-9994



Lori Pecjak Barb Saba
440-667-4877 216-215-2100



Happy Holidays
To All - Mimi



SENIOR REAL ESTATE SPECIALIST FIRST TIME BUYER SPECIALIST

Sharon Flyter
Happy Holidays!



(440)477-2676

sharonflyter@howardhanna.com
estateshar@aol.com



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



Eastlake - \$125,900

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



Wickliffe - \$124,900

- Remodeled beauty
- New carpet on lower level or
- New kitchen with
- New hardwood floors
- Fenced yard
- Spacious kitchen addition.



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 - \$299,900

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



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



Mentor - \$210,900

- Over 1800 square feet
- Two and half bathrooms
- New custom kitchen
- Renovated throughout
- Hardwood floors
- Master suite
- Large living room plus family room

New Listing



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Custom Concord Home



\$549,500 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

SOLD



\$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

South Willoughby



\$285,000 OR TRADE

Outstanding One of a Kind Opportunity* 1.4 Acres Consisting of 3 Land Parcels* 3,000 Sq. Ft. Home on One Parcel* 3 Car Garage* 2 Porches* Finished Lower Level* In-Law Suite Potential w/Separate Entrance* A Must View!
 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 Mike and Jennifer:
 "We would like to thank John DeSantis for the use of his Trade-Up Program. He actually bought someone else's home so they could buy ours. Thanks again for your innovative ideas. They really work!"

SOLD



\$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

SOLD



\$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

SOLD



\$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

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

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


Investment Rental



\$125,000 OR TRADE

Great cash flowing two unit investment opportunity in Painesville. Three bedroom on the main floor and a one bedroom on the second floor. Tenants pay gas & electric. Current owner has purchased all new siding to be installed.
 440-667-4427 www.JohnDeSantisSold.com

Updated Ranch



\$102,500 OR TRADE

Updated in and out - Prime location. Neutral décor with new kitchen and bath. Great ranch - move right in. One Year Home Warranty.
 440-667-4427 www.JohnDeSantisSold.com

Super Sharp Townhouse



\$94,900 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



\$83,500 OR TRADE

Lots of updates* Not a drive by* All appliances stay* Updated kitchen & bath* Home freshly painted in neutral décor* First floor laundry room!* 2 level sunroom opens to private back yard* Lots of storage & closet space* Convenient location
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Why Rent When You Can Own?
 Free list with pictures of homes available with
NO MONEY DOWN!
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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



Angelo Marrali
 General Manager



Linda DeMell



Lisa DeMario



Barb Wascak



Laura Mokwa



Kim Drew



Paula Colocci



Gloria Daugherty



Melissa Murray



Brenden Parker



Austin Winters



Michael Venesky



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& I'LL BUY YOUR HOME!**



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www.JohnDeSantisSold.com**



**Concord
Cape**

\$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



SOLD

\$239,500 OR TRADE

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



SOLD

\$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



**Shaker
Hts. Colonial**

\$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. This home has been meticulously maintained. 440-667-4427 www.JohnDeSantisSold.com

**Quote from
Mark & Kathy:**
"John DeSantis sold our home as a direct result of his 'Guaranteed Sold' Program by offering to buy our buyers home for cash."



SOLD

\$189,900 OR TRADE

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

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



SOLD

\$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



SOLD

\$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



**South
Wickliffe Beauty**

\$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



SOLD

\$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 all nicely updated. 440-667-4427 www.JohnDeSantisSold.com



**Beautiful
Ranch**

\$115,900 OR TRADE

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



**Awesome
Willowick**

\$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* One year home warranty* 440-667-4427 www.JohnDeSantisSold.com



**Gracious
Tudor**

\$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 with modern updates. 440-667-4427 www.JohnDeSantisSold.com

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HOME IS WORTH!**

FREE QUICK

**OVER-THE-INTERNET
For a Home
Evaluation Visit**

www.JohnDeSantisSold.com



**Concord
Ranch Condo**

\$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



**Mentor
Condo**

\$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



**Awesome
Bungalow**

\$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



**Large
Colonial**

\$59,900 OR TRADE

Good investment! Large home with spacious floor plan! Newer eat-in kitchen, hardwood floors in dining room & large living room with fireplace & wood floors. Spacious bedrooms on second floor & 4th bedroom on third floor. 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



Michael Kaim

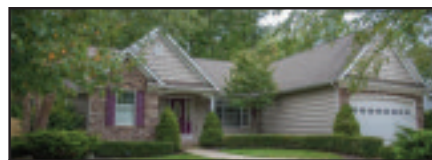


"Your Home Sold in Under 120 Days GUARANTEED... Or I'll Buy It Myself at a Price Acceptable to You!"

*Stipulations Apply



\$399,900 CHARDON
This unique custom built 5 bedroom Chardon home sits on over 11 acres on a quiet cul-de-sac in the beautiful Pheasant Ridge Development.



\$325,000 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
Award winning ProBuilt custom home is situated on a quiet Cul-de-Sac in Quail Hollow and is a rare find! Up to date with an open, modern floor plan.



\$139,900 CONNEAUT
Beautiful updated Colonial with tons of charm and history. The kitchen features high vaulted ceilings with natural hardwood and exposed beams.



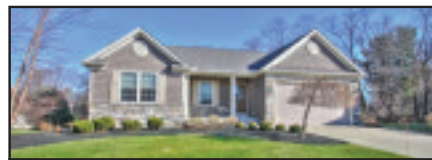
\$185,000 EASTLAKE
Welcome Home to 177 East Overlook. Walk through the front door and you'll find a wide open first floor with natural light pouring in from the large front window.



\$349,900 EASTLAKE
New construction just completed in 2017 directly on the Chagrin River with Lake Erie access. New 50' seawall dock with water and electric. Energy star efficient furnace.



\$309,900 MENTOR
Lovely colonial in a very serene setting on cul-de-sac. First floor master was previously used as in law suite with its own private entrance and full bath.



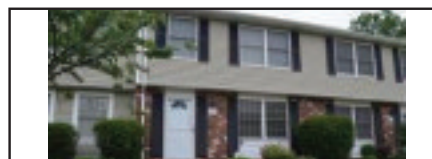
\$299,900 MENTOR
Stunning stone and vinyl ranch home is located in the gated community of Marshview Landing. The current owners have invested over \$59,000 in kitchen.



\$349,900 MENTOR
Welcome home to this Gorgeous professionally landscaped, four bedroom, three bath colonial located in Mentor's Newell Creek subdivision.



\$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.



\$89,900 MENTOR
Welcome to Chestnut Commons! This newly updated 3 level Townhouse has generous sized rooms with a dining room as well as an eat in kitchen with appliances.



\$139,900 MENTOR-ON-THE-LAKE
Remodeled Colonial w/ 4 bedrooms and 1.5 baths! Brand new kitchen w/ chocolate cabinets, new countertops, tile flooring and stainless steel appliances!

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www.TheMichaelKaimTeam.com



\$135,000 MENTOR-ON-THE-LAKE
Totally remodeled ranch home! Vinyl sided ranch w/ new roof tear off 11/17! New windows-10/17! Nice sized living room w/ gorgeous laminate flooring.



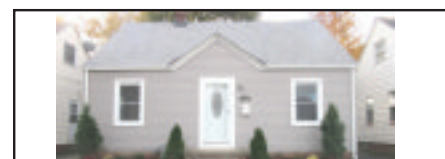
\$399,900 MUNSON
Lake Auction Services Auction (Not a Live In-Person Auction). Auctioneer Mike Fergus #2007000027



\$270,000 SAYBROOK
Turnkey vacation home compound or active B-n-B? Newph's Landing is Your choice. Either one - or both - you can not go wrong. This ranch-style vacation home on the south shore.



\$399,900 CHARDON
This unique custom built 5 bedroom Chardon home sits on over 11 acres on a quiet cul-de-sac in the beautiful Pheasant Ridge Development.



\$125,000 WICKLIFFE
Totally remodeled cape cod features huge living room/dining room combo w/ refinished hardwood floors! Kitchen w/ updated countertops, sink, ceramic tile flooring.



\$114,900 WICKLIFFE
Beautifully renovated 3 bedroom ranch with nothing to do but move right in. This home features a large front porch, full basement, and a two car garage.



\$249,900 WILLOUGHBY
Take a look at this updated four level split with over 2500 FT. This Kitchen offers granite countertops, high end cabinetry with custom 42 inch cabinets, luxury vinyl tile.



\$378,500 MAYFIELD HEIGHTS
Mayfield -- Move Right In -- This 3-year-old Energy Star Rated 5 bedroom/2.5 Bath Colonial Home and has everything you want and need for today's living!

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6188 Seneca Rd,
Mentor



\$59,000

Barry L. Kifus Jr. 216-215-0483

5479 Pinehill Dr,
Mentor-on-the-Lake



\$159,900

Barry L. Kifus Jr. 216-215-0483

5378 Strawberry Ln,
Willoughby



\$167,900

Barry L. Kifus Jr. 216-215-0483

1579 Compton Rd,
Cleveland Heights



\$179,900

Barry L. Kifus Jr. 216-215-0483

3297 Enderby Rd,
Shaker Heights



\$254,900

Scott E. Davis 440-364-4485

7430 Duke Ct,
Mentor



\$81,900

Gail A. Colopy 440-227-6804



1240 Leeward Ln,
Willoughby



\$132,000

Heather M. Moran 440-376-6315

36 Wilmington Dr,
Painesville



\$124,900

Melissa C. Lendvay 216-970-2902

5645 Shandle Blvd,
Mentor



\$209,000

Denise A. Quiggle 440-251-9985

5769 Springwood Ct,
Mentor-on-the-Lake



\$194,900

Jennifer L. Allen 440-796-4833

34424 Roberts Rd,
Eastlake



\$89,900

Stephanie A. Bosworth 440-231-0458

15 Wintergreen Hill Dr,
Painesville Township



\$348,000

Kayleen McDowell 440-867-8288

32909 Alva Dr,
Eastlake



\$139,000

Melissa S. Harford 440-463-2424

10 Paradise Rd,
Painesville



\$169,900

Terri Brandetsas 440-669-1008

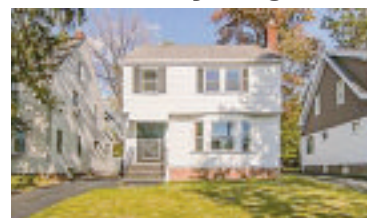
2922 Island Creek Dr,
Medina



\$234,900

Terri M. Schubert 440-487-6946

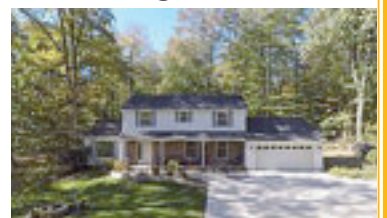
2179 Jackson Blvd,
University Heights



\$119,900

Rebecca Donatelli 216-632-0515

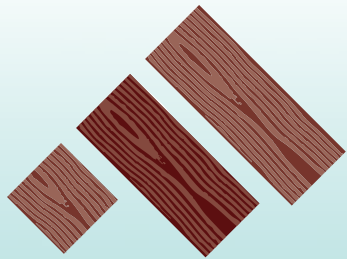
130 Leaview Ln,
Chagrin Falls



\$349,900

Jennifer L. Allen 440-796-4833

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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

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

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 Over, 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

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! Car Store Ingredients for All Seasons! Formal Dining Area w/Views of the Private Yard, w/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 White & Her Sinks, Glamour Bath, Powder Area, Massive Walk In Closet and Private Deck! Two More Spacious Bedrooms 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

KIRTLAND \$229,900 NEW LISTING!! Excellent 4 Level Kirtland Home!! Newer Kitchen w/Beautiful Wood Cabinetry, Granite Counter Tops, & Ceramic Tiled Backsplash! Gorgeous Hardwood Flooring! Formal Dining! Lower Level Family Room w/Fireplace! Solid Oak Doors! Newer Bath! Newer Timberline Roof! Space For Recreational Room! Workshop w/220 Line, 2.5 Car Attached Garage! AD#1065

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/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

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/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!! House is Violation Free!! AD#1051

WILLOUGHBY \$329,900 SHOWS BEAUTIFULLY! Incredible Newer Colonial in South Willoughby Area! Updated Eat In Kitchen w/Tile Floor, Craft Made Cabinetry, Corian Counter Tops, Island and Lots of Space For Cooking/Entertaining! Large Great Room w/Beautiful Fireplace Walks Out to the Enormous Trex Deck, Secluded Backyard and Basketball Court! Master Suite has Attached Full Bath w/Large Closet and Second Bedroom Has its Own Full Bath! Finished Third Floor Has Two More Bedrooms w/Double Closets and Another Full Bath! Huge Finished Basement has a Media Room w/Half Bath Plus Another Room Currently Being Used as a Gym! In Ceramic Shower! 26x16 Recreational Room w/Yard is Great For Summer Fun! Shows Beautifully, Come See Today! AD#974

CONCORD \$199,900 OPEN LAYOUT! Mountain Park Colonial! 3/4 Bedrooms 2 Full and 2 Half Baths! Open Layout! Chefs Kitchen w/Beautiful Wood Cabinetry, Granite Counter Tops, w/Bar Stool Counter Open to Gathering Room! Sun/Breakfast Room. Office. Master Suite w/large Walk In Shower, Glamour Bath, Large Jetted Tub & Walk In Ceramic Shower! 26x16 Recreational Room w/Bar for Entertaining! Private Wooded Lot! AD#933

WILLOUGHBY HILLS \$389,900 TO BE BUILT! New Willoughby Hills Ranch! 3 Bedroom 2 Full Baths! Great Room w/Fireplace! Open Layout! Fabulous Master Suite w/Glamour Bath & Walk In Closet! Beautiful Gourmet Kitchen/DINETTE w/Granite Counter Tops! Dining Room. 1st Floor Laundry! 3 Car Attached Garage! Beautiful 1 Acre Lot! Public Sewer & Water. To Be Built! AD#977

GRAND RIVER \$169,900 SPACIOUS CONDO! Fabulous 4 Bedroom 3 1/2 Bath Condo w/Gorgeous Views of the River! Spacious Master w/Walk In Closet & Glamour Bath w/Double Sink & Granite Counter Tops! 2 Fireplaces! Beautiful Kitchen w/Granite Counter Tops! Formal Dining Room! Walk Out Lower Level w/30x22 Family Room Featuring Wet Bar & Stone Fireplace! Office! Concrete Patio Plus Large Deck! Shows Beautiful! Great Views of Nature! AD#1035

RICHMOND HEIGHTS \$149,900 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

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

LYNDHURST \$124,900 NEW LISTING! Spacious 3 Bedroom Colonial! Super Clean & Neutral - Just Move In! Living Room w/ Fireplace! Formal Dining! Central Air! Upgraded Lighting Fixtures! Nice Kitchen Featuring a Dinette w/Newer Flooring, Ceramic Tiles, & Back Splash! Newer Windows! Spacious Master Suite! 20x10 Recreational Room! Nice Yard! Stained Patio & A Fenced In Yard! AD#1062

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

LYNDHURST \$149,900 HUGE COLONIAL! Beautiful Brick Colonial on great street in Lyndhurst! Updated throughout including all new flooring on the first level and downstairs! Kitchen has newer cabinets, floor and lots of counter space! Living room offers beautiful fireplace with brick mantel and hardwood floors! Large Master bedroom with double closets! 2 more spacious bedrooms upstairs. Finished 3 season sun room offers views of the brick patio and deck, perfect for entertaining! Newer paint throughout and upstairs in both bathrooms! * 2.5 car garage ** Central air ** all appliances stay! Come see today!! AD#948

MENTOR \$180,000 MENTOR RANCH! Mentor Ranch on Over 1/2 Acre Lot! Large Vaulted Great Room w/Gas Fireplace Makes for Great Entertaining! Eat In Kitchen w/Garden Window Offers Plenty of Counter and Cabinet Space! Master Bedroom Has Large Walk In Closet & Dual Glass Bowl Sinks in the Attached Master Bath! The Second Bedroom is Currently Being Used as Another Attached Master Walk In Closet! Third Bedroom Features a Skylight and Attached Full Bath! Access the Large Back Yard from the Two Tier Deck, with Motorized Retractable Awning, and a Large Screened Sun Room! Large Office in the Lower Level! AD#937

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

GATES MILLS \$799,900 TO BE BUILT! NEW CONSTRUCTION IN GATES MILLS! 4 BEDROOMS, 3 FULL BATHS, & 1 HALF BATH! BRICK COLONIAL ON 5.7 ACRE LOT! HIGH END UPGRADES! BEAUTIFUL GOURMET KITCHEN W/ GRANITE COUNTER TOPS! BEAUTIFUL HARDWOOD/ CERAMIC FLOORING! OPEN LAYOUT! DINETTE W/GORGEOUS VIEWS! FORMAL DINING ROOM! FAMILY ROOM/ GREAT ROOM W/FIRE PLACE! 1ST FLOOR MASTER SUITE W/FABULOUS MASTER BATH & DOUBLE WALK-IN CLOSETS! GUEST SUITE W/FULL BATH! 1ST FLOOR LIBRARY & 2ND FLOOR MEDIA ROOM! 2 CAR ATTACHED GARAGE! TO BE BUILT!!! AD#1054

RICHMOND HEIGHTS \$134,900 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

WICKLIFFE \$127,400 MOVE RIGHT IN! Well maintained 4 bedroom bungalow! New carpeting throughout! Freshly painted and ready to move in! Updated eat-in kitchen with all appliances! Full bath on second floor with walk in shower! Updated lighting fixtures throughout! Flagstone patio with water feature makes for relaxing outdoor time! Lower level has 2 finished rooms in addition to laundry/storage! Schedule your appointment today! AD#989

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

EASTLAKE \$114,500 EXCELLENT RANCH! Excellent 3 Bedroom Ranch/Cape! Newer Timberline Roof. Some Newer Windows. Newer Bath. Newer Kitchen w/Beautiful Wood Cabinetry! Large Family Room! Central-Air. Large Deck! Nice Yard! AD#967

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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

COMMERCIAL LISTINGS: 530 E 200th St Euclid - \$69,900 Two Buildings! 115 Forest Dr Eastlake - \$95,900 Industrial Shop! 1424 E 337th St Eastlake - \$89,900 Free Standing Building! 33916 Lake Shore Blvd Eastlake - \$159,900 Remodeled in 2008!

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TRICKED OUT with TECH

FAMILY FEATURES

No luxurious home upgrade is complete without the enhancements of modern technology. High-tech and intelligent devices lend ease to everyday activities and enrich your ability to enjoy the comforts of home. With new products joining this category at an exponential pace, there's a way to boost the smart function of every room, even the bathroom.

Climate controls

Environmental elements like lighting and temperature are among the first signals your brain processes when you enter a new space. Aligning those nuances with your comfort and preferences is the ultimate expression of personalization. Motion or voice control

sensors make it possible to bring lights to life with next to no effort, while a smart thermostat with differentiated climate zones can adjust to meet your needs throughout the day, perhaps kicking up a few degrees to prevent a chill when you emerge from a steamy shower.

Uncommon commodes

There truly is no limit to the home features that can work harder, faster and smarter – even when it comes to the toilet. If the notion of an intelligent toilet seems extreme to your senses, you may not be alone.

“When Americans hear the word bidet, most have an outdated picture in their minds of a standalone fixture, but in fact, the functionality is now built into a toilet or attachable seats, and they

are simple to use. Once you try one, you won't be able to live without it,” said Shane Allis, marketing director of Kohler Sanitary Products. “From intelligent toilets to cleansing seats that attach to existing toilets, modern day bidets are for consumers who are looking for an upgrade to their toilet routine.”

In fact, according to a recent survey conducted by Kohler, about two-thirds of Americans would choose a toilet that would give them a cleaner, fresher feeling, and 3 in 5 think washing with water would give them a cleaner feel than toilet paper alone.

An overall fresher feeling and features like a deodorizer, night light and heated seat have strong appeal, according to the same survey, and those features are all offered in options like the Kohler

Veil, an ultimate, one-piece intelligent toilet with integrated cleansing functionality that provides optimum hygiene and individual comfort. From personal cleansing to an LED night-light to hands-free opening, closing and flushing – all of which are easy to control on a touchscreen LCD remote control – the toilet brings unexpected options to your bathroom. Explore the available models and learn more about intelligent toilets at Kohler.com/IntelligentToilets.

Shower with power

Whether it's a playlist that energizes you for the day or soothing sounds to center you before an important meeting, you can give new meaning to singing in the rain with a showerhead that

SEE NEXT PAGE >>

includes a built-in wireless, removable speaker that you can sync to your smart-phone music library.

When you take your shower digital, you can actually bring water, steam, music and light together into one sensory experience. Beyond that, it's even possible to configure your shower to cycle through spa programs that target different areas of your body with varied water sprays and temperatures.

Hydrotherapy haven

A jetted tub is just the beginning when it comes to creating a spa-like atmosphere. Today's options let you trick out your tub with everything from bubbles and heat to sound and color. Advanced hydrotherapy options use air or sound to massage, soothe, invigorate or relax your body and your mind – all controlled at the touch of a button. Don't forget the heated back to keep you warm even longer.

Perfect privacy

If you're blessed with a stunning view out the bathroom window or if you simply prefer the aura of natural light, you may be reluctant to hide behind heavy window treatments. Yet again, technology offers the solution. Shades you can power with a remote control and even film coverings that convert from transparent to opaque with the touch of a button can give you the freedom to embrace your privacy or celebrate the sun's rays.

Tech-sessories

The big features may deliver the wow factor, but little touches can add up for a big impact as well. Mirrors that recognize your face and voice to deliver customized media, such as news and music, can also be programmed to alter the temperature and lighting while you conduct your toiletry business. Other accessories to round out your high-tech renovation include devices such as smart scales that integrate with other devices to maximize your health and wellness routine.

With these tech upgrades and more, you can turn an ordinary bathroom into an entirely new, refreshing experience.



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Real Possibilities

5 Steps for a Home Remodel

(Family Features) As a homeowner, there is nearly always a laundry list of projects with time and budget constraints when it comes to a home remodel.

This step-by-step guide from the experts at the National Association of the Remodeling Industry (NARI) can help ensure you get the maximum return on your investment and make the most of your remodel.

Step 1 - Identify Reasons for Remodeling

Deciding whether to undertake simple aesthetic changes or a full remodel can be difficult. One of the best ways to decide is to figure out why you are remodeling in the first place, whether it's to make your new house feel more like home or to update a 1950s-era kitchen.

Step 2 - Set Your Budget

Every home is unique in structure, age, quality and craftsmanship, which all impact the price of a remodel. Since no one can see through walls before demolition, the quote you receive will likely not be 100 percent accurate. However,

a qualified remodeling company will be open and honest about the issues and challenges it might face during the process. Account for these adjustments by planning for any "surprises" with a 10 percent cushion, just in case.

Step 3 - Hire the Right Team

To help ensure you find the right company for the job, you should do your research. Referrals from friends and family are one way to find a remodeler. National associations like NARI provide unbiased information and resources that can help you find qualified, certified remodelers in your area. With more than 6,000 members, the organization represents professional remodelers who adhere to a strict code of ethics. Many hold certifications in remodeling, kitchen and bath design and lead carpentry. Find more information and resources at NARI.org.

Step 4 - Understand the Plan

Communication is key in a successful remodeling project. Keep the lines of communication open between you, the remodeling contractor and the work crew. Don't be afraid to ask questions. Let



them know your family's schedule and whether you have pets confined somewhere. Make sure to specify the best way to reach you, such as phone, in-person or e-mail, and how often you wish to communicate with your remodeling contractor about your project.

Step 5 - Complete the Project

While the dust is settling and the remodel is almost finished, take a moment to walk through your project and note any adjustments that need to be made while the contractor is still on site.

Contractors often provide guarantees of workmanship, so find out what they cover and for how long then include this information in your work agreement. You should also take another look at the contract and confirm you have signed permits, receipts, change orders, lien waivers, warranties and manufacturers' guides at your disposal.

Remodeling a space can be a major project, but with the right help, resources and information, you can make your dream home come to fruition.

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Holiday Giving for the Whole Family

(Family Features) Part of the magic of the holiday season is making wishes come true, not only for your loved ones but for others in the community, too. Show children how rewarding it is to embrace the true spirit of generosity and compassion this holiday season with these activities that make giving back fun.

SET THE STAGE

With the aid of modern technology, you can introduce kids to the goodness of giving with a century-old story about the impact of love and kindness. Nearly 120 years ago, 8-year-old Virginia O'Hanlon wrote a letter to the "New York Sun" newspaper asking if there really was a Santa Claus.

"Yes, Virginia, there is a Santa Claus," wrote the paper's editor, Francis P. Church. "He exists as certainly as love and generosity and devotion exist."

Now fans of this heart-warming story can learn more by tuning in to watch the "Yes, Virginia" animated film online at youtube.com/macys.

The award-winning, half-hour holiday special features Taylor Hay, a former Make-A-Wish child who had her own wish granted when her voice was captured for one of the film's characters, alongside an all-star cast including Neil Patrick Harris, Jennifer Love Hewitt, Alfred Molina and Beatrice Miller.

GET HANDS-ON

No matter what type of giving activity your family chooses, there's undoubtedly a way for kids to get involved. Whether it's helping select toys for an adopted family or making cards to include in care packages for children who will spend this holiday in the hospital, find ways to let your little ones put their own special touch on the project. Not only can they learn through the example of doing, they'll get to revel in the same feel-good vibes you get from a simple act of kindness.

WRITE A LETTER

As part of Macy's 10th annual Believe campaign, you can bring kids'

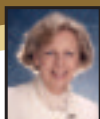


stamped letters to Santa to your local store and drop them in the big red letterbox, or send a letter to Santa digitally at

macys.com/believe. For each letter collected in stores and online until Dec. 24, Macy's will donate \$1 to Make-A-Wish, up to \$1 million, to

help grant the wishes of children with critical illnesses. Through the iconic letter writing campaign, the retailer has raised \$15 million for Make-A-Wish over the last nine years. Dedicate an afternoon to writing letters then make a family trip to the store to drop them off.

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Painesville Twp - \$94,900

Move into your new home for the Holidays! Located in Painesville Township sits this 3 bedroom, 1 ½ baths, 1400 sq ft Colonial built in 2004. With new carpet throughout and a fresh coat of paint this home is ready for your Holiday Parties. Call and schedule a showing today! #3957304



Madison - \$96,800

Located in a desirable Madison Community is this 3 bedroom. 1 ½ bath, 1134 sq ft ranch. A little work will go a long way in making this house a home! Call today for a private showing. #3959373



Painesville - \$44,900

It's time to cash in on that friend equity you have been saving up! This 3 bedroom, 1 bath, 1020 sq ft Bungalow needs a pick me up and someone to call her home! Home boasts hardwood floors throughout, a full basement, 1 car detached garage, front porch and back deck overlooking the deep back yard. Sure she's a little worse for the wear, but a little hard work will bring her back! #3959633



Eastlake - \$44,900

Bring your ideas to this home located in Eastlake. The cute 952 sq ft home features 3 bedrooms, 1 bath and 1 car detached garage for that little extra storage. Property sold as is. Seller will not make any repairs to property, wither lender or buyer requested. Call to schedule a private showing today! #3960097



Ashtabula - \$14,900

"Ashta BEAUTIFUL" barn-style century Colonial priced right! Home offers 2 roomy bedrooms, 1 ½ 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

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Priced
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Willoughby \$140,000
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Lakeline \$149,000
Pristine 3 BR, 2.5 bath newer construction colonial! Large eat-in kitchen, 3 spacious bedrooms, second floor laundry.



Willoughby \$128,975
Spacious and roomy colonial near Lake Erie. New carpet and laminate floors. Newer windows and doors.



Mentor \$215,000
One owner home in sought after Pinegate subdivision. 4 BR, 2.5 bath. Newer windows, roof, furnace and AC.



Eastlake \$158,000
Four BR, 3 full bath renovated ranch home. Kitchen with newer cabinets, stainless appliances, & granite counters.



Kirtland \$795,000
Pristine Payne & Payne Green home built in 2011. Very open floor plan. Finished walkout basement with bar.



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