

THE MORNING JOURNAL

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DECEMBER 2017

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Gary R. Dodson

Mobile Phone:
(440) 320-6464

Natalie Iafolla

Mobile Phone:
(440) 308-7336



Michael Cobb

Mobile Phone:
(440) 463-6975

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IS OUR
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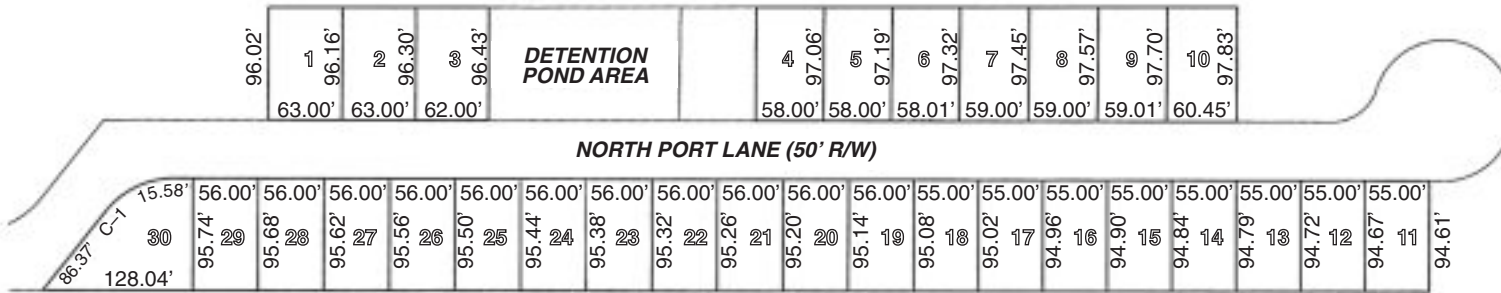


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 \$24,047,897 is our volume to date



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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



\$265,000

50800 Becker Rd.,
 HENRIETTA

- 2.75 acres
- Firelands schools
- Pole Barn



\$30,000

3002 Elyria Ave, 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



\$115,000

1711 Leavitt Rd., LORAIN



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2110 VERMILION RD, VERMILION



\$125,000

4227 ASHLAND AVE LORAIN



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1829 TAIT ST LORAIN



\$144,900

1705 Rosecrest Dr, LORAIN



\$147,900

43695 Middle Ridge Rd, LORAIN

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views. 3 full baths and
1 half bath. Granite counter tops and decks.**

7093 Oak Tree Dr S, Lorain



\$229,900

MLS#3951770

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

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.**



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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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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 *Call Jim Rieth 440-653-0033*



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 440-65-0033*



Just a Short Walk to the Park!

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

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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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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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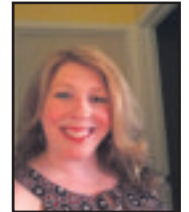
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4427 Howard Dr, Vermilion

3 bedroom home at the end of a dead end street! 1 car garage, large living room, formal dining room, and new carpet! Priced to sell quick! **\$86,500**



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**



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. **\$124,900**



4034 State Route 60, Wakeman

Beautiful 3 bedroom, 2 bath ranch on a 1 acre corner lot. Open floor plan, four season sun room, 2 car attached & 4 car detached garage/workshop. **\$159,900**

Thinking of selling your house?

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



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**

Wishing you



and a Happy New Year!



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. **\$89,900**

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****Amherst** 1.15 acres commercial near 58 Turnpike. **\$94,000** ****Oberlin Rd, Elyria** 48 acres Amherst Twp **\$190,000**

****S R 113, Elyria** 42 acres corner W Ridge & S R 113 **\$598,360** ****N Ridge, Amherst** 23 acres Firelands Schools **\$175,000**

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