

THE MORNING JOURNAL

# HOMES ALMANAC

JANUARY 2018



**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 195  
\$23,958,124  
IS OUR  
TOTAL VOLUME  
TO DATE....**

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



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Broker  
440-320-5660



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**www.eckerhomes.com**

Info@eckerhomes.com



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

## 3940 Reid Ave, Lorain

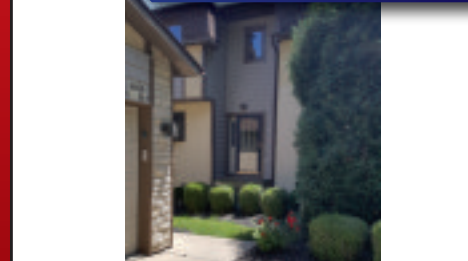


**\$150,000**

MLS#3955178

3 bedroom Ranch 2 baths,  
finished basement plus 13.62 acres and in the city with  
city conveniences all for \$150,000

## 4608 Compass Rose #25



For Rent  
**\$1,900**  
per month.

MLS#3961809

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.

OPEN SUNDAY 2-4

## 7093 Oak Tree Dr S, Lorain



**\$229,900**

MLS#3951770

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.

## 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.

## 4331 Hickory Hill, Lorain, OH



**\$169,900**

MLS#3963892

Beautiful 3 BR 2 1/2 Bath Colonial w/2 car garage. Full Basement,  
dining room, family room with great entertainment space, new floor  
coverings, newly painted interior with backup generator.

## 5780 W Erie Ave, Lot 29, Lorain Ohio



**\$11,000**

MLS#3964384

1 bedroom, Laundry area, Amherst Schools,  
Walking Distance to Lake Erie,  
Next to Beaver Park.

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**Bill Swanzer**  
Broker  
(440) 258-4104  
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**Gregg Fior**  
Realtor  
Ghfiore@yahoo.com  
(440) 221-3534



**Steve Allor**  
Realtor  
(440) 554-5208  
Captparadise@yahoo.com



**Dan Pritchett**  
Realtor  
Kpritchett772@gmail.com  
(440) 258-4128



**Billy Swanzer**  
Realtor  
(440) 258-8209  
billy@swanzer.com



**Cory Swanzer**  
Realtor  
Cory@Swanzer.com  
(440) 574-3816



**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**



**211 Erie Street, South Amherst**  
3 bedroom, 1 bath home in Firelands Schools very close to South Amherst Middle. Full basement, spacious backyard, shed, new septic system! **\$89,900**



**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**

**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!



**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. **\$259,900**



**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**

**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 foot frontage. 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 Township **\$190,000**

**\*\*North Ridge Road, Amherst** 23 acres in Brownhelm Township close to Rt 2 **\$175,000**



# The Preferred Real Estate Team

## Our Clients are #1!

2016-2017 Sold Units 195  
\$23,958,124 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 - 2 Lots at \$39,900
- State Route 58, Oberlin - \$350,000

### NEW AMHERST LISTING



**\$156,900**

191 Woodhill Dr, AMHERST



**\$165,900**

4600 Timberview Dr, LORAIN



**\$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



**\$69,900**

553 Cooper Foster Park Rd, LORAIN



**\$110,000**

2110 Vermilion Rd, VERMILION



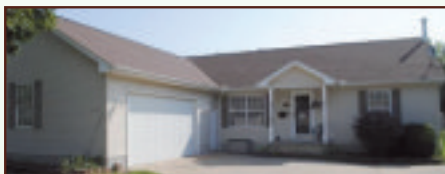
**\$69,900**

1822 W. 21st St, LORAIN



**\$125,000**

162 W. Martin Ave, AMHERST



**\$115,000**

1711 Leavitt Rd, LORAIN



**\$110,000**

2110 Vermilion Rd, VERMILION



**\$125,000**

4227 Ashland Ave, LORAIN



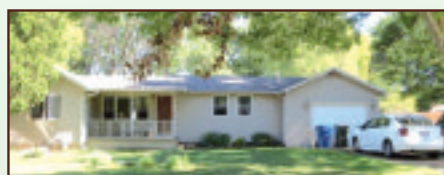
**\$44,900**

1829 Tait St, LORAIN



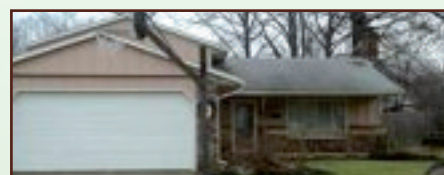
**\$239,000**

5424 Oakwood Dr, SHEFFIELD



**\$59,900**

5541 Virginia Dr, AMHERST



**\$60,000**

4621 Tanglewood Pl, LORAIN

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- 324 LAKEVIEW - SHEFFIELD LAKE
- 1815 W42 - LORAIN
- 3351 LIVINGSTON - LORAIN

## **SOLD**

- 1413 W12TH - LORAIN COMMERCIAL
- 637 BROADWAY - LORAIN

## **YOUR NEXT ADDRESS**

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- 305 FALLING WATER - AMHERST
- 4867 PHEASANT - LORAIN

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## What to do after incurring storm damage

The 2017 hurricane season proved especially devastating for millions of people in both Texas and Florida. Upon making landfall in Texas in late August, Hurricane Harvey became the first Category 3 or higher hurricane in the United States since Hurricane Wilma in 2005. In its wake, Harvey left damage that Texas governor Greg Abbott estimated could cost as much as \$180 billion to repair.

Just a couple of weeks after Hurricane Harvey touched down, Hurricane Irma hit Florida as a Category 4 storm, knocking out power to nearly seven million people.

Severe storms like hurricanes do not discriminate, and when such storms finally dissipate, people from all walks of life are left to deal with the often devastating consequences. Property damage is one such consequence, and the following are some things people can do in the aftermath of storms that caused damage to their property.

- **Contact your insurance provider.** Not all damage resulting from storms

will necessarily be covered by insurance policies, but it's still imperative that people contact their insurance companies as soon as possible after their homes or vehicles have been damaged. Agents can help policy holders learn if their policies cover the damage done to their property and to what extent their coverage will help them recover. Many people will likely be making similar calls, so policy holders should try to be as patient as possible.

- **Document the damage.** People whose property has been damaged should use their smartphones and cameras to document the damage as extensively as possible. Take photos from various angles before you begin cleaning up. Providers may require visual evidence of the damage before they begin processing your claim, so ask about those requirements when contacting your insurance agent.

- **Avoid downed power lines.** In addition to protecting the investments you have made in your property and your possessions, it's important to remem-



ber to protect yourself. Avoid downed power lines, reporting any to your local power company as soon as you see them.

- **Let the professionals do the work.** It can be tempting for homeowners to try to do some electrical work around their homes after their homes have been damaged by storms. Electricians are likely busy and might not be able to assess or repair damage for days, if not weeks. But it's still best to wait and allow professionals to do the work. Experienced professionals recognize potentially harmful, if not deadly, issues that may

be lurking beneath the damage, so it's always best to leave the work to private electricians or local power company work crews.

- **Revisit insurance policies.** After suffering damage to their homes or vehicles, men and women may benefit by revisiting their coverage and increasing that coverage in anticipation of future disasters.

Storm damage can turn individuals' lives upside down. But remaining calm and working in harmony with insurance agencies and power companies can help storm victims recover quickly.



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## Birds need extra assistance in winter

Cold weather can be particularly taxing on many of the birds individuals discover in their backyards throughout the year. Although some species migrate to warmer climates each winter, many stay put and attempt to ride out winter in their normal habitats. Birds that tend to stay put include finches, sparrows, titmice, jays, woodpeckers, chickadees, and cardinals.

The Cornell Lab of Ornithology says that, in much of North America, winter days can be windy and cold for birds, and nights are even more challenging. In winter, birds no longer have berries and lush vegetation to consume and insects have died or gone underground. Since finding food can be especially difficult, and shelter may be scarce, many birds can benefit from a little help from their human friends.

### Shelter

Wild Birds Unlimited says shelter for birds is hard to come by in winter. Trees have shed their leaves, and

evergreens may not be as abundant or protective. As a result, birds frequently seek man-made structures that can provide refuge from the elements.

People can provide shelters for birds, which may include traditional birdhouses, windbreaks and snow shields. Even a brush pile can simulate the natural shelters of trees and shrubs that birds prefer. Roost boxes are another option and one that can accommodate small flocks that will group together and share their body heat.

Use leaves and branches to provide natural camouflage and help attract birds to the shelter. Offer yarn, fabric scraps, cotton, and other insulating materials that birds can use to help make their shelters more comfortable.

### Food

Birds require high-calorie and high-fat foods in the winter so they can keep up their metabolism to generate warmth. Also, since birds' feeding habits vary depending on the type of bird, it may be necessary to place feeders at varying heights to maximize access.

Feeders should be located out of the wind and in an area that offers safe refuge from predators. The National Wildlife Federation also says individuals should put out sizable feeders and/or use multiple feeders to provide ample food during snow and ice storms. Feeders should be checked regularly and kept full.

Consistency is also important because birds will grow accustomed to being supplemented with food and may depend on such supplements to survive.

Bird Watcher's Digest suggests a variety of foods for birds. Black-oil sunflower seeds, peanuts, suet, cracked corn, millet, thistle seed, safflower, and various fruits can help many birds thrive. It's also suggested to include mealworms, which can be purchased at bait stores or pet stores. These larvae of beetles can be presented in a shallow dish with slippery sides so the worms cannot crawl out.

Birds typically need extra support to survive harsh winters. Offering food and shelter during these bleak months can help.



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