

HOMES ALMANAC

APRIL 2018

Welcome

Gary R. Dodson

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(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....

OUR CUSTOMERS ARE



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Lorain
2063 North Ridge Rd E.
Lorain, OH 44055

Elyria
1091 East Broad St.
Elyria, Ohio 44035



A mudroom. Because mud.



When you build a home from the ground up, you get to design it so it fits the way you and your family live. Say you'd like an open plan with high ceilings, for instance. No problem. Bathrooms? As many as you want. And when you need a mudroom, you really need a mudroom. We get it. And you can have it.

Explore floorplans, photo galleries and locations with our online Welcome Kit at DreamWayneHomes.com
Akron/Medina: 866-366-9995 • Sandusky: 866-649-8678





Welcome Home

IMMEDIATE MOVE IN!
The Appleton • \$266,461*

163 Amy Ave | 4 bedrooms | 2 ½ Baths | 2 Car Garage | 2,358 sq. ft.

- Morning room with breakfast bar
- Kitchen with island and GE® appliances
- Fireplace with flush stone hearth and stained mantle
- 1st floor Laundry with laundry tub
- Angled tray ceiling (Owner's Suite)
- Owner's Suite includes 2 walk-in closets
- Elevation B includes Owner's Suite sitting area
- Owner's Spa Bath with 5' shower and dual bowl vanity
- Upgraded exterior door hardware
- Lots of storage

Find your new home at khov.com/VillageGlen

Village Glen 157 Amy Ave, Madison Village, OH 44057
866-520-7217 • Tues-Sun 10a-6p, Mon 1-6p



From the Upper \$180s

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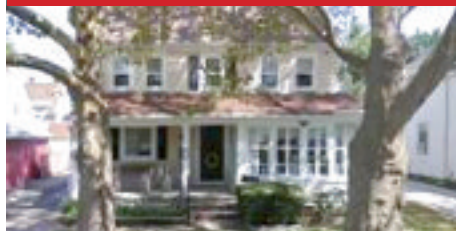


Denise Rakich

440-320-3611 • deniserakich@gmail.com



NEW LISTINGS



409 Kentucky Ave, Lorain
\$69,900

MLS: 3981355



32 Pleasant St, Wakeman
\$85,000

MLS: 3969366

PENDING

SOLD

COMING SOON



99 Caesar Circle, Amherst
MLS: 3980135



766 Tenney Ave., Amherst
MLS: 3905646



735 Lafayette,
Sheffield Lake



5381 Ridgewood,
Lorain

Vermilion - Edison Estates - First floor master

Mid \$200's

Amherst- upscale colonial under \$300K

Lorain - Great Starter

I represent QUALIFIED BUYERS seeking area homes priced \$80,000-\$350,000. If you are considering SELLING, call or text today.440-320-3611. I'll get you moving! FREE Market Analysis!



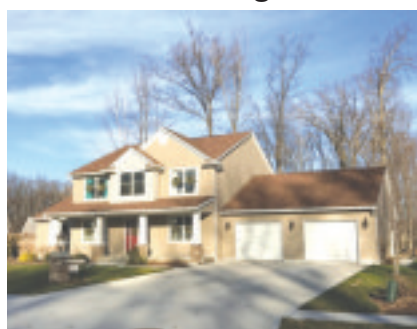
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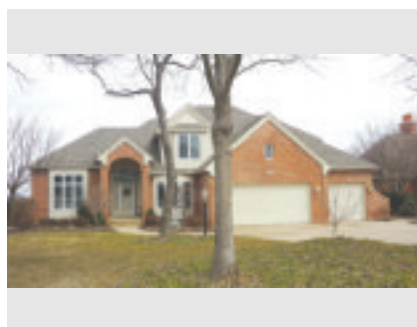
1073 Wayne Trail
ALL NEW FOR YOU
VERMILION

4 bedroom, 2½ bath, 2832 sq. ft. newer home in Indian Ridge Estates. This beauty has all the upgrades! Natural hardwood wide plank flooring. 2 story foyer & family room with gas fireplace. 1st floor office, laundry & master suite. Ideal kitchen with stainless steel appliances, granite counter tops, double ovens, glass hood, serving island & ample storage. Beautiful outdoor patio with fire pit and outdoor kitchen with a grill, granite countertops, ice chest & refrigerator. Neighborhood pool, tennis courts & party room. \$389,000.



909 Superior Dr.
EXTRAORDINARY LIFESTYLE
HURON

3 bedroom, 3 bath, 3194 sq. ft. lakefront home. Open floor plan, some hardwood flooring. Suhr kitchen with granite countertops & stainless steel appliances. Great room boasts fireplace & built-in bookcases. 1st floor bedroom. Sun porch. Gorgeous master suite overlooking the Lake Erie shoreline features a gas log fireplace, romantic porch, & marble master bath. 2 ½ car garage. \$714,900.



1705 Lands End Dr.
CAPTIVATING VIEWS OF LAKE ERIE
HURON TWP.

4 bedroom, 4½ bath, 3400 sq. ft. lakefront home on almost ¾ acre. Beautiful in-ground pool & hot tub overlooking the lake. Great eat-in kitchen with loads of storage. First floor master suite with a sitting room. First floor laundry. Sun room provides hours of relaxation. Finished basement with rec room & exercise room. 3 car garage. \$1,100,000.



508 Wexford Dr.
ALL-AMERICAN BEAUTY
HURON

4 bedroom, 4½ bath, 3634 sq. ft. home on huge ½ acre+ lot. This Wexford home has formal living & dining rooms, family room with fireplace, crown molding & 18' ceilings. Great kitchen with granite counter tops, high-end culinary series appliances & plenty of space. Basement is great for entertaining - temperature controlled wine cellar, wet bar, game room, home theatre room, exercise room & sauna. 3 car garage. \$469,000.



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

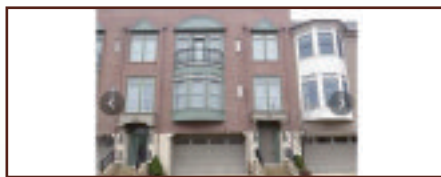
- 6337 Mallard Creek Run, Lorain - \$35,000
- 6336 Mallard Creek Run, Lorain - \$35,000
- 6253 Mallard Creek Run, Lorain - \$35,000

- V/L Lake Road, Vermilion - 2 Lots at \$39,900
- 2(lots) Reserve,Ave Oberlin - \$39,900
- Jerusalem Rd, Vermilion 1.5 Acres, Firelands Schools



\$369,900

1675 Queen Annes Gate, WESTLAKE



\$359,000

304 Halstead Lane, WESTLAKE



\$599,900

State Route 58, OBERLIN



\$44,900

1829 Tait St, LORAIN



\$69,900

298 Brandtson Ave, ELYRIA



\$89,900

1900-1902 Nichols St, LORAIN



\$94,900

1231 W 11th Street, LORAIN



\$125,000

162 W. Martin Ave, AMHERST



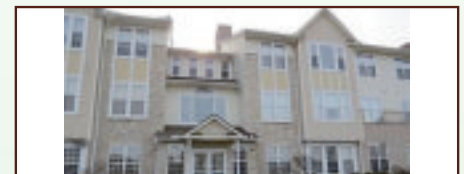
\$164,000

212 Rustic Lane, AMHERST



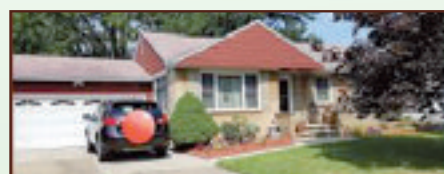
\$110,000

2110 Vermilion Rd, VERMILION



\$54,900

3656 Morningside Way 302, LORAIN



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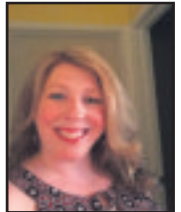
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(440) 574-3816



511 Quarry Lakes Dr, Amherst
Beautiful 3 bed, 3 bath cluster home w/ all the extras. Open floor plan, granite countertops, custom cabinets, hickory floors, 2 fireplaces. **\$274,900**



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**



1121 Sanford Street, Vermilion
Nice 3 bedroom ranch in Vermilion's Valley View. Hardwood floors, newer windows and furnace, fenced in backyard, shed, and full basement. **\$99,900**



51713 Bates Road, Wakeman
Beautiful brick colonial on 7+ acres. 4 beds, 4.5 baths, custom cabinets, granite countertops, 3 car garage, finished basement, Firelands Schools. **\$525,000**



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! **\$84,900**



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**



461 W Lorain St, Oberlin
One of Oberlin's Historical Landmarks built in 1881. This home features 3 out-buildings, possible 6 bedrooms, 2 kitchens, beautiful landscaping. **\$364,000**

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!



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**



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. **\$64,900**

North Lake Street, Amherst
23.54 acres commercially zoned vacant land. This property is zoned C2. Permitted uses are almost unlimited! Just south of the Rt. 2 interchange at Oak Point Rd. Call Bill Swanzer for more info!

LAND FOR SALE

- Building sites 1 acre building sites as low as **\$30,000** in Oberlin School District!
- **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**



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In Lorain County**
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Mike Edwards
Expert Advisor



207 SLEEPY HOLLOW, AMHERST

- 1st Floor Master
- Cathedral Ceilings
- Finished Basement
- Library
- 3 Car Garage
- 4000 Total Sq Ft



209 SLEEPY HOLLOW, AMHERST

- Ranch!!
- Basement!!

COMING SOON



111 Westchester Dr., Amherst

- 4 Bedrooms
- Cathedral Ceilings
- 3 1/2 Bath
- Stone Fireplace
- 3 Car Garage
- Wide Open Layout



21158 VERMONT, LITCHFIELD

- Full Front Porch
- New Everything
- Huge Kitchen
- Master Suite
- Full Basement
- Wooded Paradise



NORTH RIDGEVILLE RANCH!!!

COMING SOON!!



249 COLUMBUS ST, ELYRIA

- 3 Bedroom
- 2 Bath
- Basement
- Complete Renovation
- Mint Condition!!



1234 W 22ND, LORAIN

- 2 Bedroom Ranch
- Brick
- 2 Bath
- Move-in Ready



**RANCH CONDO
TUDOR HOUSE, NORTH OLMSTED**

- 2 Bedroom
- 2 Bath

COMING SOON!!



201 KENSINGTON RD, VERMILION

- 3 Bedroom
- Fenced YD
- 2000+ Sq Ft
- Walk To The Lake



Julia Ecker,
Broker
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Karlene Liserio,
Agent
440-371-0835

7093 Oak Tree Dr S, Lorain



\$219,999

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.

1383 Sanford St., Vermilion



\$156,900

MLS#3985373

4 bedroom colonial with 2 full and one half bath located in Valley View area. Home has been refreshed and has beautiful floors, and is move in ready.

3940 Reid Ave, Lorain



\$139,900

MLS#3955178

3 bedroom Ranch 2 baths, finished basement plus 13.62 acres and in the city with city conveniences all for \$139,900

5780 W Erie Ave, Lot 29, Lorain



\$11,000

MLS#3964384

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

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HECM Consultant

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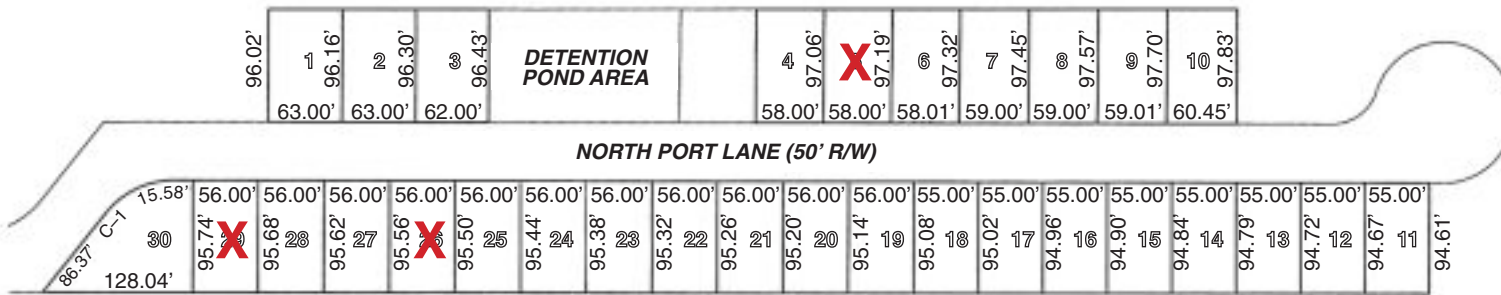


View all my listings @ www.PatSpettel.RemaxAgent.com!

Introducing Huron's newest marine based community

North Port

The Subdivision



Lots Available Now!

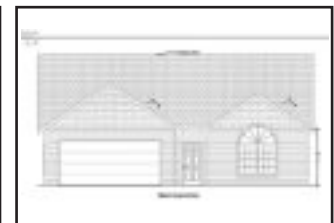
North Port is a newly redesigned cul-de-sac community in Huron with water views at the end of the lane. Lot prices ranging from \$23,900 - \$27,900



121 North Port, Huron
 Just under construction and located in the North Port subdivision, Huron's newest marine based community! Craftsman style 1425 SQ FT, 3 bedroom, 2 baths, with a large walk-in closet in master suite, a 2 car garage, 8x14 covered patio, and an open floor plan! Customize this home by choosing your own colors, flooring, and appliances! Estimated completion early summer 2018. \$214,000



26 North Port, Huron
 Under Construction Home in the Newly Redesigned North Port Subdivision! 3 bedroom, 2 bath home with an open floor plan designed for entertaining! At the end of the lane you will see water views and have access to the marina. This is the perfect place to call home located centrally in Huron. \$217,000



102 North Port, Huron
 Just under construction and located in the North Port subdivision, Huron's newest marine based community! Ranch style 1525 SQ FT, 3 bedroom, 2 baths, his & hers closets in master suite, a 2 car garage with bonus storage area, and an open floor plans with optional gas fireplace! Customize this home by choosing your own colors, flooring, and appliances! Estimated completion early summer 2018. \$219,000

For more information visit www.Northporthomesofhuron.com

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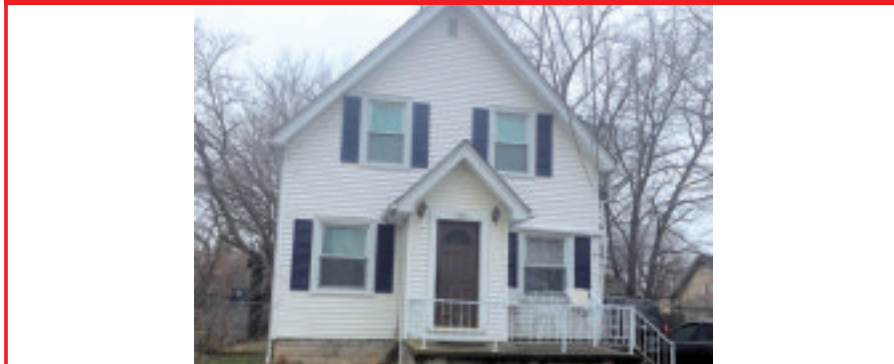
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1330 Lakeview Ave, Lorain



- Recently Updated • Full Basement
 - Extra Lot • Two Bedrooms
- Priced to sell at **\$47,000**

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**

www.Barck.com



Give Your Kitchen a Facelift

FAMILY FEATURES

Whether completely remodeling your kitchen or just looking for a few simple upgrades to make your cooking space shine, it can be difficult to know where to begin.

A well-designed kitchen can incorporate both style and luxury, but it's also important to upgrade in ways that make everyday tasks easier and your space more efficient. From larger upgrades like an entire suite of matching stainless steel kitchen appliances to elegant and durable quartz countertops or a new dining set, to smaller optimizations such as a smart thermostat to control temperatures or multi-tiered cabinet organizers, it's easy to breathe new life into one of your home's most oft-used spaces.

Find more upgrades that appeal to the eye and can simplify everyday kitchen tasks at eLivingToday.com.

SEE NEXT PAGE »



Photo courtesy of Getty Images

Whole-Kitchen Upgrades

Easily update your entire kitchen with matching stainless steel appliances with the Amana Everyday Value Suite, a winning combination of value, hassle-free features, quality products and timeless design. Perfect for your kitchen, vacation home or real estate listing, the Amana Everyday Value Suite includes a Side-by-Side Refrigerator with 3 Gallon Door Storage Bins, a Free Standing Range with Bake Assist Temps, a Dishwasher with Triple Filter Wash System and an Over-the-Range Microwave. Find more appliances at amana.com.



Contain Kitchen Clutter

Many kitchen cabinets have more wasted than usable space. Optimize storage in these problem areas with ClosetMaid's Premium Kitchen Cabinet Organizers featuring multi-tiered pull-out baskets, a spice rack and trash bin to deal with all kinds of kitchen clutter. Each organizer is durable, scratch-resistant, easy to install and designed specifically for any kind of food or container storage. For more organization solutions and tips, visit ClosetMaid.com.



Aesthetically Pleasing Dining

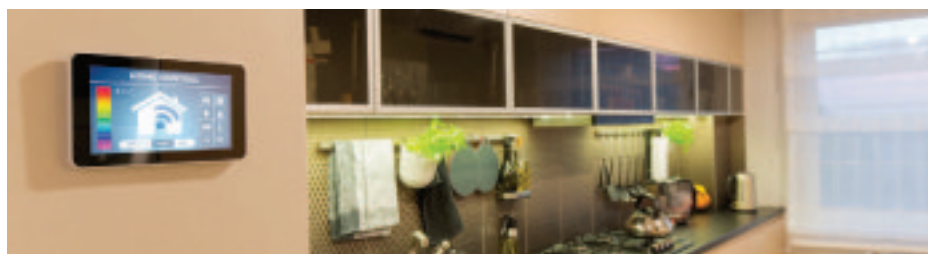
Available in a wide variety of sizes, styles, heights, colors and finishes, even when not in use a standout table and set of chairs is sure to be a centerpiece of your dining area. Look for options such as an extendable table leaf or under-table storage to allow for versatility whether entertaining or preparing an evening meal for your family. Simply group the matching chairs around your table or mix and match different designs to give your dining room a more chic feel.

Photo courtesy of Getty Images



Quartz Countertop Upgrade

If your countertops are looking tired, scratched or stained, it may be time for an upgrade. The Radianz countertop line is comprised of 93 percent natural quartz, making it easy to clean, highly durable and resistant to wear and tear, keeping the surface looking like new. The line of countertops comes in a wide range of nature-inspired colors and textures, from stunning marbled patterns to warm coastal hues, perfect for beautifying kitchens, bathrooms and work spaces. Learn more at radianz-quartz.com.



Add Intelligent Comfort

When you're busy cooking, make sure your kitchen is comfortable with a smart thermostat that can help you control temperatures even if the oven is on its hottest setting. Additionally, the added control can also help you ensure your whole home, including your kitchen, is economically efficient. Apps for your smartphone increase the control even further, allowing you to make subtle adjustments even while away from home.

Photo courtesy of Getty Images



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