

# HOMES ALMANAC



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**Natalie Iafolla**  
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(440) 308-7336



**Michael Cobb**  
Mobile Phone:  
(440) 463-6975

2016-2017  
**SOLD**  
UNITS 195 #  
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IS OUR  
TOTAL VOLUME  
TO DATE....

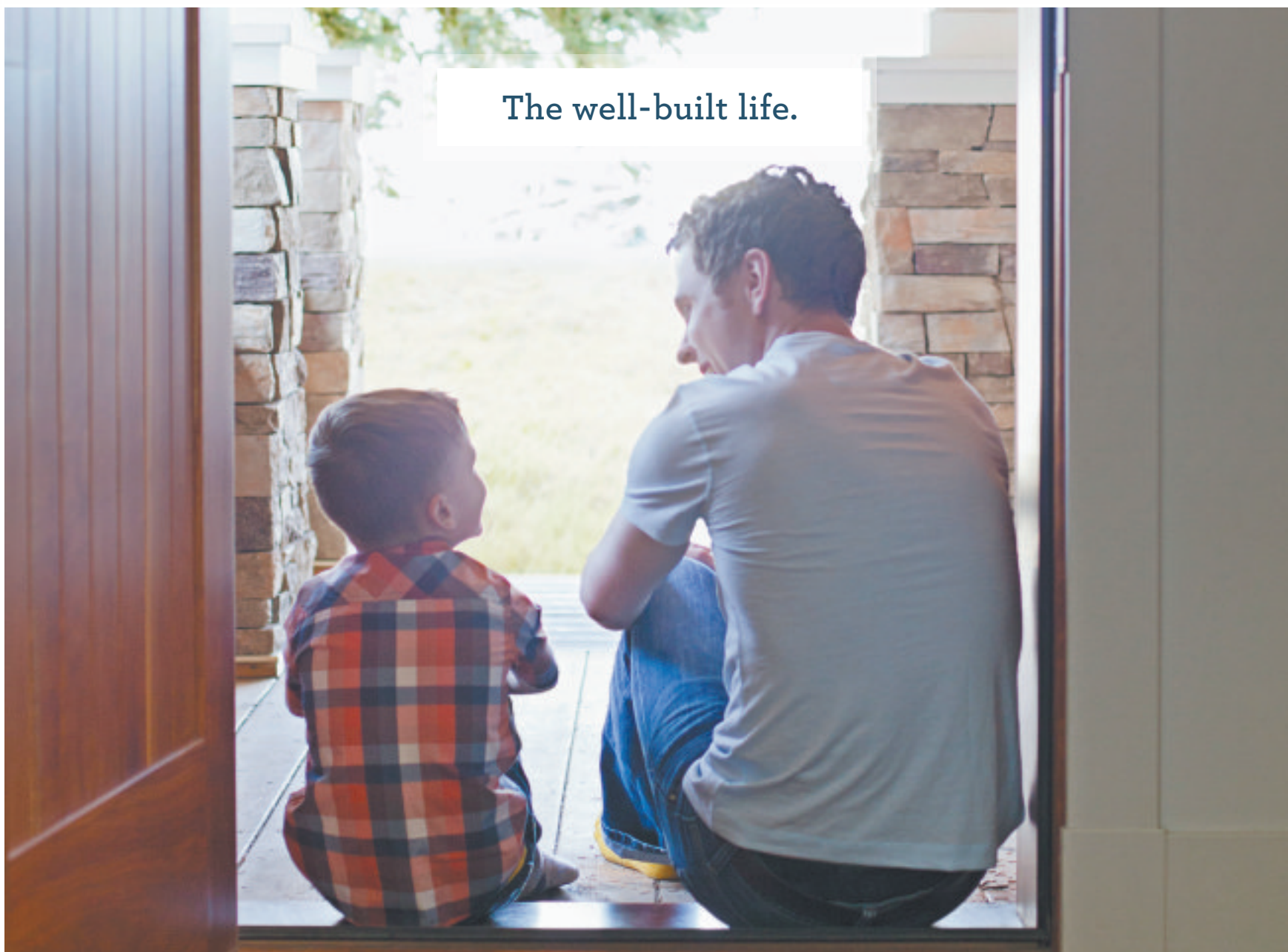
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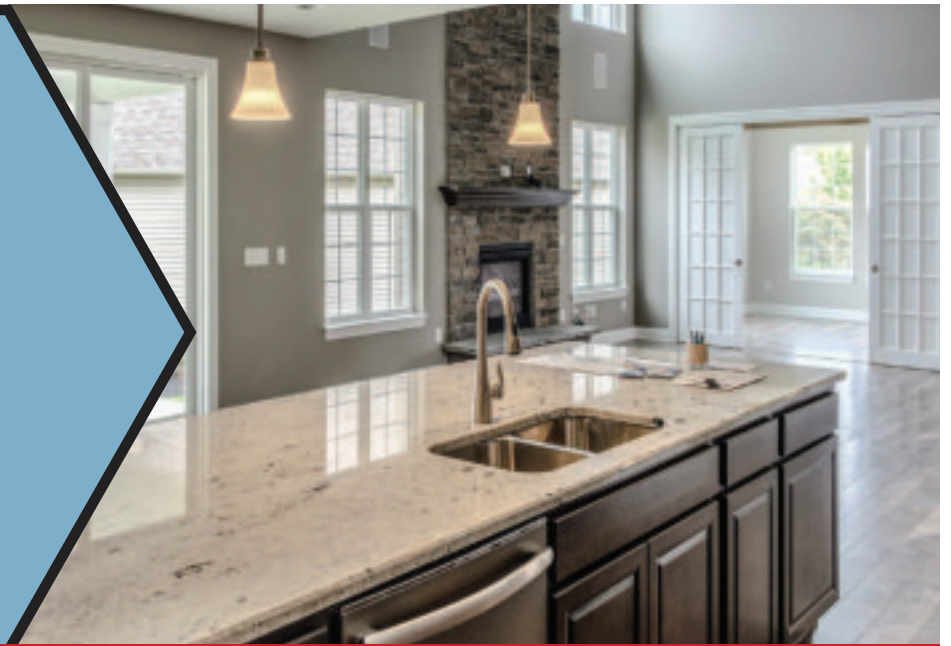


## The Hamilton • \$499,990\*

351 Glasgow Dr., Highland Heights, OH 44143  
4 bedrooms | 3 ½ Baths | 3 Car Garage | 3,809 sq. ft.

- Country club-style amenities
- Kitchen with island and GE® appliances
- Two-story fireplace with flush stone hearth and stained mantle
- Owner's Suite includes 2 walk-in closets
- Owner's Spa Bath with 5' shower, luxury tub and dual vanity

CALL 866-520-7217  
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## QUICK MOVE-IN HOMES\* AVAILABLE NOW!

## The Appleton • \$249,990\*

163 Amy Ave., Madison Village, OH 44057  
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
- Owner's Suite includes 2 walk-in closets and sitting area
- Owner's Spa Bath with 5' shower and dual bowl vanity

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## MODEL HOME UNDER CONSTRUCTION



1857 sq foot ranch model under construction on a 2 + acre wooded lot. This model home features large vaulted ceiling great room, which opens to a country kitchen with center island, walk-in pantry, 3 bedrooms, 12 ft master bath, walk-in closet and much more. Full Basement w a 4 ft Scapewell window which is ideal for a future rec room and other family uses. Oversized two car garage and much more.

Call Mr Cassell for details 440-320-8941

## LOTS AND ACERAGE

### SOME LOTS HAVE ACCESS TO A 200 ACRE METRO PARK

Take a drive down Elizabeth Drive, a quiet cul-da-sac street in Vermilion.

Only 4 lots left on Parkside Lane  
Priced from \$29,000--\$39,000

Condo lots available on  
Breezewood Dr. off Hilltop Dr.

Sunnyside Road  
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*Breezewood Lane Condos  
Vermilion  
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**\$23,958,124 is our volume to date**



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**\$245,000**

**945 Red Tailed Ln,  
AMHERST**

- 3 BEDS 2 FULL
- 1 HALF BATHS
- 2,038 SQ FT
- 0.29 ACRES LOT



**\$344,000**

312 Halstead Ln #312, WESTLAKE



**\$159,900**

212 Rustic Hill Ln, AMHERST



**\$239,900**

45754 US Highway 20, OBERLIN



**\$69,900**

298 Brandtson Ave, ELYRIA



**\$125,000**

162 W Martin Ave, AMHERST



**\$349,900**

1675 Queen Annes Gate, WESTLAKE



**\$110,000**

2110 Vermilion Rd, VERMILION



**\$40,500**

1933 W 20th St, LORAIN



**\$69,900**

553 Cooper Foster Park Rd, LORAIN

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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.



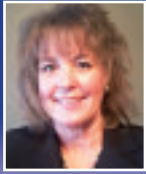
## 5780 W Erie Ave, Lot 29, Lorain

**\$11,000**

MLS#3964384

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





# Denise Rakich

440-320-3611 • deniserakich@gmail.com



4127 Ford Lane, Vermilion  
**\$259,900**

4 bdrm colonial, 1st floor master  
Cathedral ceilings, finished basement  
MLS: 3887239



237 Fairfax Rd, Vermilion  
**\$87,900**

3 bdrm cape cod, Newly renovated  
All appliances included.  
MLS: 3995468



919 W 29th St, Lorain  
**\$84,900**

3 bdrm colonial. Gorgeous woodwork  
Original owner, leaded glass windows  
MLS: 3994701



409 Kentucky Ave, Lorain  
**\$69,900**

3 bdrm colonial. Huge Dining and  
Family rooms. Hardwood floors.  
MLS: 3981355



32 Pleasant St, Wakeman  
**\$75,000**

Commercial opportunity! Previously a church.  
Entrepreneurs delight or hgtv reno project!  
MLS: 3969366



SOLD IN 4 DAYS

735 Lafayette Blvd,  
Sheffield Lake



SOLD IN 6 DAYS

99 Caesar Circle,  
Amherst



SOLD IN 4 DAYS

5381 Ridgewood St,  
Lorain



PENDING

766 Tenney Ave,  
Amherst



PENDING

527 Middle St,  
Amherst

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- Firelands Schools & bus service • Close to both I-80 & I-90 • Small pets welcome • Resident Manager

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**Cory Swanzer**  
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## Thinking of selling your house?

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

**2 Bedroom Ranch in Lorain**  
Under Contract in Less than 24 Hours!

**3 Bedroom Ranch in Elyria**  
Under Contract in Less than 48 Hours!

**4 Bedroom Colonial in Firelands Schools**  
Under Contract in Less than 2 Weeks!

**3 Bedroom Ranch in Vermilion**  
Under Contract in 11 Days!



**4283 Shore Drive, Lorain**  
Beautiful 3 bedroom, 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**



**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**



**39280 Colorado Avenue, Avon**  
3 parcel property totaling 2.78 acres commercially zoned C-4 general business. Nice 3 bedroom home on property w/ hardwood floors. **\$475,000**



**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. **\$64,900**



**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**

### **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**

# *It's time to* **SPRING** *into action.*

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## Just Listed

- 1009 Coopers Run Amherst
- 288 E Marina Lorain
- 642 Oakwood Sheffield Lake
- Baumhart Rd Lorain/Vermilion commercial vacant land

## Pending

- 14869 Lancelot North Royalton
- 2235 Garfield Lorain

## Sold

- 140 Bellfield Elyria
- 324 Lakeview Sheffield Lake
- 2122 W 14th Lorain
- 390 Broadway Amherst
- 2445 Garfield Lorain

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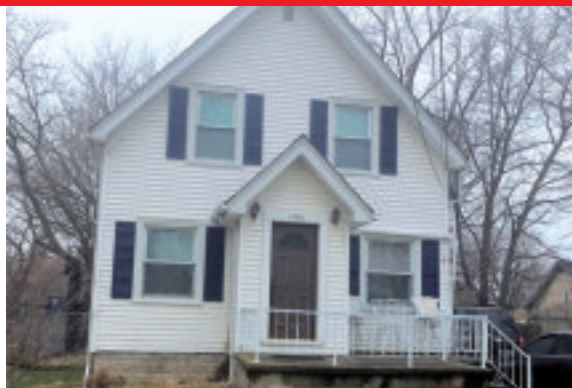


# BARCK Auction & Realty



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## 1330 Lakeview Ave, Lorain



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

## 907 West 19th St, Lorain



- Central Air • All Appliances Stay (fridge, stove, washer, dryer, freezer) • Hardwood Floors • Partial finished Basement
  - Walkin Cedar Closet in Master Bedroom • Detached Garage
- \$56,500**

## 1049 Coopers Run, Amherst



Beautiful home in a beautiful neighborhood ..... many upgrades .... check it out!

Directions: Rt. 2 to Lake Street - south on Lake St. about 2 mi. over Milan Avenue to Coopers Run.

**\$265,000**

- Beautiful 4-bedroom Colonial
- 2.5 Bath
- Built in 2001 with many updates

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Spacious 1 and 2 bedroom apartments

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Home isn't just where you live - it's a place that provides ample opportunities for you to enjoy life to the fullest. At Clover Communities, we offer affordable, high-quality senior (55+) living options with convenient locations. Plus, you'll find the peace of mind of controlled access, a wide range of amenities, and tight-knit communities waiting for you to join.

### Lorain Pointe Senior Apartments

5401 North Pointe Parkway  
Lorain, Ohio 44053  
440.522.6221



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FREE**  
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### COMMUNITY FEATURES

- High-quality senior living (55+) options
- On-site beauty salon/barber shop
- Community room with patio
- Community activities and planned trips
- Community lounge with fireplace
- Fully handicapped-accessible
- Centrally located elevator service
- Wide, well-lit hallways with handrails
- Secure building, TV-monitored entrance with controlled access
- Fitness center
- Indoor central mailbox system
- Indoor trash rooms
- Community family room with kitchen available for private gatherings
- Sprinkler system throughout building
- Smoke/CO detectors throughout building

### APARTMENT AMENITIES

- In-unit washer and dryer
  - Fully equipped kitchen with breakfast bar
  - Central air conditioning
  - Energy-saving appliances
  - Colonial Sliding Glass doors leading to private patio/balcony
  - Walk-in shower available
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## COUNTERTOPS 101

Kitchens and bathrooms are among the most common renovation projects, and countertops are often a focal point of these redesigns. However, choosing the right countertop can be overwhelming. To help make the difficult decision a little simpler, JCPenney Home Services experts offer insight on two of the most popular choices:

**Granite** countertops have long been the mainstay of a beautiful kitchen or bathroom. Granite is a natural stone, quarried from large stone deposits around the world. It can have many different variations of patterns and colors, giving each slab a unique appearance that is visually rich and dynamic.

In addition to its distinctive beauty and classic elegance, granite is also extremely durable. Granite is highly resistant to heat and scratches and, with proper sealing, offers good water and stain resistance and is easy to clean.

Granite typically needs to be sealed, both prior to installation and at least once per year. If properly maintained, a granite countertop will last for as long as you own your home, making it a potential long-term investment.

**Quartz** is another popular choice for countertops due to its durability, stain resistance and ease of maintenance.

It's an engineered product made mostly from up to 93 percent quartz, a non-porous natural stone, combined with a small amount of binder and color. Small particles of glass or reflective metal flakes can also be added to some quartz designs to achieve a more unique look. The result is an attractive slab that can be made in a wide variety of tones and colors, and can be finished to duplicate high gloss polished stone.

Quartz is one of the most durable countertop materials and one of the easiest to maintain. It is highly resistant to heat, water and stains, including stains from coffee, wine, lemon juice, olive oil, vinegar and more. Unlike granite, quartz does not need to be sealed, making it easier to maintain over time.

To aid in the planning process without the need for a salesperson, a resource like the Countertop Wizard at JCPenneyhomeservices.com lets you scope out the project and order samples online. Simply enter measurements, browse and select materials and options to get instant quotes.



# A Handy Guide to Starting a Home Remodel

## FAMILY FEATURES

**A**pprehension and inexperience keep many homeowners from pursuing renovation projects that would make their homes more functional, enjoyable and comfortable. Getting your hands dirty on the front end – with some planning and preparation – is the best blueprint for a successful home remodeling project.

To help you start your remodel on the right track, consider these tips from Gary White with JCPenney Home Services.

### Start with a plan

Although it may sound obvious, the first step really is to decide what you hope to accomplish with your renovation. At the least, begin to outline rough ideas to discuss with an expert. Reaching out to contractors before you've determined a basic idea for your project can waste time and money. Spend time listing the features you must have, as well as some nice-to-haves if budget allows. Also think about overall functionality, design and layout. If you get overwhelmed

or need ideas, don't hesitate to turn to online showrooms or magazines for inspiration.

### Set a budget

If the sky is the limit, skip ahead, but if you're like most homeowners, money matters. Have a clear idea of what you can afford to invest in your renovation before you get started, and if necessary, research the financing options available to you. Look for financing that provides deferred interest or low monthly payments to help manage the project cost. Setting a clear budget can help keep your contractors accountable, and it goes a long way toward ensuring you can enjoy your finished project without regret.

window treatments, flooring, heating and cooling, water heaters and whole-home water treatment. You can find unique landing pages for each service that provides product information, complimentary in-home consultations and online pricing quotes at JCPenneyhomeservices.com.

### Involve a professional

Unless you have the time and skills, you'll want a licensed and insured contractor to lead the project when you're ready to get your renovation in motion. It can be wise to solicit multiple bids, not only to ensure you get the best value, but also to find someone whose work, style and experience is most in line with the needs of your project. After all, this person will be a big part of your life during a fairly stressful time period. Always check references and verify the contractor's standing with local associations.

### Get ready for work

Remember that you'll need to create a work environment that is safe for your contractors and protects your valuable possessions. Establish a clear path to the project space for easy access and removal of debris. Furniture, appliances, room furnishings, valuables and breakable items should be removed from both the path to the work site and the work site itself. If your renovation project will involve an essential room, such as the kitchen or a bathroom, make alternate arrangements such as creating a makeshift kitchen with the bare necessities in another part of the house.



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