

# Homes of Greater Delaware County

Your Area Guide for Real Estate & Home Services  
August 2015



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**So how do you get the app?**

If you have an **iPhone**, go to the App Store and search for "AT&TScanner or QR Reader for iPhone." If you have an **Android**, go to the Google Play Store and search for "QR Scanner" or "ZXing". We believe these are the best applications. For **Blackberry**, go to Blackberry World and search for "QR." For other devices, go to get.beetagg.com or get.neoreader.com. From your phone, you also may go to [rem.DelGazette.com/qrapp](http://rem.DelGazette.com/qrapp)

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- \* **Virtually the entire Real Estate Market in the palm of your hand!**  
Complete information and pictures on your next Dream Home.
- \* **Never get lost again!**  
If your phone is GPS enabled, get driving directions right to the property.

- \* **In a GREAT neighborhood?**  
Your GPS will also allow you to find the properties that are closest to you exact physical location that are available to move into.
- \* **Location! Location! Location!**  
Narrow the search for your Dream Home to the your ideal neighborhood(s) by typing in an address.

# 5 Tips for Creating Fall Curb Appeal



## Refresh exterior body and trim colors

For a dramatic change, repaint your home's exterior. It's bold and can make your home stand out from other homes on the block. Not up for the bold change? To make an impact with a smaller change, add new trim colors. When updating trim, choose color schemes that match your home's primary exterior color, or complement it with a fresh twist.

## Create points of interest with plants

You don't have to stop enjoying beautiful plants and flowers simply because summer is over. Add pops of color by arranging pots filled with hearty fall flowers like mums, sedum or asters around your front door, or on a porch or deck. Incorporate planters or container gardens of varied sizes, shapes and



(BPT) - Soon, all things pumpkin spice will be here, including the home visitors that bring them. In preparation of the door bell ringing, create a little spice of your own with some seasonal curb appeal. You don't have to limit yourself to pumpkins and hay bales - below are tips and projects for sprucing up your home's view from the curb this season.

## Front door, first impressions

Your front door is one of the first things people notice about your home. Give your door a fresh face with a coat of paint in a bold fall color to draw the eye to this focal point of your home.

Another project is to replace the door entirely. Consider options with decorative glass accents, and stunning sidelights (win-

dows on either side of the door) to add more natural light while maintaining a sense of style and privacy. Plus, as temperatures start to drop, Energy Star -qualified entry doors, like those from Pella, will help maintain your home's energy efficiency. For entry door inspiration check out Pinterest, your resident showroom or your local home improvement store.

## Accessorize with new hardware

Replace your front door hardware for a quick, easy facelift. Choose hardware finishes that compliment light fixtures, mailbox and house numbers for a polished, cohesive look. You'll be delightfully surprised what a difference new hardware can make in creating an updated look to your home.

colors to add visual interest.

## Accent with lighting

As summer light fades into shorter, darker days, add exterior accent lighting to the front of your home. Illuminate a walking path with ground-insert solar lights. Or consider solar spotlights to bring out landscaping or to shine on your updated front door. Install matching light fixtures outside your front door, garage door or patio door to provide well-lit entrances that are stylish and inviting to neighbors and guests.

For more curb appeal inspiration, follow Pella on Pinterest and Houzz and visit Pella.com to connect with your local Pella representative for ideas on how to transform the look and comfort of your home inside and out.



**3860 Byers Rd**

**\$379,900**



Totally remodeled huge split level home located on 7.56 acres that is 90% wooded. Home offers over 3,600 square feet of living space with 4 bdrms, 3 full baths, living room, dining room, equipped eat-in kitchen, & family room.



Douglas J Price  
(740)272-7768  
Text XP35215016981  
to 31279 For More Info

**357 Township Road 21**

**\$165,000**



If you have a horse this is the property for you! Older two story barn with hay loft, 3 horse stalls and one tack room, lean to on back of barn for a loafing area. Fenced pasture, small pond. Additional 36'x60' pole barn.



James E Price  
(740)363-9911  
Text XP35215026329  
to 31279 For More Info

**1330 Hanover Rd**

**\$12,400**



Single wide mobile home with nice porch attached. Great kitchen with appliances. Beautiful floors.



Anne McMullen  
(740)272-0263  
Text XP35214044274  
to 31279 For More Info

**1294 Lewis Center Rd**

**\$225,000**



Situated in the heart of Olde town Lewis Center, this home is one of the beautiful originals. Built in the 19th century w/all the character & charm you expect. Situated on just under an acre of land w/2 parcels.



Anna Roush-  
(740)513-8392  
Text XP35215007640  
to 31279 For More Info

**185 Northwood Dr**

**\$169,900**



Hard to find ranch duplex home. Many updates completed by Seller include new roof 4 years ago with 30 year warranty, new HVACs 2 years ago, hot water heaters new in 2008 and 2011, newer windows and doors.



Douglas J Price  
(740)272-7768  
Text XP35215013703  
to 31279 For More Info

**240 River Oaks Dr**

**\$55,000**



Second floor condo with all new gas stove, refrigerator, and dishwasher. New hot water tank. New carpet. Bathroom completely remodel and new. New windows and new furnace.



Anne McMullen  
(740)272-0263  
Text XP35215022379  
to 31279 For More Info

**1207 Rivercrest Dr**

**\$59,000**



1 bedroom, 1 bath condo on Rivercrest Drive! Approximately 529 square feet.



Douglas J Price  
(740)272-7768  
Text XP35215012696  
to 31279 For More Info

**11172 Santa Barbara Dr**

**\$159,000**



3 bedroom, 1 bath, 3 level split. Has 1 car attached garage, fenced in backyard, shed, deck and patio. Great neighborhood.



Anne McMullen  
(740)272-0263  
Text XP35215015136  
to 31279 For More Info

**21 Scottwood Ct**

**\$95,000**



Nice 3 bedroom ranch home that is freshly painted with newer flooring. On demand hot water heater for hot water anytime. Fenced rear yard with mature trees.



Douglas J Price  
(740)272-7768  
Text XP35214038992  
to 31279 For More Info

**1776 Stratford Rd**

**\$185,000**



Sellers are selling as development potential for the land. The home can be viewed by serious buyers only. The home & the buildings on the property are being sold AS IS. The property is zoned R-5, city of Delaware.



Douglas J Price  
(740)272-7768  
Text XP35215017552  
to 31279 For More Info

**2612 Caledonia Northern Rd**

**\$130,000**



Beautifully decorated ranch on 3.9 acres, with a bit of everything! Riverfront, wooded, and with a pond, this property has it all. HUGE pole barn which accommodates 2 cars, room for stalls, and a large workshop with electric.



Shelley L Davis  
(740)816-0358  
Text XP35215025560  
to 31279 For More Info

**1210 Rivercrest Dr**

**\$72,900**



Very nice and clean ranch condo offering 2 bedrooms, 2 baths, large great room, kitchen features granite counter tops and stainless steel appliances. Handicap accessible with Hoyer lift system. 1 bath



Douglas J Price  
(740)272-7768  
Text XP35215020066  
to 31279 For More Info

**Price Realty**  
740-363-9911



MON-FRI 9AM-5PM  
SAT 9AM-12PM  
Other Hours By Appointment

**0 Bowtown Rd**



**\$59,600** Anna Roush-Clark  
(740)513-8392



Plenty of privacy on this 1.446 acre lot boasting mature trees and landscaping. A perfect spot to build your new home.

Text XP35215005055 to 31279 For More

**0 Buttermilk Hill Rd**



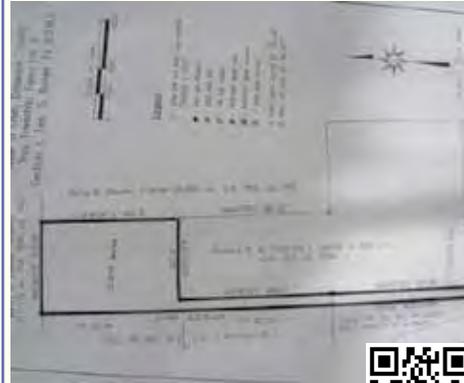
**\$54,900** Douglas J Price  
(740)272-7768



Over 6 and a half acres!  
Zoned FR-1

Text XP35214019187 to 31279 For More

**Buttermilk Hill Rd**



**\$94,900** Douglas J Price  
(740)272-7768



Private, almost 97%, wooded lot sitting back a 1,794 foot driveway with no close neighbors. Seller will install rest of driveway for a cost.

Text XP35213029527 to 31279 For More

**0 Fulton Creek Rd**



**\$69,900** Douglas J Price  
(740)272-7768



Awesome building site in the country!! This 6.277 acre site offers you a perfect building site sitting high on a knoll where you overlook your land in front of you. 996 feet of Fulton Creek frontage.

Text XP35215004417 to 31279 For More

**0 State Route 203**



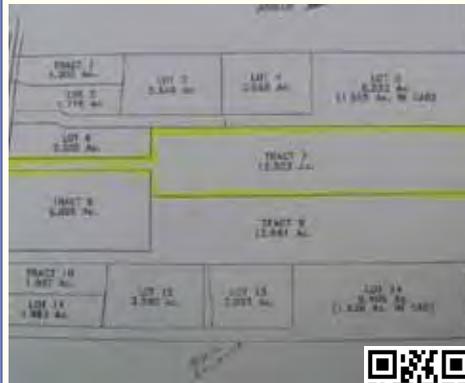
**\$57,000** Douglas J Price  
(740)272-7768



Three lots for sale.  
\$57,000.00 each.  
Tract #2 - 5.471 acres

Text XP35213034554 to 31279 For More

**0 State Route 229**



**\$89,900** Douglas J Price  
(740)272-7768



Tract #7 in McGonigle Farms Subdivision. 4.860 acres wooded. Electric and Del-Co water available.

Text XP35215021015 to 31279 For More

**1776 Stratford Rd**



**\$185,000** Douglas J Price  
(740)272-7768



Sellers are selling as development potential for the land. The home can be viewed by serious buyers only. The property is zoned R-5, city of Delaware.

Text XP35215017552 to 31279 For More

**0 Stratford Rd**



**\$185,99** Douglas J Price  
(740)272-7768



Beautiful lot with many trees, stream and waterfall.

Text XP35215020912 to 31279 For More

**Price Realty**  
740-363-9911



**MON-FRI 9AM-5PM**  
**SAT 9AM-12PM**  
**Other Hours By Appointment**



# 3 Steps To Prepare Your Credit For Homeownership

(BPT) - Homeownership is a dream for many Americans, and maybe it's one of yours as well. Making this dream a reality requires hard work, dedication and the proper preparation. You must figure out where you want to live, what type of home you desire, what you can afford and also how your credit rating may impact your home-purchasing goals.

Your credit rating can play an important role in the home buying process, and your creditworthiness could also affect the amount that you can borrow, the interest rates you will qualify for and your ability to obtain a mortgage loan in the first place.

"A consumer's credit is one of the biggest factors that goes into the mortgage-application process," says Eric Hamilton, President of Vanderbilt Mortgage and Finance, Inc. "Before applying for a loan, it is crucial to get your credit in the best shape you possibly can."

To help you build good credit and increase your ability to obtain better loan terms, Vanderbilt Mortgage and Finance, Inc. offers these tips for improving your credit:

### Pay your bills on time

Late or missed payments on any of your credit accounts, such as credit cards, mortgages and other loans, could cause a drop in your credit score. To prevent this, make your payments on time. Making additional payments whenever possible and paying extra toward the principal balance will also help to keep a good payment history and decrease the payoff timeline. Using an Extra Principal Payment Calculator tool can also help you calculate the savings that come with paying extra - generating additional motivation to do so.

### Minimize any outstanding debt and keep existing debt manageable

Paying your statement balances in full instead of letting debt accumulate can improve your

credit scores, which may result in better terms being offered from lenders. Lenders often check your credit report when you apply for a loan and measure the amount of debt you're carrying against the loan amount they've requested. Excessive debt is one of the factors that could cause a lender to decline your application.

### Avoid applying for unnecessary credit

Credit applications can appear as inquiries on credit reports, which may suggest to lenders that an applicant is taking on additional debt. Be aware of advertising or sales promotions that offer purchase discounts if you apply for a credit card. Even these cards could show up as inquiries on your credit report. These inquiries remain on credit reports for two years. Instead of applying for additional credit, use your existing lines of credit to showcase your responsible credit management by paying bills on time and paying off the debt quickly.

"There are a lot of steps you can take to improve your credit, but it's important to remember that credit scores don't change overnight," says Hamilton. "It takes time to increase your credit rating, and while it may feel like a slow-moving effort, it is well worth the wait when you get to open the door to a home of your own for you and your family."

For more credit tips, you can check out the full Guide to Credit, and find other useful guides for homebuyers on [vmfhomeloan.com](http://vmfhomeloan.com).

### NMLS Disclosure

Vanderbilt Mortgage and Finance, Inc., 500 Alcoa Trail, Maryville, TN 37804, 865-380-3000, NMLS #1561, (<http://www.nmlsconsumeraccess.org/>), AZ Lic. #BK-0902616, Loans made or arranged pursuant to a California Finance Lenders Law license, GA Residential Mortgage (Lic. #6911), Illinois Residential Mortgage Licensee, KS Licensed Mortgage Co. (SL.0000720), Licensed by the NH Banking Department, Mississippi Licensed Mortgage Company, MT Lic. #1561, Licensed by PA Dept. of Banking.

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**Jack Hilborn**

*Established 1938*

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# 5 Tips for Settling Into Your New Home



(BPT) - Though summer is winding down, for many families, hectic moving schedules are still underway. Whether you are moving this season or planning for a move in the near future, consider some helpful guidelines on packing up, moving out and settling in without a hitch - plus, the latest technologies to turn your new house into a home.

Here are five tips to help you minimize moving stress and settle in quickly:

Make a list, measure it twice. After celebrating the signing of your new home (congratulations!), it's time to begin the moving process. Even before you start packing, it's important, if possible, to visit your new home with a tape measure. Carefully measure and take note of the square footage and dimensions of

every room in your new home. Do the same with any existing appliances and furniture you plan on relocating to your new home to ensure that everything fits through the door and in the space. LG's moving guide ([www.lg.com/us/moving](http://www.lg.com/us/moving)) is designed to help and includes tips on measuring your current appliances to make sure they'll fit. If you're purchasing new large appliances or furniture, be sure to measure everything in the store or take note of each item's dimensions online to make sure it fits. Removing or replacing a refrigerator, for example, is a time-consuming and expensive task that can be avoided with careful planning. If you aren't able to visit before moving in, ask your broker or real estate agent for a copy of the floor plan.

Pack strategically, unpack easily. Pack and label items

by category, such as dishes, winter clothes and books, or by appropriate area, such as bedroom, kitchen and living room. To limit damage, be sure to pack fragile and valuable items carefully with padded packaging, and communicate fragile items clearly with your movers. To save even more hassle, pack a couple of boxes of essential items, specifically for the first night in your new home, which would otherwise be hard to find. You'll thank yourself when items such as cleaning supplies, fresh linens and a coffeepot are right at your fingertips. Staying organized is key to avoid losing your belongings - resulting in saving time and unnecessary re-purchasing expenses in the process.

Find savings and convenience in new technology. Moving is a common time to buy new electronics - and there are some simple ways to make these new purchases more customizable than ever. For example, rather than choosing surround sound speakers that require lots of cumbersome wiring to install, select a wireless speaker and TV surround sound system like LG's Music Flow. It offers a range of speakers and soundbars that you can mix and match to create a customized and easy-to-use home audio system for your new living space. With Wi-Fi and Bluetooth and Google Cast built in, systems like this let you can stream your favorite online music services, including Spotify and Pandora, straight from your mobile device. There's no need for additional hardware or wires.

Share your new address. Take initiative and update

your employer, bank, school, doctors, pharmacist and credit card company with your new address as early as possible. This can affect billing statements and formal records, which are a headache to change at a later date. Be sure to call your electric, cable and internet companies to swap your address, and inquire about any potential changes in your service. Sign up for USPS mail forwarding to ensure all of your mail reaches you in a timely manner. And don't forget to keep your friends and family in the loop! It's a busy and exiting time, so share your news!

Upgrade your appliances. If you're not planning to bring your current laundry appliances to your new home, look for a new ENERGY STAR washer and dryer with the latest cleaning technologies that help make clean-up a breeze and save on your electric bill, too. One such example is LG's top-load laundry pair with the dryer featuring an EasyLoad door, the first machine to open two ways. The unique door can be accessed from the top (hamper style) to easily toss in wet clothes from the washer and sideways to quickly unload clothes into the basket. This makes it easier than ever to drop in and unload laundry.

For additional tips on moving and settling into a new space, as well as a complete, eight-week timeline, check the helpful LG moving guide ([www.lg.com/us/moving](http://www.lg.com/us/moving)). It's impossible to anticipate every bump in the road, but having a thorough yet flexible plan will help minimize stress and ensure the moving process goes smoothly.

**Better  
Homes  
and Gardens.**  
REAL ESTATE

**bighill**.com



## The Winter Street Inn, 185 W Winter St, Delaware

Live where you work with this rare opportunity to own a fully furnished turn key Bed and Breakfast in Olde NW Delaware. Website, appointment center, past guest list and practically all furnishings are included to get you started as you put your personal touches on this 1800's brick home. Rich in history, this home has played host to many visitors to OWU and Delaware County over the years. 4BR/4BA on the second floor allows lots of space for guests. The Innkeeper's room can be found on the full walkup third floor. The kitchen was renovated in 2013, newer roof, all SEVEN FP work, finished lower level with two soundproof rooms just to name a few of the amenities. To the rear of the INN, the carriage house offers a large bedroom, full bath, and sitting area that opens up to one of the two balconies. Absolutely stunning home! Call for a personal tour to look back in time to see what your future can hold.

(740)833-3241





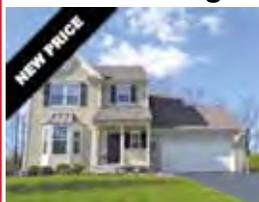
**Donna M. Travis**  
**Twin Team Plus, LLC**  
**(740) 368-8946 | (614) 348-7281**

Donna.Travis@HERRealtors.com

www.HERRealtors.com/DonnaTravis



**6669 Falling Meadows Dr.**



**NEW PRICE!**  
 MI Burton w/ many upgrades! 4 BR, 2 1/2 BA. Extra windows & 4 ft. extension in GR w/fplc, knee wall & columns in Din Rm, bay window den, 1st fl laundry, crown molding, upgraded appliances. 13 course bsmt w/cap crawl, 2 car oversized gar.

**MLS# 215014720**  
 Text  
 XP35215014720  
 to 31279 For  
 More Info

**114 Hawthorn Blvd.**



**NEW PRICE!**  
 1st fl owners ste w/full BA. Kit w/pantry, desk, extra cabinets, quartz counters, H/W fl, newer appliances. Bay dinette. Family rm w/fplc. Owner's ste up w/cathedral ceiling, upgraded bath, oversized closet. Full bsmt, paver driveway, 2 story deck, 2 car gar.

**MLS# 215015236**  
 Text  
 XP35215015236  
 to 31279 For  
 More Info

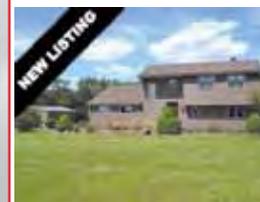
**1540 Buttermilk Hill Rd.**



**NEW PRICE!**  
 On 5+ acres! 2 barns, shed, 3 fenced paddock areas. Stone home w/2 car gar & bonus rm addition. Kitchen w/cherry cabs. 1st fl bedroom. Newer roof, appliances, restrained wood flrs. 1st fl laundry. Central Air installed 2015. Perfect hobby farm!

**MLS# 215008080**  
 Text  
 XP35215008080  
 to 31279 For  
 More Info

**9000 Welsh Rd**



**NEW LISTING!**  
 2 parcels=5.22 AC. Backs to Fulton Creek. 2+ car att. gar, add'l outbuilding. GR w/vaulted wood ceiling, 2 skylights, pellet stove. Double sided fplc. Bay window dinette. First fl owner's ste. Rear deck, patio. Updated roof, siding, windows. Artesian spring water well.

**MLS# 215028335**  
 Text  
 XP35215028335  
 to 31279 For  
 More Info

**140 N Washington St**



On the National Register of Historical Places. 3 sty home w/open foyer, original WW & winding staircase. Beautiful hardwood floors, 3 decor fplcs, 2 butler pantries. Stain glass window in DR. Parlor w/boxed window area. Paver patio, 1 car det gar, front & side porches.

**MLS# 215021125**  
 Text  
 XP35215021125  
 to 31279 For  
 More Info

**958 Ballater Dr.**



**NEW PRICE!**  
 Brick front 2 sty in Glenross Golf Club subdivision on the 10th hole. Fam Rm w/fplc. Kitchen w/center island & lots of cabinets. Large owner's ste w/soaking tub & shower. Second floor loft. Full bsmt ready to be finished. Nice size backyard and view. 3 car gar.

**MLS# 215008424**  
 Text  
 XP35215008424  
 to 31279 For  
 More Info

**2314 Troy Road**



Custom built by Diyanni Homes. Stone/Stucco exterior, cement drive, patio on 2 AC. Chef's kit w/walk-in pantry. 4 BR, 6 full baths, 2 sty Grt Rm w/fplc, Liv rm, den, up & dwn laundry, sound proof media rm, din & dinette. Lower level full kit, bath, egress windows.

**MLS# 214000741**  
 Text  
 XP35214000741  
 to 31279 For  
 More Info

**2300 W State Route 37**



Unique 3 story home on 7 AC. 1st fl owner's ste. 1st fl and LL laundry. Finished LL walkout w/ game room, rec room and lg stg rm. Look over the property from your Great Rm balcony. Beautiful stone fireplace. Pond. Small Orchard. Fenced in area. Easy access to Delaware.

**MLS# 213041130**  
 Text  
 XP35213041130  
 to 31279 For  
 More Info

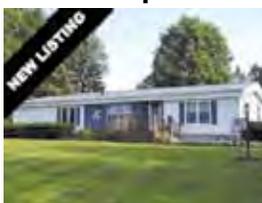
**203 N Union St.**



Cape cod home w/lg front porch. Great room open to dinette eating area. 2 BR's on the first flr. First fl laundry/half bath. Walk thru bedroom upstairs w/bonus room. Rear deck & new concrete patio. Fenced rear yd. Many updates! Close to downtown Delaware.

**MLS# 215016832**  
 Text  
 XP35215016832  
 to 31279 For  
 More Info

**239 Prospect Mt Vernon Rd W**



**NEW LISTING!**  
 Spacious Great rm w/built in cabinet, kitchen w/serving counter, fam rm w/WB fplc. 3 BR's, 2 full BA's. Covered rear porch. 36 x 28 garage/barn. New carpeting Aug. 2015. Newer metal roof. Decor pond surrounded by landscape stone.

**MLS# 215027223**  
 Text  
 XP35215027223  
 to 31279 For  
 More Info

**55 Chamberlain St**



**NEW PRICE!**  
 Cape cod w/loads of potential! Located near shopping, dining and parks. Large open kitchen with eating space and utility/laundry area. First floor owner bedroom. First floor full bath. Updated roof shingles and hot water heater. Mature trees.

**MLS# 214049484**  
 Text  
 XP35214049484  
 to 31279 For  
 More Info

**6555/6559 Hunterdon Rd**



Investment property w/4 parcels, 2 homes on 7 AC. 12K automatic natural gas house generator w/6555 & portable generator w/6559. Barn, city water or well. Great views. By Smoke Rise Ranch. Live in one home, rent one out. Perfect for college students, church groups, multiple families.

**MLS# 213041487**  
 Text  
 XP35213041487  
 to 31279 For  
 More Info

**21 New Market Drive**



Commercial opportunity! Barber shop w/2 offices, laundry & supply rm, reception area, stg shed. Attached 2 BR ranch apartment w/1 car gar. Great for add'l income. 8 parking spots in paved lot.

**MLS# 214048063**  
 Text  
 XP35214048063  
 to 31279 For  
 More Info

**24 Troy Rd**



**NEW PRICE!**  
 Business opportunity only, Orange Leaf Frozen Yogurt. Currently has a lease w/Georgetown Plaza owner's. Buyer would need to pay a franchise fee to Orange Leaf Co. Inventory/supply list will be given w/an offer. Employees remain. Offers 8 yogurt machines.

**MLS# 215018772**  
 Text  
 XP35215018772  
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 More Info

**4225/4245 US Highway 23 N**



Great investment opportunity all in one location! Easy access/visibility from highway. 1,872 sq ft commercial bldg, 1,575 sq ft 4 bedroom cape cod home built in 1829, 2 mobile homes, 4 sheds all on 1.48 acres. 2 parcels.

**MLS# 213041610**  
 Text  
 XP35213041610  
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 More Info

**5612 Ashley Road**



Quiet country location, but near city amenities. Larger than it looks! Spacious LR w/fplc, kit w/loads of cabinetry. Dining area w/access to rear patio. 2 car att gar. Bsmt is partially finished w/Everdry warranty, fam rm, rec rm, 2 BR's & stg rm. 1st flr laundry, newer roof. Stg shed.

**MLS# 214038830**  
 Text  
 XP35214038830  
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 More Info



# Donna M. Travis

## Twin Team Plus, LLC

(740) 368-8946 | (614) 348-7281

Donna.Travis@HERRealtors.com

www.HERRealtors.com/DonnaTravis



### 6485 County Road 25



**NEW PRICE!** 16' x 80' Mobile home w/3 BR's & 2BA's on 7.06 acres. Large deck overlooks the spacious backyard. Additional 30' x 18' outbuilding with electric & cement floor. Del-Co water.



**MLS# 215021331**  
Text  
XP35215021331  
to 31279 For  
More Info

### 2592 County Rd. 156



Enjoy the open space feeling on 3.27 acres w/stream and wooded area. 1 car att gar and 2 car oversized det gar. Bi-level home w/large deck. Eat in kitchen w/upgraded cabinets and pantry. Atrium doors off kitchen lead to the deck. Many improvements.



**MLS# 214015097**  
Text  
XP35214015097  
to 31279 For  
More Info

### 2217 E Strimple Avenue



Ranch home w/awning and 2 car att gar. Living room, kitchen, 3 bedrooms, full bath, Florida room, full basement and fireplace.



**MLS# 214001915**  
Text  
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### 302 Columbian Avenue



2 story home with 3 bedrooms. Front & rear porches. 2 car detached garage. Nice size lot.



**MLS# 214001213**  
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### 1893 Minnesota Avenue



Freshly painted, updated electric, siding, furnace, hot water heater, roof. 4 x 4 deck, fenced rr yd w/shed. Full basement, some hardwood floors and org woodwork. Liv Rm w/decorative flc. Partial bath on main floor. Near city parks.



**MLS# 215006047**  
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### 0 Berlin Station Rd.



3 parcels: 45.99 ac., 27.74 ac., and 1.31 ac. Bordered by Preservation Parks land on the south. Tree lined. Stocked pond w/bluegill, large mouth bass and shelter house. Crop rights. Sewer line at property. Road frontage.



**MLS# 215027158**  
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### 0 Olentangy River Rd.



15.728 acres available for development. Del-Co water available. County sewer along river available. Liberty Twp deed restrictions.



**MLS# 215019135**  
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### 0 Pollock Rd.



Olentangy riverfront w/tree line, blacktop parking area with Del Co water and public sewer available at Pollock Rd. 368.95 road frontage.



**MLS# 213041617**  
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### 0 Smart Cole Rd.



3.179 AC w/survey and soil tests completed. Easy access to Delaware and/or Marysville. Country living, but close to city amenities. Build your new home here!



**MLS# 213041252**  
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XP35213041252  
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### 0 Ostrander Rd.



Approx. 7 acres will be lot split off of the current acreage. THIS IS A LAND ONLY LISTING. Approx. 130 ft of road frontage w/driveway access. Easy commute to Delaware, Dublin, Marysville, Powell. Overlooks the Scioto Valley.



**MLS# 214019436**  
Text  
XP35214019436  
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### 0 Pittman Rd.



5 Acres currently farmed w/hay. Seller retains crop rights. Road frontage on Pittman Rd and St Rt 42. Fire hydrant on corner of the property. Build your 1,400 sq ft home or larger on this easy access acreage. Del-Co water avail. at road.



**MLS# 215016493**  
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to 31279 For  
More Info

### 0 Berlin Station Rd.



Welcome to this secluded area for that perfect country estate! 1.9 acres w/convenient access to Delaware and Polaris area. Del-Co water, gas and Time Warner cable avail. at road.



**MLS# 214015297**  
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XP35214015297  
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### 0 Strimple Ave.



This parcel consists of 3 lots which are 82, 83, and 84 in block 7. Each lot is 20' x 100'. Close to Minerva Park. Sewer, Gas and Water available. Near bus line. Motivated Seller. Make an Offer!!!



**MLS# 214001320**  
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### 0 Strimple Ave.



Well cared for large double lot in a residential neighborhood approx. 160' x 112.5'. This includes lots 15-22. Water and sewer taps available at the street.



**MLS# 214001903**  
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XP35214001903  
to 31279 For  
More Info

### 123 & 123 1/2 Dana Ave.



This home has a 3 bedroom apartment up and a 2 bedroom apartment down. 2 car detached garage. Full front porch up and down. Fenced in backyard.



**MLS# 214001367**  
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XP35214001367  
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More Info

### 221 S Dana Avenue



4 unit apartment building. All apartments are flats w/2 up and 2 down. Coin operated laundry for tenants to use.



**MLS# 214001385**  
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# Finished Basements Save Energy and Deliver More Living Space



(MS) — By finishing your basement, you can gain more living space while reducing the amount of energy loss from downstairs. Basements that are not fully finished typically do not have insulated walls or covered flooring. This can result in heat loss and cause your furnace to work overtime.

A remodeled basement offers more than additional storage space. It can provide a lot of extra room for a growing family, such as space for a gym, home theatre, office, guest suite, or a playroom for the kids.

To ensure a comfortable and inviting basement, there are a few project components to consider:

- Insulation will make sure your space warm and comfortable. For the best results, install a stone wool insulation product, a measure that can be done easily with the ROXUL ComfortBoard IS. This product is mechanically fastened or adhered to the concrete foundation wall, offering you a higher R-value and better acoustics.

- Drywall will help define the space and make it feel like a part of your home. If you

haven't tackled drywall before, consider hiring a pro to ensure your walls are seamless.



- Flooring should be water sealed and covered with an insulated material. There are many products on the market, but consider laying padding before carpet or in-floor heating before tiles.

- Personalize it with finishing touches. Select furniture that can fit down a typically steep staircase and choose items that complement the rest of your home's décor.

FH158454

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HOME-MISC HOME-INTERIOR HOWTO HOW-TO HOW TO  
REAL ESTATE TECHNOLOGY

# How to Tackle Your Home's Stubborn Stains And Odors

(BPT) - From wall stains to washing machines, indoor stains and smells can be a challenge to tackle. Luckily, there are surprisingly simple methods to erase them for good. Here are a few tips to freshen up the most stubborn spots in your home.

## Conceal wall stains with primer

Have your kids made artwork of your walls, or has your leaky roof caused a water-damaged mess? Tough wall stains like these can be hard to get rid of, but are easily sealed by applying a high-quality, stain-blocking primer. For example, KILZ Hide-All Primer Sealer covers problem areas on surfaces from drywall and woodwork to concrete and brick. It even masks over dark stains without allowing color to bleed through. With only a one-hour drying time before applying a topcoat, this is the perfect one-weekend project to cross off your list. KILZ primer can also seal off odors caused by pets or smoke.



## Eliminate refrigerator odors

Refrigerators are subject to a variety of spills and odors. Making time for fridge maintenance can help prevent unusual odors and keep your food fresh longer. To cleanse and polish your fridge, begin by emptying the contents of your fridge and throwing out, recycling or composting any food that is expired or beginning to smell.

Next, pull out any removable drawers or shelving and place them in the sink. Using a damp, soft cloth or non-abrasive sponge, wipe down these pieces, the interior of your fridge

and the door with a multi-purpose cleaner. Or, mix two tablespoons of baking soda with one quart of hot water for a natural soap alternative. Don't forget the seams of the shelves and rubber door seal.

If your fridge requires an extra-deep cleaning, unplug it while you work to avoid wasting energy. Before putting all of your food back into the fridge, wipe down the exterior of each jar or container with a damp cloth. Repeat this process every two or three months for the best results.

## Make grout lines shine

Tile surfaces are prone to dirt and debris, especially in bathrooms or high-traffic areas. To keep tile looking fresh and new, grab an old toothbrush or electric toothbrush for a deeper scrub. Before you start, wash the surface with water then mix two parts baking soda with one part water. Scrub the resulting paste into the cracks and crevices, then douse with water again. If the grout lines are stained, spray a mixture of equal parts vinegar and warm water onto the area and brush. After a final rinse, the grime will be gone.

## Prevent a moldy washing machine

If you own a front-loading washing machine, you've probably noticed the unpleasant smell that can linger after completing a load of laundry. Despite being more energy-efficient, these machines have a tendency to hold odors and harbor mold. To clean and prevent grimy buildup, try this: instead of detergent, cycle two cups of vinegar and a quarter-cup of baking soda on a hot setting. When it's done, use a clean sponge to scrub down the inside. Finally, rinse with a plain-water cycle, and you'll see (and smell) the results.

Whether in the kitchen, bathroom or laundry room, tricky stains and odors in your home can be a tough job, but with these four tips you'll be able to eliminate a few messy tasks in no time.

# 5 Ways To Get Buyers To See Your Open House As Their Next House



Try this simple recipe to create a warm, comforting atmosphere that can help put potential property buyers at ease with these recipes:

- 1 cup coarse-grained, chunky sea salt
- 1 teaspoon jojoba or grapeseed oil  
*(just enough to make the salts glisten)*
- 25 drops vanilla precious essential oil
- 10 drops lavender essential oil
- 10 drops sweet orange essential oil

Mix salt and oils, pour into a decorative dish or bowl and set out on a table. Placing the crystals in a warm sunny window or near a heat register will help diffuse the delicious aroma throughout the room. Stir in additional essential oils to boost the scent as needed.

More recipe ideas and open house tips can be found at [www.auracacia.com](http://www.auracacia.com).

- **Time for a makeover.** If your home needs a more substantial makeover before it can sell, focus your energy and your money on the most important rooms in the home. Kitchens and master bedrooms sell homes, meaning that a granite countertop, new appliance or fresh coat of bedroom paint will give you a better chance to sell your home than other projects may allow.

- **Cut the clutter.** Even the cleanest homes still feel messy if there's lots of clutter. Before your open house, adopt a minimalist approach and keep your home as clutter-free as possible. Remember, you want buyers to see the beauty of your home, not simply the items you keep in it.

- **Start at the curb.** Poor curb appeal can put buyers off to your home before they even step foot inside. Make sure your home's outside is every bit as beautiful as the inside. Paint the exterior if you need to, plant flowers in the flower bed and mow the lawn. Buyers should never walk up to your front door already thinking it's a fixer-upper.

An open house provides an excellent opportunity to showcase your home and help buyers fall in love with. And once they do, they're sure to make your current home their future home.

(BPT) - What makes a person or a family decide a home is the perfect for them? Is it all location, location, location? What about price, schools or the neighborhood? Or is it something else; a feeling they get when they walk in the door, a detail they notice or a scent in the air.

If you're selling your home your home, your location, neighborhood and school district are predetermined. Yet there is plenty you can do yourself to make sure your open house has that wow factor and captivates would-be buyers. Here are five tips to get you started so that next family will determine your home is the perfect home.

- **Get clean.** It sounds simple, but it's amazing how many homeowners don't clean their homes before an open house. This is one case where lived-in isn't going to cut it. The kitchen and bathrooms should be spotless, cracked tiles should be repaired and any plumbing issues should be addressed. Expect that people will try the sinks and flush the toilets. If you don't feel you can get your home ready on your own, hire a professional cleaning service to do the job for you. The money you spend on the cleaners will be well worth it when your house sells quickly.

- **Add a fresh sent to the air.** Your home should be pleasing to the eye as well as pleasing to the nose. Realtors have recognized the benefits of great smells for years. You can keep your home smelling great throughout the showing - and without synthetic ingredients - by using pure essential oils from Aura Cacia.



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**\$424,900**

**MLS#  
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Stephanie J VanGundy (740)816-1031  
stephaniejharlow2@gmail.com

This property is any horse lovers dream! The exquisite 6.31 acres was beautifully planned and executed. Custom built one story property offers 3 bedrooms, 2 full baths, extra wide 3 car garage and concrete patio.



Text XP35215027728 to 31279 For More Info



**\$184,900**

**MLS#  
215027728**

Sandra S Frey (614)519-4626  
sandy@sandyfrey.com

Open floor plan and tasteful updates make this lovely home one that you must see! Large cooks kitchen that overlooks the spacious family room. Formal living room and private owners suite with vaulted ceiling, walk in closet, soaking tub and shower. Neutral throughout.



Text XP35215019044 to 31279 For More Info

**LOTS OF UPGRADES**



**\$54,000**

**MLS#  
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Teresa L Ulliman (614)679-8738  
tullima@columbus.rr.com

Beautiful and move-in ready, this open 3 Bedroom/2 Full Bath double wide home is located in the desirable Shroyer's Mobile Home Park! Features a large great room with wood burning fireplace, dining room area off the fully equipped kitchen.



Text XP35215013142 to 31279 For More Info



**\$189,500**

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Stephanie J VanGundy (740)816-1031  
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Motivated Sellers!! Summer time opportunities await in this fenced in backyard in The Woods at Locust Curve!! New roof with a transferable warranty!!



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**\$269,900**

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Rebecca Wood Meek (513)520-9615  
rwoodmeek@aol.com

This 2 story country home is the one you have been dreaming of. It has been beautifully landscaped and lovingly maintained. The perennial beds require minimal work and provide maximum pleasure. Spend your summer evenings enjoying the view from your patio.



Text XP35215026355 to 31279 For More Info



**\$144,100**

**MLS#  
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Sandra S Frey (614)519-4626  
sandy@sandyfrey.com

Great earning potential with this Forest Park Double. New AC unit in 2014, with an additional one year warranty that expires in July 2016. Composite deck enclosed with new fencing.



Text XP35215028839 to 31279 For More Info



**\$140,000**

**MLS#  
215028839**

Beth A Fisher (614)554-3020  
BethFisher12@gmail.com

Where can you LIVE FREE? Occupy the lower 2 bedroom unit and rent the 2 units upstairs to pay your mortgage! This 3 unit historical home was once a thriving Bed & Breakfast and still could be with the right owner.



Text XP35215023709 to 31279 For More Info



**\$85,000**

**MLS#  
215023709**

Stephanie J VanGundy (740)816-1031  
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Gorgeous 5.014 acres for sale in Marengo, Ohio!! The options are endless with this secluded property. There is a 3 bedroom, 2 full bath, 2 car attached garage house trailer situated within the 5 acres.



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**Text XP35215028597 to 31279 For More Info**



Beth A Fisher (614)554-3020  
BethFisher12@gmail.com

**\$335,000**



Welcome home to the country where Mr. & Mrs. Clean live and who have loved this incredible custom built one owner home! There is so much to offer in this impeccable mini farm; barn with stalls, paddock, separated pastures, fenced garden spot to keep critters out, huge shed, 2 streams for perfect drainage, and lots of room to play.

**Text XP35215018033 to 31279 For More Info**



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BethFisher12@gmail.com

**\$400,000**



**Come home to the country!** Fabulous executive home just 3.7 miles from the Delaware County line; just a few minutes to ST RT 23. Incredible home surrounded by lots of mature trees & meticulously maintained. Home boasts **lots** of living space & loads of upgraded materials w/ granite, Amish-made custom kitchen cabinets.

**Text XP35215017031 to 31279 For More Info**



Beth A Fisher (614)554-3020  
BethFisher12@gmail.com

**\$399,000**



TWO homes for the price of ONE and perfectly situated on SEVEN acres. Sitting way back the lane and surrounded by woods. Main home offers 3BR/2BA, mother in law suite with 1BR/1BA, both have great rooms, screened porches, separate utilities rooms.

**Text XP35215024415 to 31279 For More Info**



Stephanie J VanGundy (740)816-1031  
stephaniejharlow2@gmail.com

**\$328,500**



This beautiful one owner home nestled in Lake of the Woods, offers character that you cannot get just anywhere! This 4 bed, 2 1/2 bath Tudor style home features: barn wood & beams from a 200 year old barn, brick wood burning fireplace, dutch door & 2-story barn for additional parking or store your sail boat! New HVAC, roof & solar attic

**Text XP35215020842 to 31279 For More Info**



**\$179,000**

MLS#  
215020842

Stephanie J VanGundy (740)816-1031  
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This secluded 1-story property, located on the desirable Kirkwood Drive in Delaware, Ohio is absolutely gorgeous! Hardwood floors, built-ins through-out and the list goes on.....you must see this property!

**Text XP35215026736 to 31279 For More Info**



**\$350,000**

MLS#  
215026736

Beth A Fisher (614)554-3020  
BethFisher12@gmail.com

Fabulous Custom Built One Owner Home backing to a wooded Nature Preserve! Impressive Cherry Kitchen with breakfast bar and eating space, walk in pantry, true double ovens, Granite countertops, gas stove and a relaxing gathering room with fireplace.

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# Planning A Home Improvement Project? Financing Is The First Tool You'll Need



(BPT) - If you're planning a home improvement project this year, you're in good company. The economy and housing market are recovering, home values and equity are rising, and many homeowners are beginning projects they had put off over the past few years. A recent report by the Joint Center of Housing Studies at Harvard University predicts that the home improvement industry could post record-level spending in 2015.

Creating your dream home could involve major work, like remodeling a bathroom or finishing a basement, or smaller changes like landscaping or new flooring. As costs can range from \$30 for a can of paint to six figures for big additions, a significant part of planning your project is financing. Numerous options may be available and it's important to seek information from an experienced financial professional.

"Many consumers aren't aware of all the financing options for home improvement, or they may not have thought of those

options to pay for the work they want to do," says Kelly Kockos, senior vice president with Wells Fargo Home Equity. "Homeowners can start by defining a vision of what they want their finished project to look like, and talking with a banker or lender to explore how to pay for it."

As you prepare to make decisions about financing, ask yourself these questions to get started:

**Size of project:** How much do you want to spend, and will you need access to funds throughout your project or one lump sum? You may not know your total budget but it's important to have a good idea of what your project might cost. **DIY vs. contractor:** Are you planning to do the work yourself or hire a contractor? If you are using a contractor, references and your own research can help you make an informed choice. **Repayment plan:** Will you need long-term financing or is short-term financing sufficient? If you plan to borrow funds, consider the monthly

payment that would fit your budget. These are some common financing options to explore:

- Home Equity Line of Credit (HELOC)** - A HELOC can provide ongoing access to funds using the equity in your home, which typically results in lower interest rates than unsecured credit. This type of credit may also provide you potential tax benefits. Consult your tax advisor regarding the deductibility of interest. Wells Fargo has a combination of industry-leading features to help you borrow responsibly - principal and interest payments that rebuild your equity, annual and lifetime rate caps, and the ability to lock and unlock your rate with a fixed rate advance.

- Mortgages with built-in renovation financing** - These loans help homeowners complete renovations with a loan amount that is based on an appraiser's estimate of what the property value will be with completed improvements. This is also an

option for aspiring homeowners who purchase properties that need repair. Whether a home purchase or a refinance, this option finances the renovations and mortgage in one loan. Wells Fargo is the nation's leading originator of renovation financing, with a dedicated team of home mortgage consultants specializing in renovation lending.

- Cash-out refinance mortgages** - A cash-out refinance replaces your current mortgage with a new and larger mortgage that pays off your current balance and allows you to use the equity in your home to provide additional funds for other purposes.

- Credit card** - Credit cards can be used for large or small purchases and may earn rewards, which can add up to significant benefits when you're making big home improvement purchases. However, credit cards often have higher interest rates than other loan or credit options, which should be taken into consideration.

- Personal loans and lines of credit** - These personal credit options typically offer quick credit decisions and access to funds in a day. Lines of credit provide ongoing access to funds.

- Savings** - If you have a do-it-yourself project or a small renovation, accessing your savings might be an option. By paying cash, there is faster access to funds and nothing to repay.

Your bank may not be the best source for what color to paint your room or which walls to move, but it can help you identify your financial options. Each option has its associated benefits and considerations, and your bank can provide valuable information to help you make informed decisions about which options are right for you. More information and tips on home improvement financing are available online in the Wells Fargo Home Improvement Lending Center, including a financing option comparison tool.

With these tips and the help of a finance professional, you can go from imagining your modern kitchen or new deck to getting started on them.



## Quick Tips to Reduce Moving Stress

(BPT) - Moving brings exciting possibilities of a different neighborhood, fresh spaces to decorate and new family traditions to be made. But it also means leaving behind people and places you love. While some sentimental items can be taken to your new place, many memories just aren't transportable. That's why it's even more important to protect those goods that can make the move.

To help ensure your treasured belongings arrive safely to your new home, be prepared and arm yourself with tools that make safeguarding your possessions simple and less stressful.

### Make room for new memories

Although you want to preserve your memories, taking everything with you isn't necessarily the best decision. Moving is the perfect opportunity to or-

ganize and purge items you don't need or won't use in your new residence. To lessen the load on moving day, hold a garage sale or donate unwanted items to a local charity. Plus, if you're trying to sell your current home, the less clutter the better.

Once you've determined which objects will make the move, decide where they'll go in your new place. While some of your belongings are currently in the den, will they be in the spare bedroom now? Make the unpacking process simpler by creating a plan for your new space in advance and pack according to where things will go, not by where they've been.

### Organize, don't agonize

Starting the process early can help avoid nerve-racking, last-minute packing, and give you time

to be a bit nostalgic. Before you begin boxing things up, take videos and photos of each room to preserve your memories of that space. Don't forget to include outdoor areas like a backyard treehouse or hand-prints in the patio cement.

Then, make a checklist of everything you need to accomplish before moving - packing, cleaning, cancelling and restarting utilities, registering the kids for school - and set a timeline for completing each step. Once you're ready to start packing, do it methodically, working room by room to make the task seem more manageable. Start with decorative pieces that you can go without for a month or so, keeping items you need daily for last.

### Protect delicate possessions

To ensure your belongings arrive safely, it's essential to pack possessions with extra care. Safeguard breakables with wrapping materials designed to protect fragile goods, such as Duck brand Bubble Wrap cushioning. It features a nylon barrier that prevents air loss, ensuring the bubbles remain filled for the best protection.

Next, pack items in clean, sturdy containers in a variety of sizes. Use large boxes for bulky, yet lighter furnishings, such as pillows and blankets, and place heavier objects in smaller boxes to avoid unnecessary strain. Seal boxes securely with a quality packaging tape, like Duck brand EZ Start packaging tape. Its Frustration Free

special release technology means you never lose the tape end (a major frustration when packing numerous boxes), plus it won't split or tear.

Be sure to label boxes clearly, marking them on the sides of the boxes, not the top. This step makes it obvious what's inside, even if they're stacked. You also can use different colored or printed packaging tapes to color code each room - red for the bedroom, blue for the kitchen.

### Have help on hand

Moving is hard work, so recruit friends and family to help with packing and unloading on moving day. You'll love showing off your new place, and it'll help with the transition to see that loved ones aren't too far away to make the trip. Just be sure to promise plenty of food and drink as a reward for their hard work.

Put together an "open me first" box with the gear you'll need immediately, such as tools to assemble furniture, cleaning supplies and shelf liner for drawers, closets and kitchen cabinets. Be sure to include some festive treats, like a favorite dessert, so the family can relax and enjoy your new space.

Moving should be more celebratory than stressful. With just a bit of planning, you can protect the memories you love most, and ensure a successful start to your life in your new home.

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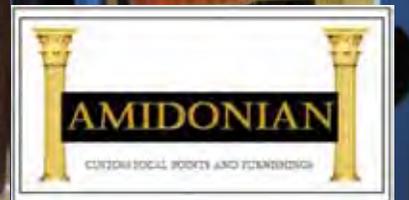
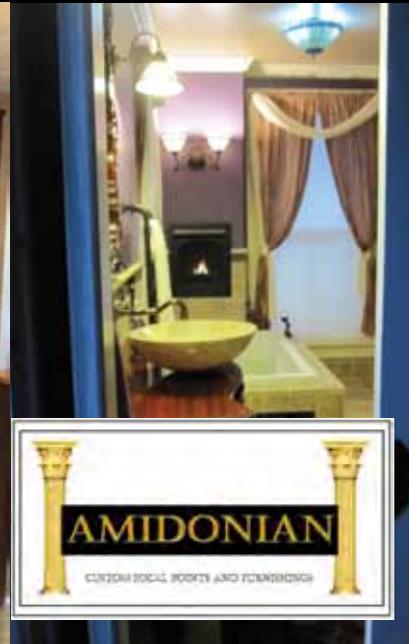
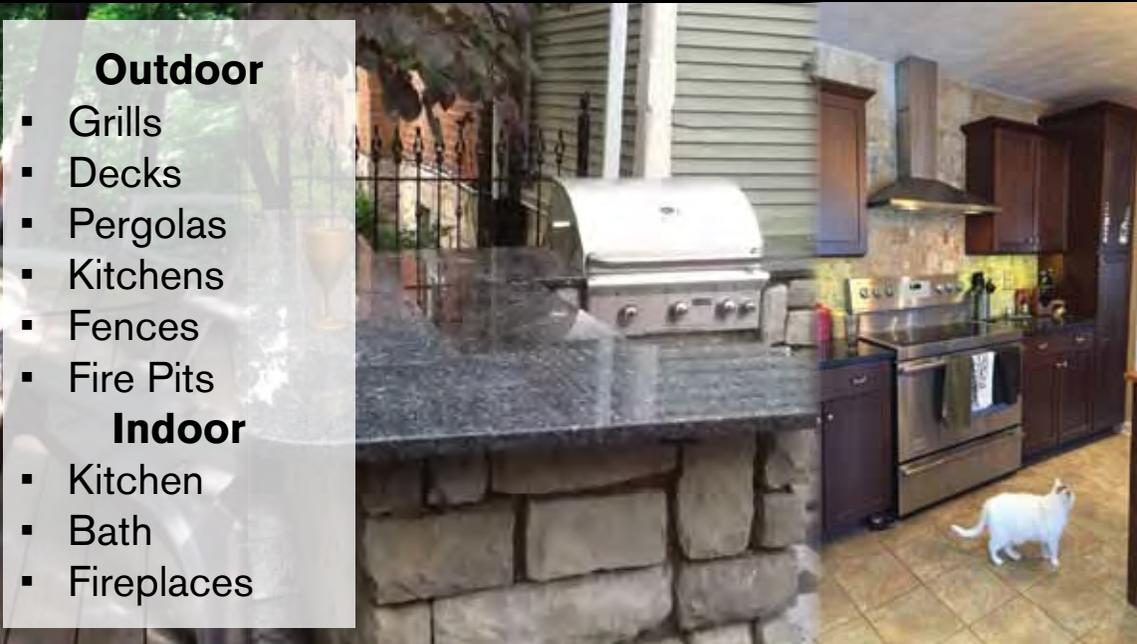




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