

Homes of Greater Delaware County

Your Area Guide for Real Estate & Home Services
September 2015



This Home Listed by
Price Realty
Details on Page 7

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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

Look for the sign!

See a house that interests you?

Homes with **The Delaware Gazette Homes Real Estate** sign feature a unique code. Just **text the number on the sign to 31279** and get info about that property sent right to your phone, along with the agent's contact information.

On the go?

Go to rem.DelGazette.com to power your search wherever you are.

At your desk?

Go to homes.DelGazette.com and find your next home!



A User's Guide to The Delaware Gazette Homes Mobile Site
If you have a smart phone, check out the advanced features by simply going to rem.DelGazette.com or shoot any of the QR codes in this publication.

*** 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!**

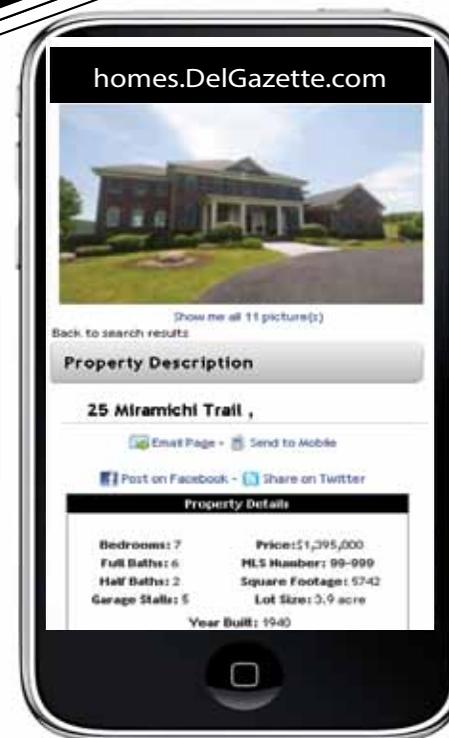
If your phone is GPS enabled, get driving directions right to the property.

*** 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.



Who is responsible for repairs during a home sale?

Many questions arise during the home-buying process. Buyers looking at homes that require a good deal of TLC may wonder who is responsible for the home's repairs, particularly if such repairs are needed to secure a certificate of occupancy. Depending on the situation, there is no clear-cut answer.

There is no perfect home, and things that are acceptable to the current owner may not be acceptable to the buyer who is looking to become the next owner. The home-buying process is typically a careful cooperation between buyer and seller to find a middle ground. The buyer may have to make some concessions, as will the seller. Ultimately, it is this cooperation that often determines if the sale goes through or is terminated.

Before any negotiations can begin regarding repairs, it is advisable for a buyer to have an independent inspector come out and look over the home and property. Most real estate agents will suggest this be done as a first priority -- even before a contract is entered on the home. An inspection will unveil any potential problems in a home and indicate things that the buyer may not be aware of, including items that do not meet with code or could be unsafe. An inspector also may point out problems that could cause a mortgage lender to give pause. This may mean the lender will deem problems unsafe and refuse to fund the mortgage until repairs are made.

A copy of this inspection report should be sent to the home seller to review with his or her attorney and real estate agent. The buyer working with his own real estate attorney and agent can petition for certain repairs to be made. Many sellers will make such repairs to ensure the purchase goes through, or they will accept a lower purchase price to compensate for the needed repairs, which the buyer will then make. Buyers might want to hire a good real estate attorney to write clauses into the contract to protect their interests. This allows the buyer to forfeit the sale and walk away from the contract should an issue arise.

The rules often change when buying a home that is a short sale or in foreclosure. A home that is in distress is typically in this situation because the current owners cannot afford to pay their mortgage, and thusly, are not able to afford repairs. According to Think Glink, a money-management Web site, buyers may try to negotiate repairs with the seller, but they shouldn't assume that sellers (or lenders in the event of a bank-owned home) are responsible for the repairs. Generally speaking, most short sales and foreclosures are sold "as is" and may even specify that repairs and requirements for the certificate of occupancy are the buyer's responsibility. A buyer also can ask to have the home price reduced to cover the repairs. But foreclosures are often already deeply discounted.

Buyers should know that, for a home that is not in foreclosure, there are some repairs that should ultimately be the responsibility of the seller. If these repairs are not made, a buyer should think strongly about walking away from the deal, according to Why6Percent.com, a real estate marketing site. Such repairs include:

- * lender-required repairs that could impact home safety
- * leaky pipes
- * water penetration issues, including a bad roof
- * unsafe decking or handrails
- * wet basements or crawl spaces
- * insecure foundations or obvious structural damage
- * poorly functioning sewer lines or septic system

It is always advisable for buyers to speak with a reliable real estate attorney and a trusted real estate agent to guide them through the process of buying a home. These people can help buyers navigate the important decisions that can affect the home they'll be living in for the next several years.



Home buyers may be able to negotiate that sellers repair major structural issues, such as a leaky roof. If not, negotiate a lower sale price.



20 Troy Road, Delaware

(740)833-3241

Text XP35215024873 to 31279 For More Info



\$424,900

**MLS#
215024873**

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 XP35215029240 to 31279 For More Info



\$135,000

**MLS#
215029240**

Lisa D Klingel (740)815-2564
lisa.klingel61@gmail.com

Unbelievable property offering a phenomenal 32 X 60 Amish built barn with a metal roof that resonates relaxation! 5 acres of land offering redbuds, dogwoods, maples, walnuts, pines, apples, pears, buckeyes, berries, peaches, pears, grapes, and pawpaws!

Text XP35215019044 to 31279 For More Info

LOTS OF UPGRADES



\$48,500

**MLS#
215019044**

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 XP35215032353 to 31279 For More Info



\$325,000

**MLS#
215032353**

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

Opportunity awaits you...just steps away from what all Grandview offers, sits this beautiful 2 bedroom suite townhouse condo! This condo features, hardwood floors, granite counter tops, stainless appl.

Text XP35215013540 to 31279 For More Info

WELL MAINTAINED



\$159,900

**MLS#
215013540**

Peggy S Hoffman (740)272-0231
phoff71@yahoo.com

Lovely 3 bdrm., 2 bath home close to the park! Many, many updates have made this home low maintenance. First floor laundry, large kitchen, 24'x24' garage with concrete drive. Storage bldg. Enjoy the convenience to downtown. Priced to sell at \$159,900.

Text XP35215006476 to 31279 For More Info



\$47,777

**MLS#
215006476**

Lisa D Klingel (740)815-2564
lisa.klingel61@gmail.com

Excellent storage and opportunity available. Conveniently located. Church offers some original features and woodwork. Church offers approximately 2008 sq.ft and was built in 1900. Warehouse offers.

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



\$82,000

**MLS#
215023709**

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

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

What a home for everyone to enjoy with 5 BR, 3.5 BA, 3 separate living areas, Amish Oak kitchen, barn with stalls, fenced pastures & garden area, whole house generator, and meticulously maintained by the original owners... all of this on 7.88 acres for only \$335,000.

Text XP35215029236 to 31279 For More Info

Lisa D Klingel (740)815-2564
lisa.klingel61@gmail.com

\$469,900

Custom designed one owner home located within minutes of downtown Delaware and Powell, resonates elegance while offering a fully equipped gourmet kitchen, granite counters, wine closet, wet bar, 3 fp, incredible owners suite, surround sound int and ext 3-4 bedrooms and 5 1/2 baths, all natural 2 level stone patio, ravine lot, fenced yard.

Text XP35215033443 to 31279 For More Info**\$199,000**

MLS#
215033443

Lisa D Klingel (740)815-2564
lisa.klingel61@gmail.com

Lovely 2 story great room that opens to the 2nd story loft. Hardwood floors, partially finished basement offering an additional bedroom and full bath, and a large fenced yard. Come home to relaxation and comfort.

Text XP35215025964 to 31279 For More Info**\$268,900**

MLS#
215025964

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

This little gem is mighty with over 2800 sq ft and offering 4 BR, 3 BA, solid brick home, double lot in NW Delaware, hardwood floors throughout, newer kitchen with massive granite island, separate entertaining area with outside entry, lots of natural light!

Text XP35215024415 to 31279 For More Info**\$328,500**

MLS#
215024415

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

This beautiful one owner home nestled in Lake of the Woods, offers character that you cannot get just anywhere! This 4 bed, 2.5 bath Tudor style home features: wood & beams from a 200 year old barn, brick wood burning fireplace, dutch door & 2-story barn.

Text XP35215017031 to 31279 For More Info**\$395,000**

MLS#
215017031

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

If you ever needed a home to blend your families, this is it! Offer two homes for the price of one. One is 3 BR, 2 BA and an open floor plan and the other is a 1 BR, 1 BA open floor plan home and both are connected by a 4 car garage. 7 acres of country bliss!

Text XP35215026736 to 31279 For More Info**\$350,000**

MLS#
215026736

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

Quality custom built home that is surrounded by a nature preserve and offering 4BR (all with walk in closets), 3.5 BA, open floor plan, walk out lower level, gathering room, formal dining, first floor master and laundry, 2 stone fireplaces, granite.

Text XP35215032613 to 31279 For More Info**\$124,500**

MLS#
215032613

Carol J Brulotte (740)833-3241
brulottecj@columbus.rr.com

Move-in ready 3 Br home features open floor plan, gas FP, 2nd floor laundry & 2 car garage. New high quality laminate flooring on 1st floor. Freshly painted. 1 block from neighborhood pond. 13 month Home Warranty of America included. Listing agent related to sellers.

Investment Opportunity

- 4 buildings with a total of 10 units.
- 2 buildings with a total of 6 units.
- 2 buildings with a total of 4 units.

Located in Delaware.
Call Kathy Temple at 740-815-2435
for additional details

**Christmas Lighting
Contest for Delaware
County December 17th
2015**

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.com

**20 Troy Road, Delaware
(740)833-3241**

Home insulation is a smart investment

(MS) -- While investing in retirement is top of mind for many of us, there are other investments that can pay off over a longer period of time, like insulation. Home improvement specialists tell us that we can protect our home investment, too, with a spray foam insulation like the popular-selling, Icynene. This type of insulation can provide a complete air seal with optimal R-values, delivering up to 50 percent in monthly energy savings. More information on this topic is available online at www.icynene.com.



Selling or Staying Put? Either Way, Give Your Home a Facelift

(StatePoint) Want to get your home noticed? There are many ways to add value and design appeal to your home's exterior, and doing so is important, say experts.

"If you're selling your home, updates add value and curb appeal. And if you're staying long-term, these improvements will boost the functionality and form of your home for your own enjoyment," says JJ Rogers, sales operations manager with Fypon, a manufacturer of decorative millwork elements.

To add instant appeal to your home's exterior, consider these

tips from Rogers and the experts at Fypon.

Think 24-Hours

If you think your home's curb appeal matters only during daylight, think again. After-hours curb appeal can be just as important.

"A well-lit home has a warm, welcoming glow and adds to the security of the home," says Rogers,

Here are some ways to light up the night with evening curb appeal:

Mortgage Loans close to Home!



Construction Loans
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Fidelity Federal

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 1940 State Route 37 W 740-363-1233
 Delaware, Ohio www.fidfedel.com

All loans closed locally.

- Place solar-powered lights on walkways and key landscape areas to create safe pathways and highlight the home. Flank the entry door with lights for guests' convenience, and to better see who is visiting after dark.

- Replace burnt-out bulbs and do a good cleaning of light fixtures.

- Install motion sensor lighting to make it easy for visitors to safely enter your driveway, while helping to deter burglary attempts and to know when roaming animals are in the yard.

Daylight Curb Appeal

- Replace rotting wooden trim, shutter, louvers and balustrade systems with easy-care polyurethane products that require minimal upkeep while resisting insects, decay and

moisture.

- Accent the tops of windows by adding a crosshead and keystone.

- Never underestimate the power of flowers. Adding window boxes, as well as planters on the porch, steps or throughout the yard, instantly increases curb appeal.

- Add a low-maintenance timber or smooth polyurethane trellis system over a garage entry to add dimension and appeal to the door you drive through daily.

- Install a Door Surround Kit around a home's entryway. Each kit comes with a set of pilasters to flank a standard single door and a decorative crosshead to "sit" on top of it. Fypon offers these kits in Colonial, Craftsman and Empire styles, plus a different variation in Stone.

Top-Down Color

For any home style, color counts. Homeowners can add pops of complementary color using a top-down approach.

Start with the roof, then work your way down to siding, trim, doors and landscaping.

For a free downloadable "FRESH Color Schemes for Your Home Exterior" ebook, visit <http://fypon.com/design/>.

Keeping home exteriors clean, clutter-free and colorful can go a long way toward boosting curb appeal. Take time to focus on the beauty of your home's exterior with a thorough clean-up and strategic upgrades.



3860 Byers Road

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 bedrooms, 3 full baths, living room, dining room, equipped eat-in kitchen, family room & rec room both offer a woodburning fireplace.

Some wood floors. 2 car attached garage. Patio. Outbuilding.

Call Doug Price (740)272-7768

**68 N. Sandusky Street
Delaware, Ohio 43015**

Located in Pleasant Downtown Delaware!





Donna M. Travis

Twin Team Plus, LLC

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

Donna.Travis@HERRealtors.com

www.HERRealtors.com/DonnaTravis



150 Dogwood Drive



Stratford Woods presents a Ryland built immaculately kept, 2 story w/ neutral decor. 1st flr H/W flrs. Family room w/gas log fireplace. Center island table in Kit. 6 panel melamine interior drs. 2nd flr laundry. Full bsmt ready to be finished. Fenced rear yard w/deck



MLS# 215032129
Text
XP35215032129
to 31279 For
More Info

23 Greenhedge Circle



Village of Willowbrook Farms condos. All white cabinets & woodwork w/ newer carpet & neutral decor. End unit w/Florida Room. Grt Rm w/direct vent flpc and cathedral ceiling. Kit w/serving bar. Gar has pull down stg. Private community swimming pool.



MLS# 215031929
Text
XP35215031929
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205 E. Taylor Street



Won't believe, the interior is like new! Great room, wrap around kit w/ pass thru and serving counter, dinette, laundry, 1/2 bath all on first floor. 2nd floor w/ 3 BR's, full bath. Full side porch and shed.



MLS# 215030147
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XP35215030147
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2740 Hills Miller Road



Custom built raised ranch w/ walk out lwr level on 8+ AC w/ pond. Full frt porch & rear deck, 2+ car gar. Fam Rm, formal din w/flpc opens to deck. 3 full baths. Lwr level has kitchenette, rec rm, storage rm and open view of side yard. Del-Co water. Retaining wall. Extra RV building w/lean too & garage.



MLS# 215031386
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XP35215031386
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More Info

114 Hawthorn Boulevard



Home customized w/1st flr owners ste. Kit has pantry, desk, extra cabs, quartz counters, H/W fl. Bay dinette w/built in serving cabinet. Fam rm w/flp, bookshelves, door to 2 story deck & rear stone steps to wooded yard. Owner's ste up w/cathedral ceiling, full upgraded bath, oversized closet. 13 blk full bsmt.



MLS# 215015236
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5195 Shoemaker Road



Situated on 5.6+ acres. Relax on the front porch w/spindle railing. GR w/fireplace, crown molding and French doors to the large rear deck. Kit. w/recessed lighting, pantry and wood flr. Owner's suite w/ jetted tub. Large outbuilding with stalls.



MLS# 215033195
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XP35215033195
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More Info

118 & 126 E Vine Street



Cute Ranch Twin Single with nice size yard. Each unit has one bedroom and full bath. Living room, Dining room and Kitchen. Priced to sell.



MLS# 215031005
Text
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15445 Evans Road



Beautiful country property to build your dream home, 5.41 acres.



MLS# 215031148
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XP35215031148
to 31279 For
More Info

250 Curtis Street



2 Bedroom Cape Cod home on 3.64 acres on a corner lot w/2 car det gar. Nice size eat in kit. Lg living rm w/ att bonus rm. 2 BR & full bath w/vanity on the 1st flr. 2nd floor has 2 rooms that could be used as bedrooms. Full bsmt w/laundry.



MLS# 215001924
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XP35215001924
to 31279 For
More Info

6473 Sherman Road



1.456 Acres ready to build your dream home. The home has already been silk fenced out & the septic mound system is approved. The 30' x 40' cement flr outbuilding is 14' high w/ 3 windows w/a 1 car & 2 car gar w/service door. The construction gravel driveway is still in place. Utilities available at the road.



MLS# 214036447
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XP35214036447
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More Info

9000 Welsh Road



5.22 AC beautifully landscaped & backs to Fulton Creek. 2+ car att. gar, add'l building w/1 car gar. GR w/vaulted wood ceiling, 2 skylights & pellet stove. Two sided propane gas flpc between GR & Owner's Ste. Dinette w/ bay window. Butler kitchen. 1st fl. laundry/mud rm. Owner's ste w/ full bath & heated flr. Full deck.



MLS# 215028335
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XP35215028335
to 31279 For
More Info

239 Prospect Mt Vernon Rd. W



Enter dining, great room with built in kitchen serving counter, covered rear porch. Rare find over 1792 sq ft, .92 acres, 8 x 10 shed and 36 x 28 garage/barn.



MLS# 215027223
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297 Donerail Avenue



An MI Travis floor plan w/2 ft. extension on a Treed Ravine lot. Kit w/ newer granite counter top, SS appliances, island, planning desk. Owner's w/garden tub & sep shower. Beautiful huge deck overlooks the back yard.

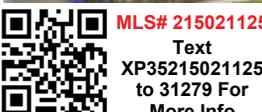


MLS# 215033179
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XP35215033179
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140 N Washington Street



Built in 1875 & is on the National Register of Historical Places located in the historic NW District of Delaware. The 3 sty hm offers open foyer w/ original WW & winding staircase. Beautiful H/W flrs, 3 decorative flpcs, 2 butler pantries. Fan style windows w/gables. Stain glass window in the dining room. Paver patio, 1 car det gar.



MLS# 215021125
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XP35215021125
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More Info

0 Berlin Station Road



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. Shelter house.



MLS# 215027158
Text
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0 Ostrander Road



Approx. 7 acres will be lot split off of the current acreage. **THIS IS A LAND ONLY LISTING**
Approx. 130 ft of road frontage with driveway access.



MLS# 214019436
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4324 S Old State Road



Ranch home on 10 acres, secret garden, tree house, large barn and 2 car garage. Large kitchen, Great room w/beam ceilings. Fireplace with bbq grill. Many additional upgrades.



MLS# 215033941
 Text
 XP35215033941
 to 31279 For
 More Info

2300 W State Route 37



Unique 3 story home on 7 acres in Delaware corp limits. 1st floor owner's suite. 1st and lower level laundry. Finished lower level walkout with game room, rec room and large storage room. Look over the property from your great room balcony. Beautiful stone fireplace. Pond. Small Orchard. Fenced in area.



MLS# 213041130
 Text
 XP35213041130
 to 31279 For
 More Info

5738 Beechcroft Road, Unit H



Beechcroft condos w/pool complex. Brick 2 story w/full basement, kitchen, great room & patio. Newer windows, A/C, & furnace. Professionally painted interior. Over \$10,000 in improvements. Parking Lot. Call today, will not last!



MLS# 215018237
 Text
 XP35215018237
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 More Info

5612 Ashley Road



Location! Edge of Marion Co, Cardington area. Quiet country location, but near many city amenities. **Larger than it Looks!** Spacious LR w/ventless FP, kit w/loads of cabinets. Dining area w/ rear patio access. 2 car att gar w/ bsmt access. Bsmt is partially finished w/ Everdry warranty, fam rm, rec rm, 2



MLS# 214038830
 Text
 XP35214038830
 to 31279 For
 More Info

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
 XP35214001915
 to 31279 For
 More Info

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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 XP35214001213
 to 31279 For
 More Info

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 fplc. Partial bath on main floor. Near city parks.



MLS# 215006047
 Text
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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
 Text
 XP35213041617
 to 31279 For
 More Info

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
 Text
 XP35213041252
 to 31279 For
 More Info

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
 Text
 XP35215016493
 to 31279 For
 More Info

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
 Text
 XP35214001320
 to 31279 For
 More Info

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
 Text
 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
 Text
 XP35214001367
 to 31279 For
 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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 to 31279 For
 More Info

Real estate investing for beginners

On the heels of a recession that saw home values drop, many would-be investors have shied away from buying investment properties. But real estate has historically remained a sound investment, boasting a long-term appreciation rate that makes it a worthwhile investment for those who can withstand temporary setbacks in housing prices and hold on to their properties over the long haul.

But investors are often nervous as they look for their first properties. Uncertainty about housing prices aside, investing in real estate also is risky, and first-time investors need to be comfortable with such risk in order to make the most of their investments. The following are a few things potential real estate investors should consider as they decide if investing in real estate is right for them.

Personal ability

Real estate investors typically have tenants, and those tenants inevitably have needs. Investors who have experience as contractors may not find it difficult to renovate a property and make it more attractive to tenants, nor are they likely to be inconvenienced when minor issues on the property need to be addressed. Investors with no such experience will need to hire contractors to do the work for them, cutting into potential profits down the road. In addition, investors who don't have the ability and/or the time to address minor issues like a clogged drain or a drafty window on their own will need to hire a property management firm to tend to such needs. Such firms are effective, but also expensive, further cutting into your profits.

Even those investors with contracting experience may have little or no

knowledge of how the leasing process works, forcing them to rely on a real estate firm to write up leases and ensure all leases stay current. This, too, can cut into an investor's profits. Investors who don't bring any relevant expertise to the table can still make a profit from their real estate investments, but those profits likely won't be as significant when outside companies must be hired to ensure the property is in good shape and all necessary documents are in order and up-to-date.

Time

Real estate is often a time-consuming investment. Tenants pay good money to live in attractive rental properties, and those tenants will have a host of needs that must be met. Investors must be sure they have the time to address their tenants' concerns, especially investors with no plans to hire property management firms. Potential investors who already have full plates at work and at home may not be able to devote the time necessary to make the most of their real estate investments, and therefore might be better off finding another way to invest their money.

Time also must be considered when considering profits. Real estate is not the type of investment that turns a profit overnight. Even investors who are looking to invest in an up-and-coming neighborhood must be prepared to hold onto their properties for at least a few years, if not much longer, to maximize their investments. Though real estate is a sound investment, it is not a get rich quick type of investment, so investors looking to make a quick buck should consider alternatives before buying investment properties.

Size

First-time real estate investors might be wise to choose a smaller property for their initial investment. Larger properties can be overwhelming to manage, and investors often rely on property management firms to tend to these properties. Such firms charge more to manage bigger properties, which can eat into investors' finances. Veteran investors can handle such overhead costs, but first-timers might find themselves caught off guard upon realizing the gravity of their financial

commitment. A good rule of thumb for first-time investors is to stick to smaller properties, only moving on to larger buildings once they are fully comfortable with all that comes with investing in real estate.



Costs

The cost of a real estate investment goes beyond the purchase price of the home. In addition to the mortgage on the property, investors must pay the taxes and insurance on the property, as well as any costs associated with maintaining and managing the property. Certain tax breaks are available to real estate investors depending on where they live. For example, in the United States, taxes on the profits when a property is sold may be deferred if those profits are immediately rolled into another property (such a deferral is only available to those investors who arrange this exchange prior to selling the initial property). Potential investors need to consider all of these costs, and might want to hire a real estate lawyer to help them make the most of their investments and any profits they yield. But even hiring an attorney is an additional cost investors must consider before investing.

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Simple ways to maximize profits on your investment property

Real estate investors have many reasons for making such investments, but one of the more common motives behind a decision to invest in a property is the belief that real estate rarely depreciates in value. Though the recent housing crisis might have debunked that myth once and for all, real estate is still widely considered a sound investment, one that many people wish they could afford to make.

Those who have already invested in real estate know how difficult it can be to maintain a property much less improve it, which should be high on an investor's priority list. But improving a property does not have to involve a complete overhaul or any other dramatic changes. In fact, there are several simple ways investors can improve their real estate investments and improve their chances of turning a large profit when they decide to sell a property.



Turning over a unit when a tenant moves out should take no more than a week.

* Hire a property management firm. Some real estate investors, especially those new to the business who just purchased an investment and have little money to spare, shy away from hiring a property management firm. But such a company is worth the expense for investors with little time or know-how with regard to fixing a home. A property management firm will ensure the building is kept in shape, and depending on your agreement with the company, may even take care of cleaning vacant apartments, readying them for showing and renting them to new tenants. Perhaps the biggest advantage to working with an effective property management firm is the likelihood that they will turn over the vacant apartment quickly, ensuring you

aren't losing money when tenants move out.

* Carefully vet prospective tenants. One of the easiest ways a property can fall into disrepair is to allow bad tenants to move into the building. It's understandable that investors want to get a building occupied as quickly as possible so they can use tenants' rents to pay for the property. But bad tenants can cause damage to the property, and their behavior might encourage reliable fellow tenants to find a new living situation. When looking to fill a vacancy, establish a minimum income requirement for prospective tenants and ask applicants to produce proof of income and references from past landlords. This increases the chances you will find a respectful tenant who's fully capable of paying their rent on time.

* Work quickly. Few people want to rent forever, so expect significant turnover, especially if your investment property is a larger complex with multiple dwellings. If you aren't working with a property management company, an easy way to maximize your profits on an investment property is to work quickly when turning apartments over after a tenant moves out. This includes painting and cleaning the apartment, and the process should go smoothly if you properly vetted tenants and the vacant unit did not suffer significant damage while the previous tenants were living there. A unit with just minor wear and tear should take one week or less to get ready to show to prospective tenants, and the unit should be vacant for only one month before new tenants move in. Anything longer than a month and you're losing money you don't have to lose.

* Upgrade appliances. Renters are just as likely to fall in love with curb appeal as buyers are. While there may not be a yard to entice renters if you purchased an apartment complex, curb appeal can apply to an apartment's interior. One of the more notable eye-catchers to prospective renters is updated appliances, especially since appliances may be the only items actually in the apartment when it is shown. Stainless steel appliances provide an instant upgrade over older appliances that may appear dated and are certain to make a strong first impression on prospective renters, many of whom would be willing to pay more in rent for a unit with update appliances. In addition, renters may feel that landlords who took the time and spent the money to upgrade appliances are likely to make a greater effort maintaining the property.

Investors can maximize their returns on investment properties in a variety of ways, many of which don't require significant effort.

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11172 Santa Barbara Dr

\$155,00 Anne McMullen
(740)272-0263



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

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1590 Kelly-McMaster

\$155,00 Gregory J Price
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Country living only minutes from city limits. This 1,665 sq. ft. brick ranch needs some updating & offers a large front porch, 20x14 rear deck & a blacktop circle driveway. Full basement.

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511 Brickstone Drive

\$146,50 Anne McMullen
(740)272-0263



Very nice 3 bedroom 3 full bath condo with over 1,400 sq. ft. of living space. Beautiful large living room with cathedral ceiling, gas fireplace & atrium windows for natural lighting.

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2612 Caledonia Northern

\$129,50 Shelley L Davis
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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.

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Nicely updated kitchen with dining space & oak cabinets. Large backyard with patio & storage shed.

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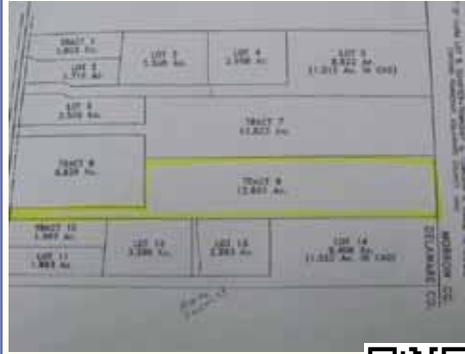
21 Scottwood Ct

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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.

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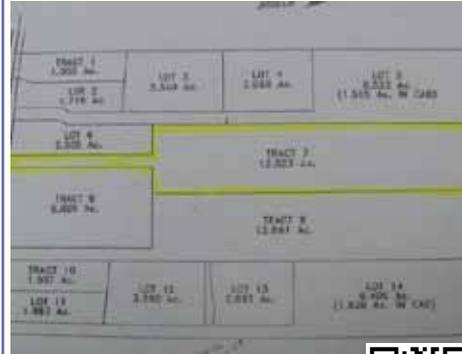
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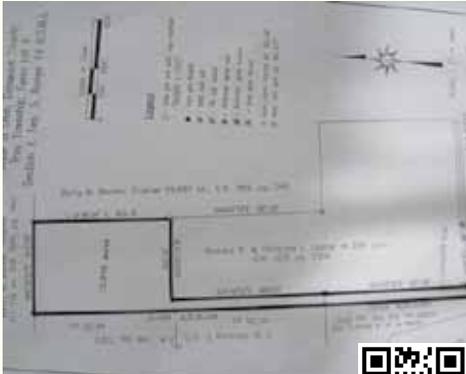
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Two lots for sale.
\$57,000.00 each.
Tract #2 - 5.471 acres
Tract #5 - 5.075 acres

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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.

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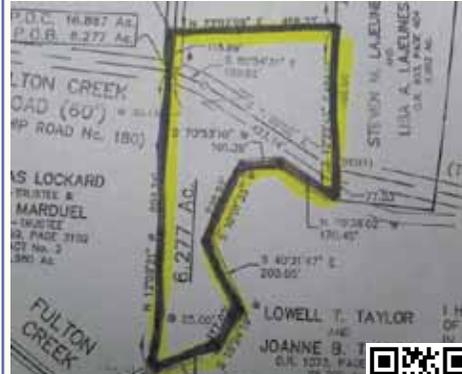
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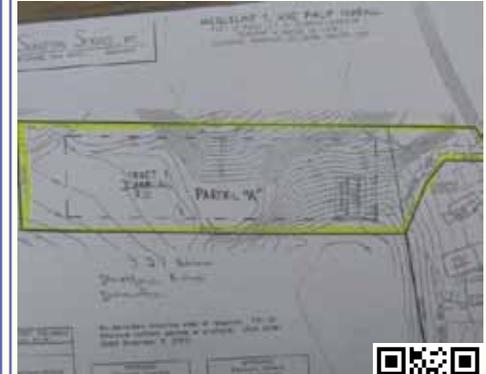
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Beautiful lot with many trees, stream and waterfall.

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Selling Your Home?

How to Get Buyers in the Front Door

(StatePoint) Looking to sell your home? Then improve its curb appeal. That's the advice of realtors who say that many home buyers won't even get out of their cars unless they like the way the house looks from the street.

"Today, buyers can be choosy. Overgrown bushes, peeling paint or faded shutters are enough to stop some people from even getting out of the car," says Joanne Meredith-Nolan, real estate sales agent with Laffey Fine Homes.

How do you make sure that your home isn't passed by? According to Fypon, a polyurethane manufacturer, the Three C's of Curb Appeal are Clean, Clutter-free and Colorful. Experts say that to achieve those goals it's helpful to take a "top down" approach.

Start with the roof. Is it in good shape, clean and colorful? Does it complement the style of your home? If a new roof is in your future, consider a polymer slate or shake roofing product, like those from DaVinci Roofscapes. Offered in 50 standard colors and a multitude of color blends, these hardworking roofs are impact- and fire- resistant and are backed by a lifetime limited warranty.

Working your way down the home, make sure the siding, shutters and trim are in very good shape, making these upgrades before putting your house on the market.

"No buyer wants to look at a home and think that the first thing he or she will have to do is paint, or replace rotting wood trim," says Meredith-Nolan. "Low-maintenance products like vinyl or fiber cement siding and polyurethane trim pieces look great and have salability that can be passed on to buyers who don't want the hassles of long-term maintenance."

Other improvements to consider for beauty and functionality include vinyl windows and an updated porch balustrade system, which can offer clean lines and make a property really seem to pop.

For a clean, clutter-free exterior, power wash the driveway and walkways, trim back overgrown shrubbery and put away the yard art. Add pops of color around the outside, like new shutters, a fresh coat of paint on the front door and flowers in pots and window boxes.

Consider a fiberglass door to improve the look and energy efficiency of your front entry. Brands like Therma-Tru offer woodgrain and paintable options, as well as attractive accessories like decorative glass doorlites and sidelites that can boost curb appeal and increase light in your foyer.

For a free guide to adding top-down color and products to the home, visit www.fypon.com/design/.

"If you want to get buyers to take your house seriously, spend time to get them through the front door," says Tom Kabat, a real estate sales agent for 16 years with Welles Bowen Realtors. "It takes just seconds for a prospective buyer to either connect with or reject your home based on its curb appeal. Invest in your home exterior and you'll never go wrong."



A new porch and entry door on an older home can increase curb appeal to attract buyers.

Home renovations could increase property taxes

If you live in New York's Nassau County, you are possibly paying some of the highest property taxes in the country. Nassau County residents had an average property tax bill of nearly \$8,500 in 2011.

Understanding property taxes is not very cut and dry. They are supposed to rise and fall with home values, but this isn't always the case. There is roughly 80,000 pages of federal code on property taxes, and each state and town often has its own rules governing how property taxes are assessed. State and local budget cuts can raise taxes even if your home value remains the same, as will an increase of benefits for public employees. Property tax is typically the primary means that many jurisdictions raise revenue. So if your community needs money, you can probably count on it financing that need through higher property taxes.

The two things that determine property taxes are the assessed value of your home and the property tax rate for where you live. In many cases, making improvements to the inside and outside of your home can result in higher taxes on your property. Many homeowners do not think about the tax man when they are about to renovate their home. But it is important to consider that home repairs -- even planting a garden -- could lead to higher property taxes. Although the vast majority of repairs that most often affect taxes include major renovations, there are lesser known repairs that can catch even savvy homeowners by surprise.

Here is a look at some of the renovations that could raise your property taxes.

* Adding a room: Converting the garage into a bedroom or adding on a new bathroom will increase your home's value and the property tax you'll pay on the home. Although tax assessors don't usually make surprise trips to your home to check

for renovations indoors, they may peruse permits filed at the clerk's office and then investigate. Permits are the primary way assessors learn about improvements, so much so that some homeowners look to circumvent permits when making renovations. But that can cause a number of problems down the line if and when you decide to sell.

* Pools and outdoor structures: Changes to a home's exterior are some of the easiest to see and document. Permanent changes outdoors, such as the installation of a shed with a concrete floor, a deck or a pool can definitely increase property taxes.

* Landscaping: Hiring a professional to do your lawn and plants can result in higher taxes. It's called "alteration of land improvement." Repaving a driveway or adding a new cement walkway may also increase your home's value and, subsequently, your property tax bill.

* Fireplaces: The installation of a fireplace can also increase a home's value, leading to a higher tax bill as well.



The addition of a pool or outdoor landscaping can raise property values and property tax.



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Easy Interior Upgrades to Add Beauty to Your Home

(StatePoint) Making home upgrades? Why not make style a priority? There are many easy ways to add beauty to your home in the most unlikely spaces.

Striking Bathroom

Performance and aesthetics can intersect when making bathroom changes. Upgrade water-hogging appliances with modern, efficient models that are stylish and easily maintained. These choices can save you money on water bills and time on cleaning day.

Some designs, such as the Cascade high efficiency toilet (HET) from Mansfield Plumbing, even promote health. Its rimless design eliminates the germs and bacteria that hide in difficult-to-access areas. Both the round front bowl and elongated SmartHeight bowl design are approved to meet EPA standards for water efficiency, using just 1.28 gallons per flush -- a savings of 20

percent more water than older models.

If you have young children at home, consider adding a stylish Elementary juvenile toilet to a bathroom. Less than a foot high, the child-sized toilet makes potty training much more fun and successful.

Quick Design Elements

Installing decorative polyurethane millwork pieces makes for a fast, easy project, even for novice do-it-yourselfers. Only have an hour? Use out-of-the-box-and-onto-the-house pieces from a brand like Fypon, which come pre-primed and ready for installation. Try these five transformative projects:

- Surround your foyer entryway with pilasters and a crosshead. While you're at it, surround room dividers with pilasters and a crosshead to make transitioning between rooms a unique experience.

- Add a two-piece ceiling medallion around the top of a light fixture or ceiling

fan in less than 10 minutes. Interlocking pieces snap together quickly.

- For a bathroom upgrade, install moisture-resistant pilasters on both sides of your shower stall and a door crosshead overhead.

- Give tops of bathroom and kitchen cabinets style with corbels. Accent a boring kitchen island with decorative brackets or corbels.

- Add a large sunburst window pediment half round above a bed to serve as a decorative headboard.

Add Style Anywhere

Even your most utilitarian spaces deserve a style makeover. And windows are a good place to start. Whether your home is modern, contemporary or traditional, say goodbye to plain panes and consider something more interesting and elegant.

Acrylic block, glass block or decorative glass windows in any room -- even a closet -- add privacy and light. And brands like Hy-Lite offer vinyl-framed decorative glass windows with silk screened designs. Their Home Designer Collection features a range of styles,

including baroque, prairie, mission and metro, to complement any home.

Tired of slinking down into your tub so that neighbors can't see you? Replacing your standard bathroom windows with privacy windows (including those that open to allow in fresh air) can make your bathing experience more enjoyable --- and private.

Make a house a home with projects that improve the look and performance of interior spaces.



A Baroque privacy window adds style to a closet.

Custom Renovations & Design

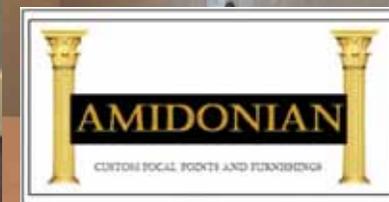
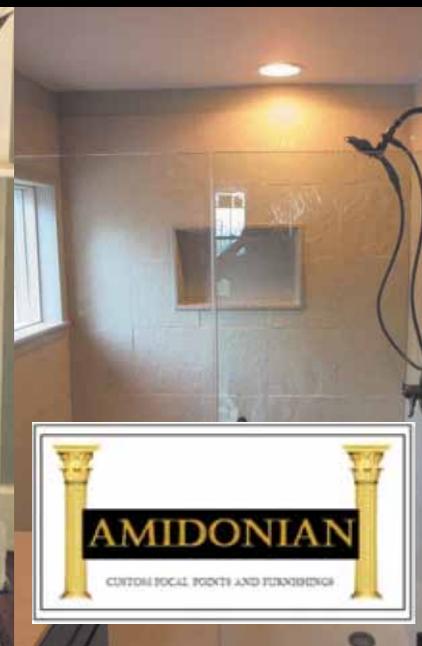
Interior Design

Bath & Kitchen Remodels

Stone & Tile Installation

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- Coal baskets
- Logs, Glass and Stones
- Stoves
- Inserts



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