

Homes of Greater Delaware County

Your Area Guide for Real Estate & Home Services
May 2016



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Details on Page 7

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QR codes work just like the bar codes you use every day when you scan items at the supermarket. All it takes to use them is a QR scanning application that you download for free directly on your phone. Once you have the application, you simply start the app, then hold your phone's camera lens over the code for a few seconds until it captures the code. Once the code is scanned, you will be prompted to click a link that will take you directly to the page on **The Delaware Gazette's** homes mobile site that provides you the details on your Dream Home.

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!



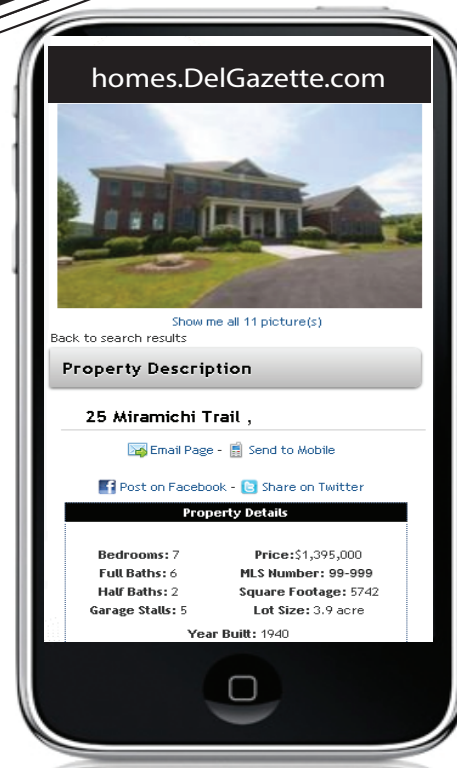
A User's Guide to The Delaware Gazette Homes Mobile Site
If you have a smart phone, check out the advanced features by simply going to **rem.DelGazette.com** or shoot any of the QR codes in this publication.

*** 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.





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"Missy"
Fillinger
740-272-2609

6350 MEMORIAL DR.

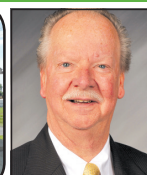
Beautiful 5 bedrooms, 3 full bath home in Muirfield Village. Walking distance to Deer Run Elementary and Grizzell Middle School. First floor owner's suite w/bath, screened porch, new patio w/fire pit. Large backyard, fin basement, mother-in-law suite on upper level. Stop by and see this home or call Linda "Missy" Fillinger 740-272-2609 or Bonnie Galloway 614-477-7377



Call
Linda
"Missy"
Fillinger
740-272-2609

145 CRESTVIEW DR.

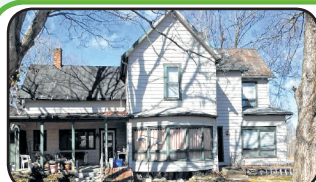
Lovely home on nearly half an acre. 3 bedrooms, great relaxing water front view from the living room, bedroom, kitchen and family room. Home is close to shopping, restaurants, schools and medical buildings. Newer HVAC and electrical. Home is just waiting for your decorating touch.
Call Linda "Missy" Fillinger 740-272-2609



Call Rod
Disbennett
740-602-1311

145 S. LIBERTY ST.

Investors look! Same tenant over 9 years in this commercial building in Delaware. \$65,000 or add an extra lot at \$75,000.
Call Rod Disbennett for details 740-602-1311.



Call
James
Kehoe
614-832-0600

1776 STRATFORD RD.

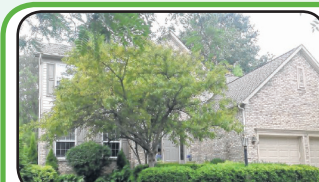
Built Solid! Historic 2600+ square foot farm house on 5+ acres. Located in the City of Delaware. Includes 2400 square foot modern Amish built outbuilding. Perfect for a small business or workshop. Property also includes 2800 square foot 2 story stone and oak historic barn that can be restored.
Call for your private viewing with James Kehoe 614-832-0600



Call
George
Miller
614-565-6814

4654 STATE ROUTE 36 EAST

Almost 14 acres on corner of State Rte 36 East halfway between Delaware and I-71. Very high traffic count for business fronting on State Rte 36 and residential development on Old State Rd frontage. 4 Bedroom, 2 bath farmhouse and a 45ftx90ft pole barn, half concrete floor and dry walled. East and South bordered by Corp of Engineer property and Alum Creek Reservoir.
Call George Miller 614-565-6814



Call
Connie
Schneider
740-272-2939

114 ASPEN CT.

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Rodney Disbennett

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Thinking of buying or selling call Rod Disbennett and let me put my 46 years' experience to work for you. Call me today at 740-602-1311. There is no substitute for experience!



Linda Sexton

740-363-3344

HOME GROWN REALTOR! Years of experience and knowledge in the amazing town of Delaware and surrounding areas. Let me make buying and selling a home an enjoyable experience.



Linda "Missy" Fillinger

740-272-2609

I know you have questions...If you're thinking of buying or selling and you don't know where to start call me, Linda "Missy" Fillinger. I listen, I have answers, I'll walk you through the transaction from beginning to end. You'll be glad you did.



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Howard Hanna's 100% Money Back Guarantee

If the buyers of one our guaranteed homes is not satisfied, we will buy it back for 100% of its purchased price.*

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- Our Money Back Guaranteed properties enjoy enhanced attention and visitor interest on howardhanna.com in print advertising and on yard signs.
- Because our Guaranteed homes stand out from all others, they usually sell much faster than competing properties.

- Guaranteed homes build buyer confidence and usually sell substantially closer to list price.

- In short, with our 100% Money Back Guarantee, homes sell faster, consumers buy with confidence and at fair market value.

See your Howard Hanna sales associate for details.

* Certain Restrictions Apply.



21 New Market Drive



Great Opportunity! Currently being used as a barber shop with 2 offices, laundry and supply rooms and a reception area. This side is approx. 1,352 sq. ft. with an 8X8 storage shed. This property also has an attached 2 bedroom ranch apartment with kitchen appliances and one car attached garage. This side is approximately 1,200 sq. feet. Great additional income.



MLS# 215039670
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XP35215039670
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More Info

298 N Franklin Street



Cute Cape Cod home just north of the historic district in Delaware. Close to downtown and easy access to the freeways. This home has a full front porch, nice size living room with archway to the large eat in kitchen. Hardwood floors in most rooms. Spacious owner's bedroom. Nice size second bedroom. Full basement. Fenced in backyard with retaining wall and patio.



MLS# 215043445
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XP35215043445
to 31279 For
More Info

2300 W State Route 37



3 story home on 7 acres. A RARE FIND! Great county setting, sits back off the road for ultimate privacy. Spacious great room. Kitchen with white cabinetry and wood floor. First floor owner's suite. Finished W/O LL w/B-Dry warranty. 30x40 outbuilding. Property lined by mature trees. Newer furnace/AC, roof. Pond - small orchard - fenced in area.



MLS# 213041130
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XP35213041130
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3930 Township Rd 144



This country home sits on 2 acres. 3 bedrooms, 2 bath mobile with much to offer. Large living room with decor fireplace, eat-in kitchen. Hall laundry. 32x24 detached garage with concrete floor, 36x24 outbuilding with concrete floor - have your own workshop! Several smaller storage sheds. Nice wooded lot. Quick drive into Cardington. Estate sale.



MLS# 215030326
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33 Cheshire Street



Double: (Unit A) 3 BR's, 1 1/2 BA, kit, din rm., den to bsmt, liv rm, possible 4th bed up frt, side porch, 1st flr laundry, newer A/C and fur. (Unit B) 3 BR's, 1 1/2 BA, 1st floor family room, living room, dining room, kitchen, laundry, side porch and garage (updated bath and kitchen) on corner lot.



MLS# 215039204
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250 Curtis Street



4 bedroom Cape Cod home on 3.64 acres on a corner lot with a 2 car detached garage. Nice size eat-in kitchen. Large living room with attached bonus room. 2nd floor has a privacy door that leads to an open stair case. 2 rooms up with storage area. Full basement with laundry area. Great potential with a little imagination!



MLS# 215001924
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XP35215001924
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1893 Minnesota Avenue



See today! Ready for you! Freshly painted, updated electric, siding, furnace, hot water heater, roof. 4X4 deck, fenced rear yard with shed. Full basement, some hardwood floors and org woodwork. Living room with decor fireplace. Partial bath on main floor. Give it your final touches to make it your own! Move right in or make it an investment property. Near city parks.



MLS# 215006047
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4225 US Highway 23 N



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



MLS# 213041610
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118-126 E Vine



Cute Ranch Twin Single situated on an oversized corner lot. Each unit has one bedroom and full bath. Living room, Dining room and kitchen. Quiet tree lined street with a quick drive into town. Income producing property. Investors- Don't Miss Out!



MLS# 215031005
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2206 Safford Avenue



Opportunity knocks! Cozy ranch home with 2 bedrooms, 1 full bath. Large picture window in the living room, cozy kitchen with access to the partially fenced rear yard. Front deck to sit on and enjoy the neighborhood. Rear deck perfect for entertaining! Full basement. Corner lot, minutes to Interstate 70. Quick drive to several parks.



MLS# 214001304
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XP35214001304
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488 Nashoba Avenue



Perfect for an investment property! 2 story home with 2 bedrooms and 1 full bath. Full basement. Fenced in backyard. One car garage. Lots of potential here! Quick walk to the park.



MLS# 214001291
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297 Midland Avenue



Investment opportunity! Cute Cape Cod home with large porch to sit on and enjoy the neighborhood. 3 bedrooms, 1 full bath. Two car detached block garage. Fenced in front and backyard.



MLS# 214001297
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XP35214001297
to 31279 For
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221 S Dana Avenue



GOOD FOR INVESTORS! 4 unit apartment building. All apartments are flats with 2 up and 2 down. Coin operated laundry for tenants to use.



MLS# 214001385
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302 Columbian Avenue



GREAT INVESTMENT OPPORTUNITY! 2 story home with 3 bedrooms. Enjoy spending time on the front porch or back porch overlooking the rear yard. 2 car detached garage. Nice size lot.



MLS# 214001213
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245 Wrexham Avenue



Cute 3 bedroom ranch home with one full bath. First floor laundry. Fenced-in backyard. Newer 95% efficient furnace.



MLS# 214001199
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XP35214001199
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More Info

328 Wrexham Avenue



2 story home with 2 bedrooms and one bath up. Living room, dining room, galley kitchen and 1st floor laundry. Full basement and fenced in backyard. Updated furnace.



MLS# 214001233
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XP35214001233
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19635 State Route 4



Unique cedar home with garage, loft overlooking lower level. Approximately 1.5 acre with half frontage on Hill View and half on Route 4. New barn with lean too, electric, cement floor. Newer kitchen, garage doors on 2 car garage, entry doors. See today!



MLS# 216012440
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XP35216012440
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150 Oak Hill Avenue



Olde Delaware Rare Find 1800's 2 1/2 Story. Architecturally angled turret is the homes show stopper and sets this home apart from others. 4' woodwork, archways, stair cases, fireplace, enclosed porch, fenced yard, 1 car garage under the house.



MLS# 216012225
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XP35216012225
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9000 Welsh Road



The perfect country retreat! 5.22 Acre. Backs to Fulton Creek. 2+ car attached garage, additional building with 1 car garage. Garage with vaulted wood ceiling. Double sided gas fireplace. Dinette with bay window. 1st floor laundry. 1st floor owner's bedroom. Full deck, patio. Updated roof, siding, windows. Artesian spring water well.



MLS# 215028335
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2314 Troy Road



Custom built by Diyanni Homes on 2 acre with 4 car garage offering tons of living space! 2 story entry with marble tile floor. Open & spacious great room with gas log fireplace. Gourmet kitchen. Formal dining room with tray ceiling. Office/den, family room. First floor owner's suite with deluxe bath. First & second floor laundries. Sound proof media room. Sun filled rooms! Another 3,000 square feet in the lower level. Entertain on the rear patio.



MLS# 214000741
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XP35214000741
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2740 Hills Miller Road



Custom Built raised ranch on 8+ acre with pond. Family room, formal dining room with fireplace opens to deck. Walk-in pantry. 3 full baths. Lower level offers a kitchenette, recreational room, storage room. Del-Co water. Large outbuilding could make a great workshop, craft cottage, mother in law suite or ultimate man cave! Too many OUTSTANDING features to mention.



MLS# 215031386
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4968 Nickelson Road



Lovely split level situated on 5.5 acre with 2 large out buildings, pond, hot tub gazebo, fenced rear yard, paver patio and walkways. This home is loaded with upgrades! Spacious great room, kitchen with Corian counters, dining area w/picture window. 4 bedrooms & 2 full baths on upper level. Finished lower level with egress windows, nature stone floors, family room, play room, bar area, utility room. ONE OF A KIND!



MLS# 215038357
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XP35215038357
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62 Rock Creek Drive



Newer front porch, open entry into living room, dining rooms, eat-in kitchen. Family room w/ fireplace. Newer atrium doors to patio. Fenced rear yard with 10 x 14 storage shed. Basement bonus room and laundry area. 3 bedrooms up with wall laundry chute, owners suite with dressing table. Insulated 2 car garage and cement driveway.



MLS# 216001521
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XP35216001521
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6473 Sherman Road



Wonderful opportunity to build your dream home near Alum Creek! 1.456 Ac complete with pole barn. The home has been silk fenced out with previously approved septic mound system. 30' x 40' cement floor outbuilding with 3 windows, a one car and two car garage with service door. Construction gravel drive in place. Del-co water available at the road. This lot is waiting for its new home!



MLS# 214036447
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XP35214036447
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0 Berlin Station Rd.



Incredible opportunity to own 3 parcels totaling 75+ acres. A nature lovers paradise! Build your dream home and barn for your horses. Would be great for a home site or farming if desired. Tree lined. Shelter house at stocked pond. Possibilities are endless! Crop rights. Del-co water, natural gas and electric at road. Road frontage.



MLS# 215027158
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15445 Evans Road



Beautiful country property to build your dream home. Minutes to New Albany or Johnstown. Sits back off the road. Perfect for anyone looking for a quiet atmosphere. Bring your builder drawings. Electric available at the road.



MLS# 215031148
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0 Olentangy River Road



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 Pittman Rd.



5 acres currently being farmed with Hay. Seller retains crop rights. The property has road frontage on Pittman Rd and State Route 42. Fire hydrant on corner of the property. Build your 1,400 square foot home or larger on this easy access acreage. Del-co water available at road.



MLS# 215016493
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0 Pollock Rd.



Enjoy this quiet & serene setting on the Olentangy river. 5.47 acres with a gentle rolling topography. Quiet country road, yet close to city amenities. Blacktop parking area. Mature tree line at the river. Del-co water available at the road. 368.95 ft. road frontage. Bring your building plans!



MLS# 213041617
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0 E. Strimple Ave.



Large double lot 180 feet of road frontage and 105 feet deep. Ready to build your dream home.



MLS# 215040547
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0 Berlin Station Rd.



Lovely home site with plenty of mature trees and space to roam! Situated on a quiet road, yet easy access to city amenities. Bring your custom home plans. Enjoy a peaceful setting while living in your new home! Del-co water, natural gas and electric available at the road.



MLS# 214015297
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0 Strimple Ave



This parcel consists of 3 lots which are 82, 83, & 84 in block 7. Each lot is 20' x 100'. Close to Minerva Park. Near bus line. Motivated seller. Make an offer!



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Did you know?

In its 2015 "Cost vs. Value Report," Remodeling magazine found that a midrange kitchen remodeling project, which cost an average of nearly \$57,000 during the period examined, recouped roughly 68 percent of that cost at resale. That return was slightly less than that provided by midrange bathroom remodeling projects, which provided a 70 percent return at resale. More upscale remodeling projects provided even smaller returns, despite costing substantially more money. For example, the cost of major upscale kitchen remodeling projects averaged \$113,000 during the time studied for the report. But only 59 percent of that sizable investment provided was recouped at resale. Upscale bathroom remodeling projects also underperformed compared to midrange projects, recouping slightly less than 60 percent at resale. No upscale project referenced in the report provided a greater return than replacing existing siding with new fiber-cement siding, a project that recouped homeowners a greater than 84 percent return at resale. More information about the 2015 report is available at www.remodeling.hw.net.

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More Home Buyers are Taking Advantage of Today's Low Mortgage Rates

(StatePoint) If you're in the market to buy a home, today's historically low average mortgage rates are something to celebrate. Mortgage rates play a significant role in how much home you can afford – and when rates are low, a home that was once unaffordable may now be within reach.

Mortgage rates change frequently, and over the last 45 years they have ranged from a high of 18.63 percent in 1981, to a low of 3.31 percent in 2012. Experts say today's figures are not anything to take for granted.

"While it's not likely that the average 30-year fixed mortgage rate will return to its all-time record low, today's average rates are still very low compared to almost any year since 1971 – all to a buyer's advantage," says Sean Beckett, chief economist, Freddie Mac.

At an average of 3.58 percent as of April 2016, today's rates are "not to be missed for those ready to make the major investment of a home purchase," says Beckett. "Small changes

in mortgage rates can have a significant impact on monthly payments."

For example, a \$200,000 loan financed at 8.86 percent in the 1970s translated to an approximate monthly payment of \$1,589. In the 2000s, the average rate of 6.29 percent meant an approximate payment of \$1,237. Today, that same monthly payment would only be \$908.

Experts say for this reason, now is a great time to buy.

Beyond mortgage rates, there are other important aspects to understand before buying a home, such as getting a firm handle on your finances, knowing your credit score, and understanding your down payment options. For more information and tools on buying a home and homeownership, visit myhome.freddie.mac.com.

To make your dream of homeownership a reality, consider getting serious about your search. Locking in a great fixed mortgage rate can save you money for years to come.



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Lovely ranch home with 3 bedrooms, with large closets.

Lots of natural light throughout. Sit out back and enjoy the water front view. Home has new HVAC and Central Air, upgraded electrical, newer carpet, blown in insulation, basement has been waterproofed with a lifetime warranty. Great circular drive, easy access to schools, shopping, YMCA, medical facilities and dining. Home is move in ready, just waiting on your decorating touches. MLS #216011160.



Call Linda "Missy"
Fillinger
740-272-2609

Moving 101: Simple Solutions to Streamline Your Move

(StatePoint) Whether it's your first move or your tenth, the process can be overwhelming. In fact, in a recent survey, commissioned by Duck brand, conducted online by Harris Poll, over half of Americans (56 percent) say packing to move is extremely/very stressful.

Some easy ideas can help you pack and unpack like a pro.

- **Purge before Packing:** Before loading boxes, get rid of items you haven't used in a year or more. Make piles to sell, donate or toss. Sell valuable pieces online or to a consignment store, and donate other items in good condition to charity – some organizations even pick things up at your home.
- **Tap into Apps:** Nearly half of Americans (48 percent) describe their moving style as “organized chaos” – stating they have it all under control, even though it may not look like it. To help you truly organize the chaos, download a free app like Move Advisor or MyMove to create moving day checklists and timelines.
- **Be Picture Perfect:** Create a catalogue of photos before you move. Snap pictures of how your furniture was arranged, favorite knick-knacks were displayed and complex electronics were installed to make set-up easier in your new place.
- **Box it Up:** Over one quarter of Americans (26 percent) say finding enough boxes is frustrating when packing to move. While many are searching the local grocer or a friend's basement for containers to reuse, it's better to use new boxes, as secondhand boxes have often lost their strength. New, sturdy boxes, like those from Duck brand, are easy to find and available in a variety of sizes and levels of durability. Then, seal your boxes with a strong packaging tape, such as EZ Start packaging tape. It won't split or tear, and features “Frustration Free” special release technology, so you never lose the tape end.
- **Disassemble a Day Ahead:** Taking apart large furniture is time-consuming.

Disassemble items before moving day, so your crew isn't bogged down unbolting beds. Keep screws and other small parts together in sandwich bags taped to the furniture to which it belongs.

- **Wrap with Care:** It's no surprise that one third of Americans (34 percent) say worrying about items breaking is the most frustrating part when packing to move. Wrap fragile belongings with a reputable cushioning material, like Bubble Wrap cushioning. Dish and glass kits also provide pouches and dividers to protect delicate goods.
- **Learn to Love Labeling:** Avoid having to answer, “Where does this go?” by clearly labeling each box on the sides, so you'll be able to see its destination when boxes are stacked. Or, color-code them using colored duct tape. Duck Tape brand offers hundreds of colors.
- **Moving Day Must-Haves:** Clearly mark one box with immediate essentials, such as tools to re-assemble furniture; plates and utensils for

feeding your moving crew; toiletries; and clothes for your first night. And, don't forget to prepare for inclement weather – have plastic runners on hand to cover floors if rain strikes, plus towels to wipe up wet spots.

With prep and planning, you'll complete your move in no time, so you can relax and experience life's next adventure in your new home.



Make That Dream A Reality



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Conventional Loans
All loans closed locally.



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