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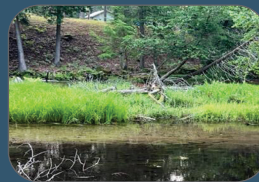
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**368 HARBOR DRIVE #402
LUDINGTON \$375,000**

INCREDIBLE LAKE MICHIGAN VIEWS! This warm and inviting 2 bedroom, 2 bath condo features a living room with expansive ceiling and wood fireplace, deck with stunning waterfront views, master suite with large walk-in shower and double sinks and lots of storage space



**1711 WOLF LAKE DRIVE
BALDWIN \$239,900**

Completely renovated 3 bedroom, 2 bath home! Charming 4 season porch with vaulted ceiling, open floorplan, spacious kitchen with lots of cabinetry and newer appliances, master bedroom suite with private bathroom and walk-in closet and main floor laundry.



**2952 WOLF LAKE DRIVE
BALDWIN \$399,000**

74 ft. of sandy Wolf Lake frontage! Spacious, nicely updated 4 bedroom, 2 1/2 bath home. Wonderful floorplan with a spacious kitchen, dining room, living room with stone fireplace with insert and main floor laundry. Gorgeous lake views from most of the rooms throughout the house! Wolf Lake is an All Sports Lake and is located approximately 1 1/2 hours north of Grand Rapids and 1 hour south of Traverse City. Great spot for outdoor enthusiasts offering swimming, skiing, fishing and so much more.



**400 ELM STREET
SCOTTVILLE \$325,000**

Completely renovated 4 bedroom, 2 1/2 bath home nicely situated on 3 acres! Beautiful kitchen with Quartz countertops, new appliances and a pantry. Master suite with walk-in closet and private bathroom. There is a main floor living room and a lower-level family room with wet bar.



**1023 N. RATH AVENUE
LUDINGTON \$225,000**

This wonderful home has had lots of updates since 2015 such as new windows, appliances, Hi Efficiency furnace w/AC and new duct work, entry doors/screen doors, insulated garage door, 50 gal electric H/W heater, 200 amp service and much more. Pleasant floorplan with 3 bedrooms, kitchen with stainless appliances, living room with lots of natural light, full basement and 2 car garage.

Let the outside in with all-season rooms



Many homeowners express interest in creating fewer barriers between the interior and exterior of their homes. Some may have backyards built for entertaining and want to facilitate the transition between the inside of the residence and the outside when guests arrive. In other instances, homes may back to a nature preserve that homeowners want to enjoy more readily. Whatever the reason for bringing the outside in, all-season rooms can serve as a welcoming bridge between indoor and outdoor spaces.

WHAT IS AN ALL-SEASON ROOM?

Also known as a four-season room, all-season rooms are specially engi-

neered spaces that provide a connection to the outdoors no matter the season. They are like sunrooms, but climate-controlled so that they will be comfortable throughout winter, spring, summer, and fall.

WHAT IS THE DIFFERENCE BETWEEN A THREE-SEASON ROOM AND AN ALL-SEASON ROOM?

The biggest difference between these two spaces is the level of usage and the capacity of the room to be heated and cooled. Individuals who reside in climates with moderate year-round temperatures may get by with a three-season room. However, those who experience all four seasons may need a

more insulated space to make the room usable throughout the year.

FEATURES OF ALL-SEASON ROOMS

One of the more notable features of an all-season room is an abundance of windows, which allow plenty of natural light to shine in. All-season rooms also can feature creature comforts like a reading nook, outdoor kitchen spaces and televisions. Retractable screens can be installed when privacy or shade is desired.

MAINTAINING A COMFORTABLE TEMPERATURE

All-season rooms can be built with adequate thermal insulation and energy-saving features. Insulation will be installed in the walls and roof, and homeowners may have a choice of window ratings for efficiency. Some all-season rooms are specially equipped with HVAC systems that may or may not be tied in to the home's general heating and cooling system. Some people use portable heaters or air conditioners to control the temperature in all-season rooms. It's best to speak with an all-season room contractor to identify heating and cooling needs.

HOW MUCH DOES AN ALL-SEASON ROOM COST?

Prices vary by region and are contingent on the features homeowners desire. According to the outdoor resource Garden Center Care, a three-season room can cost anywhere from \$8,000 to \$50,000 to build. A four-season room can cost \$20,000 to \$80,000 to add. If there is an existing three-season room, it may be more affordable to upgrade the space into an all-season room, but an architect and contractor should inspect the space to determine the scope of the project.

All-season rooms can be an ideal addition to a property, providing extra space for entertaining or lounging and a connection to the outdoors.



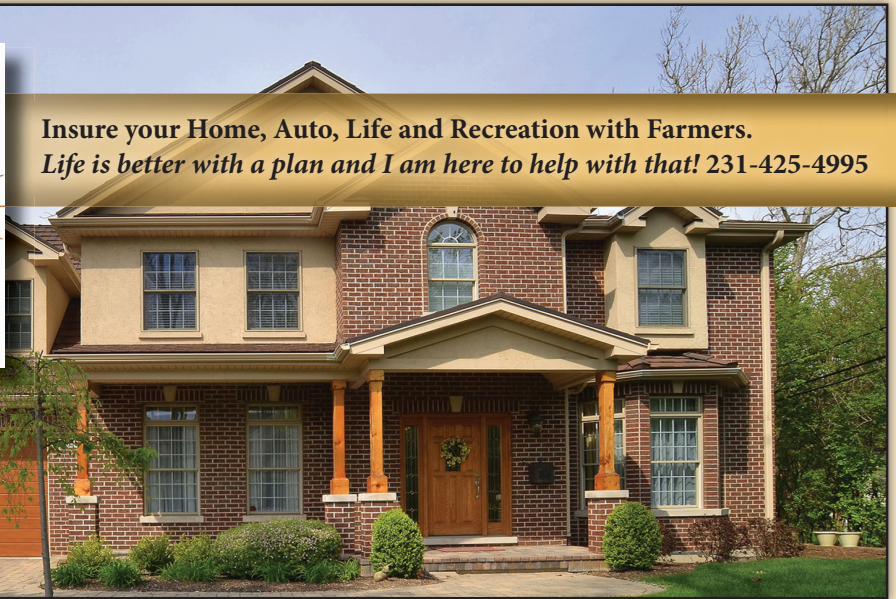
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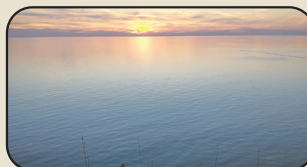
\$355,000



88 N. Alpine, Branch

- 2 Bed, 1 Bath Ranch Home
- Attached Garage, Large Yard

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347 4th, Manistee

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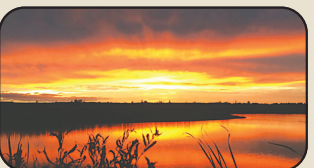
\$139,000



935 W. White, Freesoil

- Riverfront Home & Guest Cottage
- 2 Car Attached Garage, 2.3 Acres

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M-48, Pickford (U.P.)

- 200 Acres Prime Hunting Land
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203 E. Danaher, Ludington

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3120 W. Conrad, Ludington

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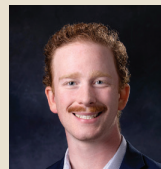
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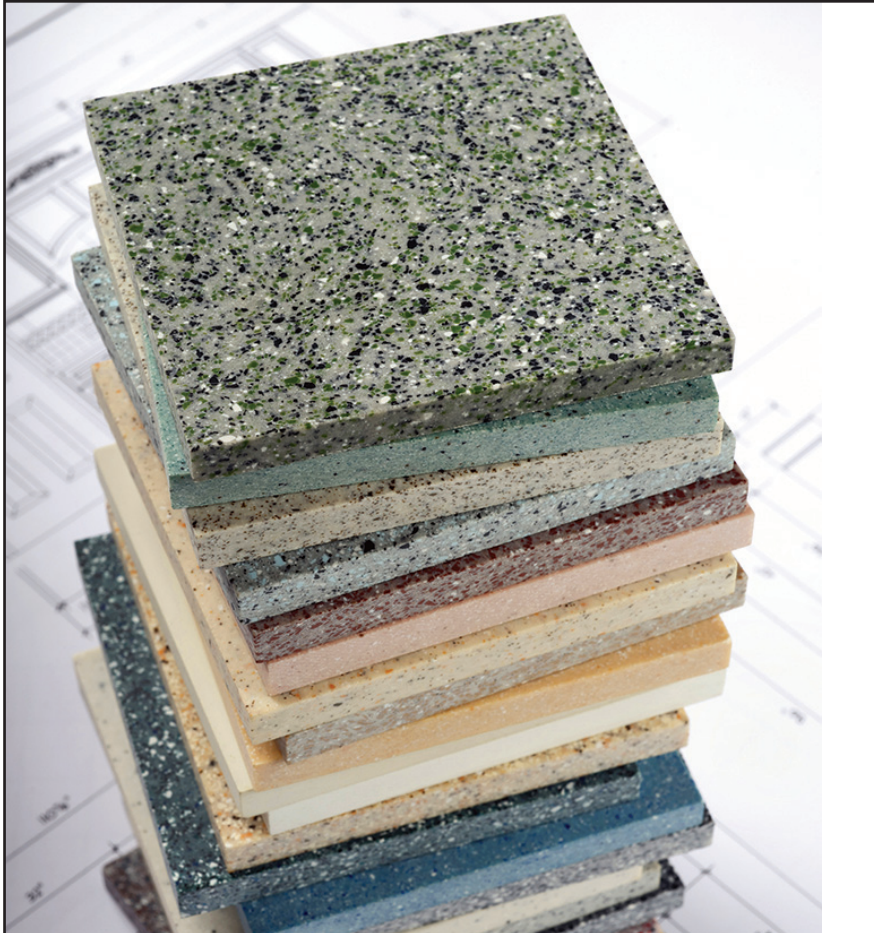
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What to know about kitchen countertop materials



Kitchens are the busiest rooms in most homes. Kitchens have become more than just places to prepare meals, with many functioning as gathering spaces and even go-to dining spots in homes that do not feature formal dining rooms.

So much time spent in the kitchen makes it worthwhile to invest in these popular spaces. Kitchen renovations are high on many homeowners' to-do lists, and there's many decisions to make once they commit to redoing the room. When renovating a kitchen, homeowners will have to choose which countertop material they want to install, and the following rundown of popular options can help simplify that decision.

QUARTZ

Quartz is considered a low-maintenance

and durable countertop material. The home improvement experts at This Old House note that quartz countertops are typically 94 percent ground quartz and now come with an honed, sandblasted or embossed treatment, which makes them appealing to homeowners with varying ideas on the ideal look of a kitchen countertop. Quartz can crack if it's not handled properly, and edges and corners can chip over time. Rounded edges can minimize the risk of chipping. Costs vary by location and product availability, but quartz typically costs about the same as natural stone.

GRANITE

Consumer Reports notes that no two slabs of granite are the same, and that uniqueness has long appealed to homeowners. Tests run by Consumer Reports

found that heat, cuts and scratches did not harm granite, though this material, like quartz, can crack around edges and corners. Granite is a durable material that, if properly maintained, can last several decades. Granite also is nonporous, which makes it resistant to bacteria.

LAMINATE

Laminate countertops appeal to budget-friendly homeowners and Consumer Reports notes that they're easy to install. Home Depot also notes that laminate countertops come in a wide range of colors, textures and designs. Laminate countertops also are durable, which helps budget-conscious homeowners stretch their dollars even further. Laminate countertops are easily maintained, though it's also easy to permanently damage them with knives, so Consumer Reports recommends always using a cutting board when preparing meals on laminate.

BUTCHER BLOCK

Butcher block countertops are among the more unique options homeowners may consider. Sometimes referred to as "wood countertops," butcher block countertops are made from wooden strips that are fused together. The home improvement experts at BobVila.com note that butcher block is among the more affordable materials, but the final cost will be dictated by location and availability. BobVila.com notes that butcher block countertops are highly sensitive to liquid, so exposure to moisture should be limited. Sealing butcher block countertops immediately after installation can help protect against bacteria and warping. Though butcher blocks can be high maintenance, many homeowners find the unique look is well worth the extra elbow grease.

Kitchen countertops can define how the room looks, and homeowners have many options to choose from when designing a new kitchen.

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Wood floor cleaning guide



Wood floors are coveted for a number of reasons, not the least of which is their aesthetic appeal. Many people prefer wood flooring because dust and dirt do not become trapped as they would in carpet fibers, seemingly making wood flooring easy to clean.

Most floors endure a lot of wear and tear. However, with care, wood flooring may last for decades. Part of that care includes understanding how to properly clean and maintain wood floors so they look their best. The following are some steps for keeping wood floors as pristine as possible.

- Remove shoes. It's a good idea to remove shoes, particularly heels, when walking on wood floors. Sharp heels, cleats and other shoes can scratch or dent wood flooring. All shoes can track in excess dirt, which can contribute to a lack of luster as well.

- Sweep or vacuum frequently. The experts at The Spruce suggest sweeping, vacuuming or dust mopping wood floors daily. Dirt and dust make floors more slippery, and dirt or sand particles can lead to scratches on the floor.

- Learn your flooring type. Wood flooring is broken down into three main categories: solid hardwood flooring, engineered hardwood flooring and laminate wood flooring. Traditional hardwood is made of planks or strips of any hardwood covered in a wood stain. Engineered flooring is manufactured by gluing together several thin plies of hardwood. Laminate flooring looks like wood but generally is a veneer or a photo

graphic image of wood covered by a thick layer of melamine resin over fiberboard.

- Skip harsh cleansers. Regardless of flooring type, most are covered by a sealant that can become streaky or dull if the wrong cleanser is used. Avoid chlorine bleach, ammonia, pine oil, or undiluted vinegar. Instead, choose a cleanser that is specifically recommended for the flooring type. Do not allow water or solutions to sit on the floor, as that can contribute to staining and warping. With laminate flooring, avoid wet mopping unless the flooring is specifically marked as being able to be wet. The underlayers of laminate flooring can warp if it gets wet.

- Damp is better than wet. When cleaning wood flooring, use a damp rather than a soaking wet mop. Better Homes & Gardens says standing water can damage wood surfaces.

- Use the hard floor setting. When vacuuming, adjust the vacuum to a hard flooring setting, which will not engage the brush rollers on the vacuum head. Rollers can scratch wood and laminate flooring, advises The Home Depot.

- Use repair products as needed. Scratch and repair kits can fill in small scratches. Wood floor polish and wood waxes also can revitalize worn floors. Again, check that the product is safe for your particular flooring before use.

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Learn the risks of plants to cats and dogs

Plants can be beautiful additions to a home and provide a natural way to filter interior air. Many homeowners prefer to enhance their spaces with greenery and various flowers. Though that's a great way to design a home's interior, pet owners must exercise caution with plants to safeguard their furry friends.

Adults understand that they may need to wash their hands after handling certain types of plants, and that it can be unsafe to consume them. Children are instructed by their parents to do the same. Even though many pets can be trained to steer clear of certain dangers, their natural propensity to gnaw on various items out of curiosity or even boredom may entice them to investigate plants.

Some plants are more dangerous than others. According to the Farmer's Almanac, more than 700 indoor/outdoor plants contain toxic substances that are not safe for cats and dogs. Learning about common plants and their hazards can help keep pets safe. The following are some plants that are toxic to cats and dogs, courtesy of the ASPCA.

- Adam and Eve (Arum, Starch Root): This plant can cause oral irritation, pain and swelling of the mouth, tongue and lips, excessive drooling, and difficulty swallowing.
- Aloe vera: While the gel is considered edible, the rest of the plant may cause lethargy, diarrhea and vomiting.
- Amaryllis: There are many different types of amaryllis, and most will cause vomiting, depression, diarrhea, abdominal pain, hypersalivation, and tremors in cats and dogs.
- Azalea: These plants of the rhododendron family cause vomiting, diarrhea, weakness, and potential cardiac failure.
- Begonia: The most toxic part of this plant is underground. Still, it may cause vomiting and salivation in dogs and cats.
- California ivy: The foliage is more toxic than the berries, and could contribute to vomiting, abdominal pain, hypersalivation, and diarrhea.
- Clematis: Salivation, vomiting and diarrhea are common if the plant is ingested.
- Daisy (and other chrysanthemum species): Dermatitis, vomiting, diarrhea, hypersalivation, and incoordination may occur.

• Elephant ears: This plant may cause oral irritation, pain and swelling of the mouth, tongue and lips, excessive drooling, and difficulty swallowing.

• Foxglove: This may cause cardiac arrhythmia, vomiting, diarrhea, weakness, cardiac failure, and death.

• Geranium: Ingesting geranium may lead to depression, dermatitis and vomiting.

• Holly: Vomiting, diarrhea and depression may occur. However, leaves and berries are low toxicity.

• Mother of millions: This succulent could cause vomiting, diarrhea, and, in rare instances, abnormal heart rhythm.

• Philodendron: Oral irritation, pain and swelling of the mouth, tongue and lips, excessive drooling, vomiting, and difficulty swallowing could occur.

• Sago palm: The Sago palm can cause vomiting, increased thirst, hemorrhagic gastroenteritis, bruising, coagulopathy, liver damage, liver failure, and death.

• Snake plant: Nausea, vomiting and diarrhea could occur if pets ingest this plant.

For a complete list of plants that can be toxic to cats, dogs and horses, visit www.aspc.org. Those who suspect their pets may have ingested a potentially toxic substance should call their local veterinarians as soon as possible or the ASPCA at (888) 426-4435



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How to prepare a fireplace for the winter



As hours of daylight shorten and fall gives way to winter, thoughts shift from fall foliage to spending time cuddling under warm blankets and being cozy indoors. A fireplace can improve the ambiance of any room and help to create a warm and welcoming gathering spot.

Home fireplaces typically are wood-burning or gas. Though maintenance for these fireplaces differs, certain preparatory steps must be taken to prepare a fireplace for winter.

CLEAR THE CLUTTER

Items can accumulate in areas that are not in use, and a fireplace is no exception. Take a few hours to remove any belongings from in front of the fireplace and clean the mantle thoroughly.

HAVE THE CHIMNEY CLEANED

Hire a professional chimney cleaning company to inspect the chimney and clean it thoroughly before winter. According to BobVila.com, a chimney should be cleaned once a year, or after about every 80 fires. The National Fire Protection Association says failure to properly clean chimneys is one of

the leading contributors to home fires. That's due to creosote, a highly flammable residue that builds up in the flue that lines the chimney.

INSPECT THE INTERIOR

The interior of a wood-burning fireplace is likely lined with fire bricks. Check for cracks and loose joints. Hire a professional mason to make any repairs, as special materials are needed to withstand the heat of fires.

INSTALL A CHIMNEY CAP AND SCREEN

According to Family Handyman, a chimney cap is a protective covering that goes over the top of the chimney. It is made of steel or copper mesh with a cap on top. This protects the chimney from rain and downdrafts and keeps animals and debris from getting into the chimney.

PRUNE OVERHANGING BRANCHES

If there are trees close to the home and the chimney, cut them back, as they can be a fire hazard. Branches and leaves also can restrict the proper draft of the chimney.

ASSESS THE OUTDOOR VENT

Gas fireplaces typically emit exhaust through a vent in the home. Remove any blockages from the vent, including leaves, cobwebs and debris.

CHECK GLASS OR OTHER COVERINGS

The glass or face of the fireplace helps regulate carbon monoxide exposure and protects people from the flames. Be sure the glass covering is intact.

CLEAN CERAMIC LOGS

Gas fireplaces use ceramic logs, rocks or beads that can become dusty. Clean them prior to use. Dirty ceramic logs can be a fire hazard and produce an unpleasant burning smell.

CHECK THE BLOWER AND PILOT

If the fireplace has an electric blower, clean and dust it so it doesn't become clogged. Inspect the pilot light for any wear and tear that includes wiring or structural issues.

It takes several steps to prepare fireplaces for cold weather seasons when they're most likely to be used with frequency.

Don't get shocked by home electric safety issues



Electricity helps run the world, including our homes and businesses. Without electricity, we'd have no access to lighting, our interior spaces may not be heated or cooled effectively, and the computers and other devices we rely on so heavily would not run.

Even though electricity is designed to make people's lives more convenient, it's easy to take it for granted and become complacent about the safety needed to use it effectively. The Electrical Safety Foundation International

says each year electrical malfunctions account for 35,000 home fires causing more than 1,130 injuries, 500 deaths and \$1.4 billion in property damage. Since the average American home was built in 1977, many existing homes of this age and older simply cannot handle modern demand for electricity without modification.

The following are some warning signs that electrical issues could lead to bigger problems:

- Tripping of circuit breakers or blow-

ing of fuses regularly

- Dimming of lights when other devices are in use
- Buzzing sounds from outlets or switches
- Discolored outlets
- Seemingly underpowered appliances

Additional warning signs can include a tingling feeling when an electrical appliance is touched, rubbery smells or an aroma of burning.

Individuals can take certain precautions to ensure electrical safety at home and at work. Here are nine guidelines to follow, courtesy of the National Fire Protect.

1. Have any home you are buying or renting inspected by a qualified private inspector in accordance with local requirements.

2. When electrical work is needed, hire a qualified, licensed electrician.

3. Use only one heat-producing appliance plugged into a receptacle outlet at a time.

4. Do not use extension cords for major appliances like ovens, washers, stoves or microwaves. They should be plugged directly into a wall receptacle outlet.

5. Ground-fault circuit interrupters (GFCIs) should be installed in kitchens, bathrooms, garages, and basements to shut off an electrical circuit when it becomes a shock hazard.

6. Extension cords should only be used temporarily. Have an electrician install more outlets if they are needed.

7. Keep the area around the electric meter clear.

8. Make sure outdoor lights and other fixtures are rated for outdoor use.

9. Label the circuit breakers to understand the different circuits in the home and know which to turn off when electrical work is being conducted.

It doesn't take much for an electrical issue to become serious and start a fire or cause shocking. Treat all electricity use in a home or business seriously.



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