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**JULY 2019**



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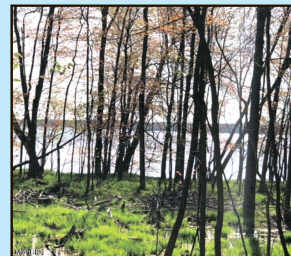
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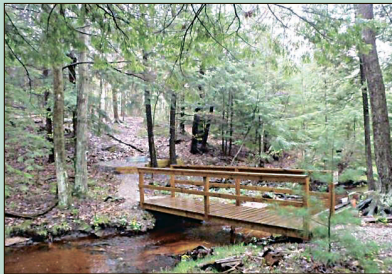
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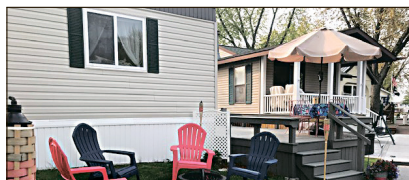
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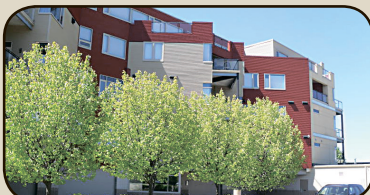
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# Simple, inexpensive staging strategies



Staging has long been part of selling a home, and for good reason. When selling a home, it makes sense for sellers to make their homes as appealing as possible, even if a recent study indicates that staging may not compel buyers to offer more money.

Researchers at Old Dominion University and Johns Hopkins University found that staging did not have a significant effect on the actual revealed market value of a property. However, homeowners should not interpret that as a reason to skip staging. In fact, the study's authors note that staging gave buyers more favorable impressions of a property, which might accelerate the selling process.

Staging a home need not be difficult. In fact, hom-

owners can employ several simple and inexpensive staging strategies to entice buyers to make offers on their homes.

- Clear out the clutter, especially in bathrooms and closets. Clear out the clutter in each room in the house before hosting an open house. Note that it's not just bedrooms and living rooms that should be made to look open, spacious and clutter-free. A luxurious, hotel-quality bathroom that's open and airy can impress buyers, as can organized closets that are not jam packed with clothing, shoes and other wardrobe items that have a tendency to take over closets the longer someone lives in a home.

- Let the sun shine in. A home that's bright and airy

tends to appear more spacious and livable than one in which the windows and blinds are closed. Before hosting an open house, open the blinds and crack some windows if the weather permits.

- Start right inside the front door. A welcoming, clutter-free foyer or primary entryway makes a strong first impression, immediately giving buyers an idea of what it will be like to welcome their own friends and family into a home should they buy it. If you hang your coats on a coat rack in a foyer or entryway that does not have a closet, remove the coat rack before hosting an open house. Coat racks can make the space feel cramped. If there's room, place a small table and bench just inside the door.

- Take care of the yard. You only get one chance to make a first impression, and the first thing buyers will see when they pull up outside your house is the exterior of your home. Landscaping is important, and a well-maintained yard suggests to buyers that owners have taken pride in their homes, and that may extend inside the home. Make sure the grass is freshly cut, shrubs and trees have been trimmed, bald spots in the lawn have been addressed, and exterior living spaces have been cleaned and cleared of clutter.

Staging a home sounds complicated. But there are various simple and inexpensive ways to make a home more attractive to prospective buyers.



## 6 options for funding your next home improvement project



Before starting a home improvement project, either on one's own or with the assistance of a professional contractor, homeowners must first consider the costs involved. According to the home improvement resource HomeAdvisor, more than one-third of homeowners do not understand what hiring a professional will cost, and then cannot successfully budget and secure financing once they have set their sights on a renovation project.

HomeAdvisor says that some of the more popular projects, such as remodeling a kitchen or bathroom or building a deck, can cost, on average, \$19,920, \$9,274 and \$6,919, respectively.

Homeowners may find that the more expensive renovations require them to secure some type of financing. Those who have never before sought such financ-

ing may want to consider these options.

1. Cash-out refinancing: With cash-out refinancing, a person will begin the mortgage process anew with the intention of paying off the current mortgage balance, and then taking out additional funds for other purposes. Cash-out refinancing is a way to tap into a home's existing equity for use on improvements or other expenses, such as college tuition.

2. Home equity line of credit: The financial experts at Bankrate indicate that a HELOC works like a credit card, with the house as collateral. There is a credit limit, and borrowers can spend up to that limit. The interest rate may or may not be fixed. However, the interest may be tax-deductible if the financing is used to improve, buy or build a home.

3. Home equity loan: In-

dividuals also can borrow against equity in their homes with a fixed interest rate through a home equity loan. Most lenders will calculate 80 percent of the home value and subtract a homeowner's mortgage balance to figure out how much can be borrowed, according to the financial advisory site The Simple Dollar.

4. Personal loan: Homeowners can shop around at various financial institutions for competitive personal loans to be used for home improvement purposes. Funds may be approved within one business day, which can be ideal for those who want to begin their improvements soon.

5. Personal line of credit: A personal line of credit allows borrowers to borrow only the money needed at the time, and offers a variable interest rate that is generally lower than fixed loan

rates. Again, like a credit card, PLOC gives a person a maximum borrowing amount and is ideal for ongoing purchases.

6. Credit cards: In a pinch, credit cards can be used to finance improvements, but they do come with the cost of very high interest rates if the balance is not paid in full by the time the bill comes due. However, for funding smaller projects and maximizing rewards points through home improvement retailers or specific credit card company promotions, credit cards can be a way to earn various perks in addition to the benefit of improving a home.

Homeowners looking to finance their next improvements should speak to a financial advisor and shop around for the best types of funding for them.

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W. US 10

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## Paint and renovate correctly

Changing paint colors is one of the easiest and least expensive ways to add a fresh new look to the interior or exterior of a home.

Both exterior and interior paint can be used to protect homes and make strong impressions. Painting projects are fun and can be easy, but not all projects are so simple. Homeowners may need to exercise patience and devote an ample amount of time to get the job done right. One errant drip is all it takes to turn a perfect paint job into a colorful mess.

While paints are much safer now than in years past, they still need to be handled with caution and disposed of with care after the job is done. Painting can be a tricky project because the

fumes and chemicals found in many paints make these products more difficult to dispose of.

The Environmental Protection Agency says homeowners in the United State throw out 64 million gallons of paint per year. While latex paints are not considered hazardous waste, they should be recycled. Oil-based paints, however, are considered hazardous household waste (HHW) and must be disposed of properly.

All homeowners should check with their trash and recycling collection centers regarding the proper way to dispose of paints, stains and varnishes. It's also possible to visit Earth911.com and find a disposal facility online.



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**7097 S Harbor Dr, Pentwater**  
42 Ft of Bass Lake Waterfront w/ Private Dock, 2 Car Attached Garage, 3 Bed 2 Bath Bungalow  
**\$529,000**



**4745 S Lakeshore Dr, Ludington**  
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**\$640,000**



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**\$139,900**

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**6099 W Dewey, Ludington**  
0.5 Acres  
**\$13,500**



**Ridgewood Dr Lot 11/9, Ludington**  
66 Ft of Waterfront, 1.15 Wooded Acres, Near Downtown, Electric at Road  
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500 Ft of Waterfront, 80 Acres, Great for Hunting, Fishing & Building  
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# Houseplants can clean indoor air



Gardening is a rewarding hobby that can pay a host of dividends, both for the planet and the people doing the gardening. Healthy plant life can help clean the air by absorbing carbon dioxide and various air pollutants, while the act of gardening can help gardeners combat stress.

Published in 2011 in the *Journal of Health Psychology*, a study from researchers in the Netherlands found that gardening promotes relief from acute stress. In the study, two groups of participants were asked to complete a stressful task and then instructed to either read indoors or garden outdoors for 30 minutes. After 30 minutes, the latter group had lower levels of the stress hormone cortisol and even reported being in a better mood than the group instructed to read indoors.

But gardening does more than just provide gardeners with a reason to spend

some time relaxing outdoors in an effort to relieve stress. Gardeners who raise certain plants may be able to bring those benefits with them when going inside as well. According to an article published in the journal *Environmental Health Perspectives* in October 2011, houseplants can work wonders when it comes to improving overall health, removing toxins from air, soil and water by metabolizing some toxic chemicals and releasing harmless byproducts while sequestering such toxins by incorporating them into plant tissues.

Clean indoor air is important for everyone, but especially so for those people who suffer from respiratory ailments like asthma. In fact, the American Academy of Allergy, Asthma and Immunology considers indoor air filtration an essential part of any strategy to improve respiratory health. But filtra-

tion systems and air purifiers are often not enough, and those who want the air in their homes to be as clean as possible may benefit from introducing certain houseplants into their homes. The following are a handful of plants that can help to improve indoor air quality.

- Aloe vera: Aloe vera might be most often associated with hand creams and hand soaps, but the aloe vera plant, a succulent that even novice gardeners should have no problem growing, can clear indoor air of formaldehyde and benzene, two common byproducts of chemical-based cleaners many people use in their homes.

- Spider plant: Spider plants are resilient, and that makes them great houseplants for busy men and women who tend to be forgetful when caring for their plants. In addition, spider

plants are pet-friendly and can be used to combat benzene, carbon dioxide, formaldehyde and xylene.

- English ivy: NASA researchers exploring the possibilities of long-term space habitation found that certain houseplants were more effective at cleaning air inside energy-efficient, non-ventilated buildings than others. One such plant was English ivy, which can effectively combat the formaldehyde found in certain household cleaning products.

- Bamboo palm: Bamboo palms also found their way onto NASA's list. Bamboo palm plants thrive indoors, where they are especially effective at filtering out the chemicals benzene and trichloroethylene.

Gardening has been proven to be a soothing hobby that can help gardeners reduce stress. But the health benefits of gardening can extend indoors as well.



# 3 tips to prepare to sell your home



According to Realtor.com, spring is the busiest and best season to sell a home. While a good home can find a buyer any time of year, homeowners might find the buyers' pool is strongest in spring and into summer. The reasons for that are many, ranging from parents wanting to move when their children are not in school to buyers wanting to move when the weather is most accommodating.

Because spring is such a popular time to sell a home, homeowners who want to put their homes on the market should use winter as an opportunity to prepare their homes for the prying eyes of prospective buyers. The following tips can help homeowners during the pre-selling preparation process.

## 1. Address the exterior of the home.

Winter can be harsh on a home's exterior, so as winter winds down, homeowners who want to sell their homes should make an effort to address anything that might negatively affect their homes' curb appeal. A study of homes in Greenville, S.C.,

from researchers at Clemson University found that the value of homes with landscapes that were upgraded from "good" to "excellent" increased by 6 to 7 percent. If it's in the budget, hire professional landscapers to fix any problematic landscaping or address any issues that arose during the winter. Homeowners with green thumbs can tackle such projects on their own, but hiring professionals is akin to staging inside the home.

## 2. Conquer interior clutter.

Clutter has a way of accumulating over the winter, when people tend to spend more time indoors than they do throughout the rest of the year. Homeowners who want to put their homes on the market in spring won't have the luxury of waiting until spring to do their "spring" cleaning, so start clearing any clutter out in winter, even resolving to make an effort to prevent its accumulation throughout winter. Just like buyers are impressed by curb appeal, they are turned off by clutter. The Appraisal

Institute suggests homeowners clear clutter out of their homes before appraisers visit, and the same approach can be applied to open houses. Buyers, like appraisers, see cluttered homes as less valuable. In addition, a home full of clutter might give buyers the impression, true or not, that the home was not well maintained.

## 3. Eliminate odors.

A home's inhabitants grow accustomed to odors that might be circulating throughout the house. Pet odor, for instance, might not be as strong to a home's residents as it is to guests and prospective buyers. Because windows tend to stay closed throughout the winter, inte-

rior odors can be even stronger come late-winter than they are during the rest of the year. A thorough cleaning of the house, including vacuuming and removal of any pet hair that accumulated over the winter, can help to remove odor. In the weeks leading up to the open house, bathe pets more frequently, using a shampoo that promotes healthy skin so pet dander is not as prevalent. Open windows when the weather allows so more fresh air comes into the home.

Spring is a popular and potentially lucrative time to sell a home, and homeowners who spend winter preparing their homes for the market may reap even greater rewards.

## IN LUDINGTON



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### 1393 Cedar Lane, Scottville

Magnificent home with private frontage on Crystal/Hackert Lake. 4 BR, 2 BA, beautiful wood and tile work throughout, walk in shower, tiled jet tub, tongue and groove ceiling in main level and fantastic outside living space with multiple decks, automatic awning and a wonderful 3 season room.



### 6675 N Hamlin Shoals 12, Ludington

Want your slice of PARADISE? This waterfront lot is a PERFECT Location to BUILD your Dream HOME. With 133 feet of LAKE frontage located on heavenly Upper Hamlin Lake. This is a nature lover's sanctuary, tranquil and secluded within Hamlin Shoals Private Community. Sixty acres of shared forest and trails exist for the enjoyment of the association members. Located minutes for Ludington, Ludington State Park, Lake Michigan, and Manistee National Forest. NOW is the chance to begin your HAMLIN Lake Home Legacy!



### 6328 Norieka, Irons

West side of Big Bass Lake on a 280 acre all sports lake enhanced with a total of 5 islands. Open airy floor plan with plenty of natural light, an abundance of space and refreshing features. Can you visualize tranquility topped with sunshine, a multitude of water activities, captivating sunsets and backyard bonfires? Your LAKE HOME has more of what you love.



### 5512 Oakridge, Ludington

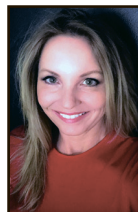
Custom built home with lots of updates. Large living area with cathedral ceiling and fireplace, a spacious master suite, first floor laundry, a stunning kitchen, huge walkout with roomy bedrooms, kitchen area and rec room. The details of this wonderful home are endless.



**Jim Foley**

231-690-2830

jim@cbalm.com



**Marla Zatarga**

231-510-4002

marla@cbalm.com



### 204 W State St, Scottville

Own your own business! Perfect location for good customer flow. Any commercial/retail business has a great chance to flourish. On North side of HWY just West of downtown Scottville.



### 3275 S Lakeshore, Ludington

2 acre wooded lot with magnificent Lake Michigan waterfront view. Ludington school district. Perfect location to build your dream home!



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202 E. Ludington Avenue

Ludington, MI 49431

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### 5915 W Mavis, Ludington

Beautiful hardwood floors in kitchen and living room, vaulted ceilings, open floor concept, large master suite with soaking tub and walk in shower, finished walkout basement with two more bedrooms, bath, kitchenette and wonderful family room. All situated on a little over 4 acres on paved road.



### 5876 Pleasant Ridge Dr., Ludington

4 bedroom, 2.5 bathroom, custom built ranch home. Generously-sized living/dining area with huge windows and sliding door to rear deck. Lower walkout level including a cozy gas/electric fireplace will meet all your entertainment needs! This home also contains 13 closets/storage which will keep the "Marie Kondo" method in check.



### Anderfind Drive

Beautiful views of Lake Michigan with 98 feet of frontage. 2 1/2 acres of land along with the beautiful Lake Michigan frontage make this the perfect building site! This is in the highly coveted area of Anderfind Drive. Perfect spot to build your dream home!



# Stapleton Realty

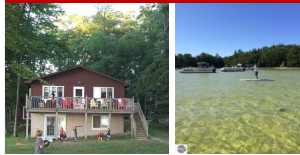
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& Grand Traverse counties

## CRYSTAL LAKE, Frankfort



**RARE 120' SANDY FRONTAGE**  
Stunning 5,677 SF home. Sweet guest house. Entertain on decks. Big dock. **\$1,575,000** 1835224

## BIG PLATTE LAKE, Honor



**75' SANDY BOTTOM FRONTAGE**  
Well-kept home w/mstr BR, lower family/bunk rm.+2BR apt. Weekly summer rental. **\$669,900** 1858519

## LONG LAKE, Honor



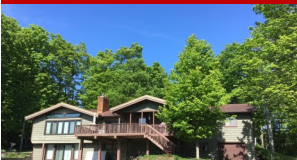
**BREATHTAKING VIEWS** of Long LK, LK MI & dunes. **Custom** 3BR, 3BA. 2.4 acres with 153 ft. bluff lakefront. **\$597,500** 1822469

## BIG PLATTE LAKE, Honor



**90' ALL-SPORTS FRONTAGE** 3BR cottage home + 2 rental cottages. Sand bottom. Deep lot for garage/barn. **\$549,000** 1859946

## 17.5 ACRE ESTATE, Beulah



**SPACIOUS, BEAUTIFUL HOME**  
Bring classic cars, toys & horses. 3 garages, 80' pole barn, 40' barn. Golf scenic highlands across the road. **\$525,000** 1842816

## CRYSTAL LAKE VIEWS



**CUSTOM 4BR/3BA.** Lake views from many rooms. Cook's kitchen, sunroom, game room, family rm., garage. Weekly summer rental. **\$499,900** 1819105

## NEAR CRYSTAL LAKE



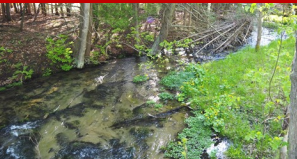
**US-31 Beulah.** 1<sup>st</sup> floor turn-key dining & banquet rooms, pub, plus staging-retail space. Rent: **\$4700/mo.** Buy: **\$395,000.** With 18 rented 2<sup>nd</sup> flr. apts: **\$995,000** 1856378

## RIVERFRONT RESORT



**UP NORTH DREAM BUSINESS.** In Honor. 500 ft. Platte River wraps around 6 rental cottages & a 3BR home. Guests can trout fish, tube, swim & kayak. **\$369,900** 1857889

## 80 ACRES south of Empire



**BRANCH of PLATTE RIVER** flows through this thickly wooded parcel with a meadow for your cabin. Privacy on a seasonal county rd. **\$325,000** 1860620

## 30 ACRES near NAT. PARK



**SOUTH OF EMPIRE, PLATTE TWP.** Bring tools & renovating ideas. 3BR, 2BA fixer-upper. 32x28 garage. Near state land, Sleep. Bear dunes, LK MI. **\$295,000** 1861913

## 89 ACRES, Thompsonville



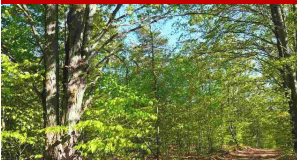
**89 ACRES.** State land surrounds this premier hunting/getaway spot near Crystal Mountain Resort. Meadow, woods, some lowlands. **\$297,500** 1840726

## CITY OF FRANKFORT



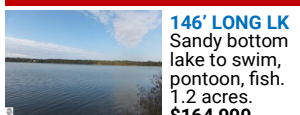
**IN-HOME BUSINESS OR ARTIST STUDIO** Versatile, vintage 4,600 sq. ft. home. Nice-sized rooms & storage. Redecorate your way. Corner lot. **\$239,000** 1849400

## 40 ACRES North of Honor



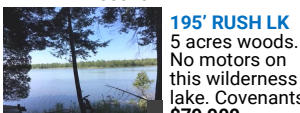
**NEXT TO STATE LAND.** Privacy for a hunt camp or getaway. 1 mi. from pavement. Seasonal county roads. In C.F. **\$119,900** 1861922

## NEAR NAT'L PARK & LK MI



1858459

**146' LONG LK**  
Sandy bottom lake to swim, pontoon, fish. 1.2 acres. **\$164,900**



1847938

**195' RUSH LK**  
5 acres woods. No motors on this wilderness lake. Covenants **\$79,900**

## COUNTRY ACREAGE SITES



**NEAR CRYSTAL MTN.** Parcels of 5ac, 10ac & 20ac. Some adjoin state land. Elec. & cul-de-sac road off 669. **From \$19,900** 1850265

## BIG PLATTE LAKE, Honor



**SHARED 150' BIG PLATTE LAKE**  
Beach w/dock. All sports lake. 2BR condo cottage. Resort setting. Rent/enjoy. **\$88,000** 1859427

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# Items to consider when outfitting a home gym



Home gyms can make working out more efficient, saving time driving to a fitness facility and enabling people to stick to a workout regimen during inclement weather. Having a gym at home also may motivate people to work out more frequently and more effectively, as they can exercise at any time of day they choose and won't need to share equipment with fellow fitness enthusiasts.

While workouts will vary from individual to individual, the Centers for Disease Control and Prevention recommend adults should combine both aerobic and strength training to achieve optimal health. The CDC recommends adults do at least 150 minutes a week of moderate-intensity aerobic activity, or 75 minutes of vigorous-intensity aerobic activity. In addition, the CDC advises adults to include moderate- or high-intensity muscle-strengthening activities, involving all major muscle groups, in their workout regimens

two or more days per week. When constructing their home gyms, homeowners should keep CDC recommendations in mind so they can enjoy as complete a workout as possible.

The following are some items homeowners can consider when outfitting their home gyms.

- **Barbells:** Barbells aren't just for biceps. Barbells can be used to work all the major muscle groups, including arms, chest, shoulders, legs, and back. Purchase a set of barbells of various weights so workouts can be varied depending on the muscle group being targeted.

- **Bench, bar and plates:** A bench, bar and plates also can be invaluable to people who want a fitness facility-quality workout at home. Purchase plates of various weights but remember to be cautious with the amount of weight you lift when no partner or spotter is present. When shopping for a bench, look for one that can incline and decline, which increases the range of ex-

ercises you can perform at home.

- **Land line:** If the gym will be in a basement or another area of the home where access to a mobile network is unreliable, the presence of a land line in the room can help in the case of emergencies. Those who work out at home will be doing so without gym staff or other fitness enthusiasts nearby, so the land line can be invaluable should someone suffer an injury when exercising alone. If possible, place the land line in the middle of the room so it's not too far away from any particular area.

- **Flooring:** Homeowners have various flooring options when outfitting their home gyms. Carpet tiles, rubber flooring, foam flooring, and vinyl tiles are popular options. Each has its advantages and disadvantages, and the right choice may depend on how the gym will be used. For example, foam flooring may be compressed under heavy equipment, which may be

problematic for homeowners who want to include lots of equipment in their home gyms. Before considering which flooring material to lay down, write down your likely workout routine before taking that write-up with you to a flooring contractor who can recommend the best material for you.

- **Cardiovascular equipment:** Homeowners don't have to reinvent the wheel when purchasing cardiovascular equipment for their home gyms. If a treadmill worked for you at the gym, purchase one for your home gym as well. Cardio equipment can be expensive, but savvy homeowners may be able to find fully functional secondhand equipment online. If you currently have a gym membership, speak with the owner about purchasing a used item directly from the facility.

Outfitting a home gym requires homeowners to give careful consideration to their workout preferences so they can tailor their gyms to their specific needs.



# Improving a home's curb appeal

An attractive front entrance area gives a home curb appeal that invites both guests and potential home buyers. Upgrading a home's exterior can be as simple as painting or as complex as installing new windows or adding a patio.

Inspiration for a curb appeal "makeover" that reflects the owner's budget and decorating choices are easy to find online. Stop by the nearest Woodcraft store for tools and supplies, along with helpful advice from the staff, or visit Woodcraft.com to shop and read how-to blogs and articles.

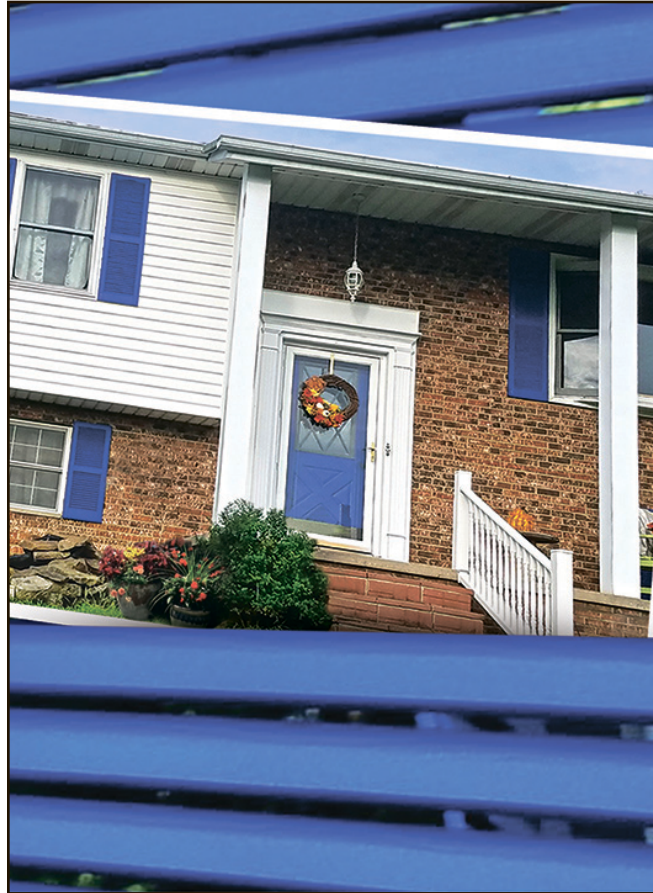
One of the easiest and quickest ways to boost curb appeal is to paint (and repair if needed) a home's front door, molding and trim. Painting garage doors, porches, shutters, doorsteps, flower boxes, furniture, mailboxes/stands, and window trim are other potential projects, as is changing the front door hardware.

For front door and shutter painting inspiration, visit these informational blogs on Woodcraft.com: Front Door Klein Blue Redo (<http://bit.ly/2zSVV9J>) and To Thine Own Self Be Blue (<http://bit.ly/2EkUsvR>).

## Repair & Paint

Woodcraft offers these products and ideas for more repairing and painting.

- General Finishes Milk Paint is a premium interior/exterior mineral-based paint premixed in more than two dozen colors. It is so durable it does not require a topcoat. However, Woodcraft Prod-



uct Development Manager Kent Harpool suggests using General Finishes Exterior 450 as a sealer for exterior uses. The 450 is fortified with UV absorbers to stabilize the finish and built-in mildewcide to retard mold and mildew growth.

- Krud Kutter TSP Substitute will clean and degloss almost any surface prior to painting so that paint adheres better.

- System Three Sculptwood Epoxy Putty is a two-part epoxy putty that can be used indoors or out. Mold it, shape it or use it to repair carvings, antique picture frames or even windowsills. Be sure to add a coat of General Finishes Exterior 450 to seal your work.

- Titebond III Ultimate Wood Glue is waterproof, yet it cleans up with water. It allows eight minutes of open assembly time and offers an application temperature as low as 47 F.

- HOMERIGHT Super Finish Max and Finish Max Fine Finish HVLP Sprayers spray most solvent or water-based products — latex paint, milk paint, chalk paint, furniture paint, stains, and finishes. The Finish Max is ideal for small- to medium-sized projects, while the Super Finish Max is more powerful and covers a wider range of projects and thicker paints and varnishes with less thinning required.

- HOMERIGHT Spray Shelters are good for furniture

projects (large shelter), as well as smaller accessories (small shelter).

## Remove, Replace & Build

Replacing windows, gutters and downspouts; adding molding to a door; building — outdoor furniture, a unique mailbox and stand, or flower containers; and adding or expanding a patio area/porch require a large investment of time and money. Look for these products to help with these replacement and building projects.

- Lightweight and quiet, yet easily portable, the Rolaire AB5 Air Buddy, 1-2 HP Compressor is a durable companion for your weekend projects.

- Use the GREX Green Buddy 18-gauge, 2" Brad Nailer for trim and moldings, light wood assembly, window beading, scribe molding, and door and window casings.

- For precision sawing, efficient sanding, power cutting, accurate filing, scraping, cleaning and polishing, and more, consider the Fein MultiMaster Start Q with a pinless Starlock mounting system and easy snap-in accessories.

- Take SawStop safety, quality and precision directly to your project work area when you choose the portable SawStop Jobsite Saw with Cart.

To learn more about these and other products, stop in your local Woodcraft store, call (800) 535-4482 or visit [www.woodcraft.com](http://www.woodcraft.com).

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with love and dreams"

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**NEW BUILD!**



**8150 E. Anthony Rd., Branch, MI**  
New Build on PM River, Approx.  
2,000 sq ft., 3 beds/2 baths, tiled  
bathrooms, quartz counter top in  
kitchen, finished lower level with  
9 ft. ceilings,  
2 lots & 265 ft.  
riverfront.

**Priced at  
\$263,000**



**5657 S. Rapids Rd., Branch**  
Cottage on the Pere Marquette  
River with 144 ft. Frontage, Low  
Bank, Walk-in Riverfront, Tastefully  
Remodeled 2 Bedroom, 1.5 Baths,  
Great Room with Wood Burning  
Stove. **New Price \$179,900**



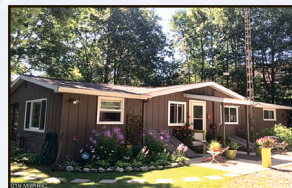
**5830 S. Rapids Rd, Branch**  
100' Riverfront - Year-Round Home Built in  
2005. **Main Floor:** Massive Stone Fireplace  
Large Windows and Sliders to Deck - Great  
Views, Master Bed/Full Bath, Kitchen and Half  
Bath, **Loft** with 3 Queen Beds and Full Bath  
**Lower Level,** Egress windows and ready for  
your touch, 1,476 sq ft. **Priced at \$335,000**



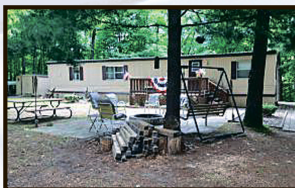
**9115 E Berger Lane, Branch, MI**  
LOG CABIN, 95 ft river frontage. Yard  
gently slopes to river - easy walk-in  
access. Log cabin has 2 /bed & 1 / bath,  
stone fireplace in great room (approx  
1,100 sq ft). Guest bunk house has an  
attached 2-car garage & 600 sq ft finished  
guest quarters **New Price \$178,500**



**7688 Washington Rd., Branch, MI**  
Unique Setting on both Ruby Creek  
(285') and PM River (135'), Cabin is  
800 sq ft, 2 Bed, 1 Bath, Mud and  
Laundry Rooms, 3-Season Porch, 3  
Sheds. **New Price \$155,900**



**5816 S Rapids Rd, Branch**  
100' Pere Marquette frontage,  
3 Bed/1 Bath, 2-car garage,  
screened-in 3 season porch,  
fantastic views, many updates!  
**New Price \$219,000**



**8753 W Ruth Drive, Branch**  
133' Riverfront - 1975 Mobile, 2 Bed, 1  
Bath, Deck overlooks River with easy  
river access, federal lands nearby and  
access to RV trails in the area. **Priced  
at \$54,000**



**8764 E. Hogan Rd., Walkerville**  
1985 Manufactured home on 20  
Acres, 3 Bed/2 Baths and 2-car  
Garage with Pole Building adjacent  
to State Land, 3 miles from Pere  
Marquette River **Priced at \$145,900**



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Traverse  
Bay*

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**\$90,000**



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**5300 S. Stella Rd.** - 125 ft of sandy private frontage on Lost/Pleiness Lake, 4 beds, 2.5 baths, walkout finished basement, 2 large garages, workshop, docks and more. \$360,000 mls 18059070



**103 E. Dowland St.** - Historic bakery in need of new history makers. Recently remodeled and updated. Over 4,000 sq ft of combined retail, prep and storage space. New security and phone system. Equipment included unless otherwise negotiated. Close to downtown, waterfront and S.S. Badger onboarding and offboarding traffic. \$279,000 mls18054553



### PRICE REDUCED!



**306 E Broadway St., Scottville,** 4 bedroom, 1.5 bath, sizeable kitchen, dining area, mudroom, main floor laundry. Newer hot water heat system \$72,000 mls 19014741



**Lot 1 W Oakridge Dr., Hamlin Twp.,** platted subdivision, .95 acre, nicely wooded corner lot, great for walkout, natural gas/elec./cable present. \$33,000 mls 18021792



**2531 S. Forman Rd., Baldwin;** 3 bed, 2 bath, 2 car attached, 10 acres, 24 x 24 pole barn, 48 x 30 pole barn, adjoins state land, \$250,000, mls 19022824



**126 S Main St., Scottville,** retail/commercial space with significant care and pedestrian traffic, approx. 950 sq ft, previously a hair salon and dog grooming salon, priced to sell. \$30,000 mls 19014496



**Tim Gibson**  
Realtor, ELP  
231-233-7327

[tim@golighthouserealty.com](mailto:tim@golighthouserealty.com)



**310 N Main St., Scottville,** 4 bed, 2 bath, brick home, hot water heat, 2 stall detached w/bonus room, lg.carport, \$117,500, mls 19021261



**168 Mike St., Walhalla,** 2 bed, 1 bath, Alpine cabin, overlooks pond, priced to sell, \$52,000, mls19023158



**742 Snyder Rd., Wellston,** New Construction, offered turn-key, 3 bed, 2 bath, custom cabinets, granite tops, LG appliances, steel siding and roof, 1/2 acre lot, \$195,000, mls19024539

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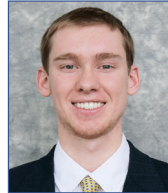
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