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FREE

MAGAZINE

DECEMBER 17, 2010

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606 N MADISON STREET \$149,000

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7929 TURIN ROAD

A FOUR BEDROOM, TWO FULL BATH RANCH WITH ALMOST 2,000 SQ. FT. OF LIVING AREA DOES NOT COME ALONG TOO OFTEN. THIS SPACIOUS HOME HAS A NEW KITCHEN, DOORS, MOLDING, AND DRIVEWAY. THE BATHS ARE UPDATED, THE ENTRY FOYER IS BEAUTIFUL. THERE IS A SPIRAL STAIRCASE LEADING DOWN TO THE FAMILY ROOM. THIS PROPERTY ALSO HAS INSULATED WINDOWS, A DEEP PRIVATE LOT, TWO STALL GARAGE, AND A COUPLE OF OUTBUILDINGS FOR STORAGE. \$159,000 www.firstromerealty.com

4203 SENN ROAD HOBBY/HORSE FARM

36 GREAT ACRES TO TEND! COUNTRY FARM HOUSE WITH THREE BEDROOMS, GORGEOUS ENTRY HALL, SPACIOUS ROOMS - OVER 2000 SQ. FT., 1ST FLOOR LAUNDRY, THREE CAR GARAGE, VVS SCHOOL DISTRICT, CITY WATER. CALL TODAY \$175,000 www.firstromerealty.com



6559 ELMER HILL ROAD

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2002 HOLLY STREET \$159,000

LOVELY SPLIT LEVEL HOME IN EXCELLENT CONDITION. FOUR BEDROOMS, TWO FULL BATHS, FORMAL DINING ROOM, FAMILY ROOM, CENTRAL AIR CONDITIONING, DECK, AND INSULATED WINDOWS. OVER 2,000 SQ. FT. OF LIVING AREA AND A LARGE LOT. CALL FOR AN APPOINTMENT. \$159,000 www.firstromerealty.com



1085 LOVERS LANE, CAMDEN \$595,000

BEAUTIFUL EXECUTIVE HOME WITH ALL THE AMENITIES ON 18 ACRES. QUALITY BUILT WITH FOUR BEDROOMS, THREE FULL BATHS, AND ONE PARTIAL BATH. COMMERCIAL GRADE APPLIANCES, MASTER BEDROOM AND BATH SUITE WITH BALCONY, CENTRAL AIR AND VAC. BEAUTIFUL VIEWS OF THE COUNTRY SIDE, LOVELY LANDSCAPING AND PATIO. THREE STALL HEATED GARAGE, FULL CELLAR, GENERATOR, NINE ZONE HEATING, LOW TAXES, CLOSE TO SCHOOLS AND VILLAGE. THIS IS JUST A SHORT LIST OF ALL THIS HOME HAS TO OFFER. \$595,000 www.firstromerealty.com



900 TURIN STREET \$115,000

VERY CHARMING, TOTALLY UPDATED THREE BED, TWO BATH HOME WITH MAPLE KITCHEN, LG LIVING ROOM WITH BAY WINDOW, FORMAL DINING, SUNROOM, REC ROOM, NATURAL WOODWORK, NEW FURNACE, BEAUTIFUL YARD AND A TWO STALL GARAGE. JUST DOWN THE ROAD FROM RFA STADIUM! MOVE RIGHT IN. \$115,000 www.firstromerealty.com

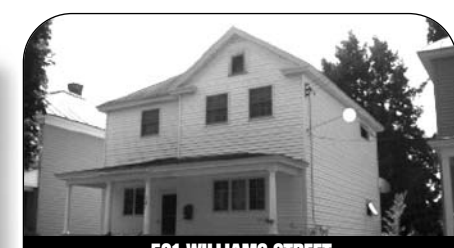


8563 THOMAS ROAD \$96,500

EXCELLENT COUNTRY RANCH JUST OUTSIDE THE CITY. UPDATES INCLUDE A NEWER ROOF, SIDING, WINDOWS, AND SEPTIC. THE BATHROOM HAS A JACUZZI TUB. THE PROPERTY NEEDS SOME SMALL FINISH WORK LIKE MOLDING AND INTERIOR DOORS. THERE ARE FOUR BEDROOMS, 2 BATHS, LARGE LIVING ROOM, INSULATED GARAGE, AND A MUD ROOM. \$104,500 www.firstromerealty.com

6619 SEVILLE DRIVE

Call today for private appointment to see this beautiful three bedroom, two full and one half bath split level home. Brand new Oppers' Solid Maple cabinets with Corian tops. New windows and bath. Heated in ground pool set in a landscaping oasis, four season room, pool house with half bath. Central air and much, much more. www.firstromerealty.com



521 WILLIAMS STREET

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**7106 STOKES-WESTERNVILLE ROAD
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217 N. GEORGE STREET \$139,000

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ELMER HILL ROAD TOWN OF LEE \$129,500

THIS PROPERTY IS A TWO STORY STONE BARN CONSISTING OF 15,000 SQ.FT. THE BARN IS NOW BEING USED FOR STORAGE, BUT CAN BE SO MUCH MORE. LOCATED ON 5.5 ACRES VERY CLOSE TO TURIN ROAD (RT. 26). CALL TODAY TO SEE THIS PROPERTY THAT HAS SO MUCH POTENTIAL. \$129,500
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714 - 716 ERIE BLVD. \$139,000

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801 CYPRESS STREET • ROSE CYPRESS COMPLEX

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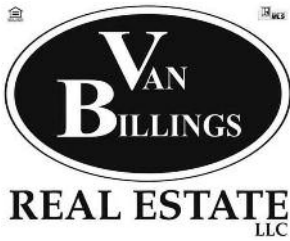
BECK'S GROVE, 4286 OSWEGO ROAD \$300,000

THE POTENTIAL FOR THIS WELL CARED FOR COMMERCIAL PROPERTY IS UNLIMITED. CURRENTLY USED AS A RESTAURANT/ BANQUET/CLAMBAKE FACILITY IT COULD ALSO BE REALIZED AS A DREAM COME TRUE FOR A NON-PROFIT OR PRIVATE GROUP OR CLUB. TWENTY BEAUTIFUL ACRES FOR RECREATION AND POTENTIAL CABIN SITES. IN THE COUNTRY BUT SUPPLIED WITH PUBLIC WATER. ALL EQUIPMENT INCLUDED ALONG WITH A FULL LINE OF HOLIDAY DECORATIONS THAT HAVE DRAWN VISITORS FOR MANY SEASONS. THIS PROPERTY IS A CENTRAL NY LANDMARK AND ENJOYED BY THOUSANDS OVER THE YEARS. PLEASE CALL FOR MORE INFORMATION. \$300,000
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112 E. THOMAS STREET

OPPORTUNITY, OPPORTUNITY, OPPORTUNITY. THIS THREE STORY BRICK BUILDING IS ZONED C-2 WITH 27,000 SQ. FT. OF RENTABLE SPACE ON A 1.4 ACRE CITY LOT. HERE IS A GREAT OPPORTUNITY FOR AN INVESTOR WITH FORESIGHT. CALL TODAY FOR MORE INFORMATION
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AMAZING PRIVATE LOG HOME - STRATFORD - \$349,900

Amazingly private log home on 133 adirondack acres. Setting overlooks 4.5 acre lake stocked with trout. Spectacular grounds with trails throughout the woods. Fine trout stream on the property. Electricity from generator, garage, sawmill and total peace & quiet!



GREAT BUY - OPPENHEIM - \$68,500



Nice 2/3 bedroom ranch set on 2 acres close to the school with hookup for a generator. Neat, clean and move in ready. Modern bath with shower and jacuzzi whirlpool tub. 2 stall attached garage, PLUS a 2 stall detached garage gives you plenty of storage space. Great property; great buy; don't miss out!

VILLAGE CAPE - DOLGEVILLE - \$75,000

Wonderful 3 bedroom, 1 1/2 bath village cape set on a corner lot with many interior and exterior updates. Oversized 1 stall detached garage and a shed for extra storage. Wonderful covered front porch and rear deck for sitting. Just move in and enjoy!



PRICED TO SELL - NEWPORT - \$75,000

Beautiful Vintage home in need of total restoration, being sold in "As Is" condition. A total of 2198 Sq Ft of living space. Create a mini farm on this 22 level acres of hay and cornfield within the village. City water available. Victorian carriage garage with great detailing overlooks West Canada Creek.



MAGNIFICENT VIEWS - GERMAN FLATS - \$77,500



Wonderful double wide ranch set on an 8 acre lot that is partially open with magnificent views. Because of age, most banks will not lend, even though condition is great with many updates. Being sold in "As Is" condition.

DELIGHTFUL VILLAGE HOME - DOLGEVILLE - \$79,900

Delightful 3 bedroom, 2 bath village home in pristine condition on a quiet street. Generous sized rooms, lovely glass covered windows, updated electric, windows and insulation. 1 stall garage, large rear deck with a nice backyard.



WONDERFUL ADIRONDACK CAMP - SALISBURY - \$97,500

Wonderful Adirondack Camp set on 14 acres in the woods makes this a perfect hunting piece. Built in 2010 this custom construction includes beautiful woodwork, cabinets, deck and a Honda generator. This camp comes fully furnished and wired for electric which runs off a generator. Bath has a shower, but if you don't like an outhouse then you need to add a septic. Close to snowmobile trail and club.



LOVELY COUNTRY HOME - STRATFORD - \$99,900

This lovely country home sets on 22 acres. Mostly wooded, a great piece of hunting property. Snowmobile and 4 wheeler trails adjacent to the property. A large garage and 2 sheds to hold all of your toys and tools. 2 plus bedrooms, large eat in kitchen, laundry room, formal dining room, living room and 1 bath. New 8X24 deck. New pellet stove, roof, siding, septic, and drilled well. Close to Stewarts Landing for boating, fishing and swimming. Lots of new updates. A Must See!



LARGE COUNTRY HOME - FRANKFORT - \$124,900

Location, Location, Location. With a little imagination this extra large 5 Bedroom home has a lot of potential. Situated on a 2 acre lot within a 2 mile drive of Utica. Close commute and ideal for the larger family. With an additional 893 sq.ft. of unfinished Attic space can be an even larger home. Possibly can be converted to an in-law suite. Does need some updating, use your imagination. A must see...



WATERFRONT PROPERTY - OHIO - \$135,000



Great retreat or year round home on a small lake. 3 bedroom, 1 bath and some great water views from many rooms in the home. Woodstove included to keep your heating costs down. No motorboats, dock is old and in need of replacement. Large detached 4 stall garage. Don't miss out on this beautiful lakefront property!

GORGEOUS SETTING - OPPENHEIM - \$189,900

Wonderful small farm set on 49.3 acres. Gorgeous setting with an excellent barn and outbuildings. 5 bedroom, 2 bath farmhouse with beautiful pastoral views. Two great hayfields, wood, and a fenced area for animals.



THREE FAMILY - LITTLE FALLS - \$79,900

Three family in nice condition with good off street parking, stable tenants and excellent cash flow. This is a premium investment unit. Tenants pay their own separate utilities - Heat, gas & electric. A must see for investors!



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View Interior photos at

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dailey.realty@gmail.com



Victor DiPerna
Sales Representative
vdiperna2@gmail.com

WATERFRONT LUXURY HOME
100 HARBOR SHORE RD. REDUCED \$858,000

Luxury Townhouse on Oneida lake. MBR Suite, plus 3 bedrooms. Formal living and dining room. Elevator 1st to 3rd level. 2 car garage and boat dock. Upgrades through out. Call for details - Price Reduced: \$858,000



406 W. OAK ST. PRICE REDUCED TO \$310,000




"Outstanding" 4 bedroom, 3.5 bathroom Tri-level home on a great corner location with apx. 5100 SF. First floor family room, formal living and dining rooms, applianced Kitchen and breakfast room; Master Suite plus two additional bedrooms on 2nd floor, lower level has recreation room, finished guest quarters with full bath, plus basement and finished attic for storage.



6062 LOWER LAWRENCE ST. \$225,000


3 Bedroom Cape with Den - home has been renovated "like new". Tastefully decorated through-out. Upper Kitchen cabinets, breakfast nook, porcelain kitchen floors, hardwood through-out. Living room with fireplace, Rec room and office. B-Dry basement, attached garage. Well-landscaped lawn and gardens with stocked pond. View interior photos on line.

*Wishing
Everyone
Happy Holidays*



1303 N. JAMES ST. \$122,900

Wonderful home located in one of Rome's most desirable areas. Close to Franklyn Park for recreation, 3 bedrooms, 2 baths, den, formal living and dining rooms; central air, gas heat, spacious fenced in yard and detached 3 car garage.
Priced to sell fast at \$122,900



REDUCED

401 W. DOMINICK STREET, ROME \$124,500

Be your Own Boss! Picture your business relocated on this high visibility and high traffic corner lot with parking. The exposure will bring in new business in the doors thereby increasing your bottom line. Large open interior with two front offices and a reception area. Ideal location for a potential book store, beauty shop, dance studio, retail etc., Zoned C2 and affordably priced to sell \$124,500

219 E. WHITESBORO ST. \$64,900


"Imagine Flower Boxes on windows and think New York City brownstones." Row style Townhouse with 3-4 bedrooms, living and dining areas, 2 full baths and walk up attic for storage. Large Deck with yard that goes to River's edge. Priced to sell at \$69,000




SALE PENDING

7213 RIVER RD. \$45,000

Cape style home with enclosed porch entryway. Kitchen, formal dining room and living rooms, full bath, one bedroom down and two up. Home needs some TLC but would dress up nicely! Situated on 5 acres adjacent to Griffiss Park. Priced to sell quickly - \$45,000



PRICE REDUCED

29 DEVEREAUX ST. \$124,500

"Captive Clientel" for whatever business you choose (with proper zoning authorization) or relocate to this site. Formerly bank, has Mosler safe, depository, and drive-through, but could make an excellent Food drive through for all those busy office workers in area who need a place to run to for lunch, coffee, etc. Situated on 3 city lots so lots of potential here and priced right at \$124,500



421 PARK ST. \$47,000

Excellent starter home with lots of room. 3 bedrooms, formal living and dining rooms. Spacious lot for parking. Convenient to shopping and stores. \$48,000




423 PARK ST. \$48,000

Large starter home with 3 bedrooms, living and dining rooms. Exterior Porch. Convenient to shopping area. Priced to sell at \$47,000



503 N. WASHINGTON ST. \$119,000

Five units to earn extra income, each unit has kitchen, living room and bath, 1 bedroom each and one has 2 bedrooms. Plenty of private parking and located in a nice residential corner. \$119,900



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109 W. COURT ST., ROME \$49,900

Beautiful pillard commercial building in great location. Close to Oneida County Court House, Rome City Court, and all of downtown Rome's amenities. Over 3500 s/f of 1st floor finished office/studio space and a 2 bedroom apartment on the 2nd. Ideal for law office or other commercial office.


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749 W. BLOOMFIELD ST., ROME \$55,000

This 3 bedroom 1 bath Cape Style Home with 1358 sq. ft. of living space located in a quiet neighborhood should not be passed up.


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405 W. BLOOMFIELD ST., ROME \$56,900

Centrally located Colonial Style 4 bedroom 1 1/2 bath home. Hardwood flooring throughout. Large living room, formal dining room, walk up attic and full basement. Priced to sell.


www.romehomefinder.com



7581 GIFFORD RD., ROME \$64,900

Nice 3 bedroom 1 bath ranch style home on large lot. Living room, formal dining room, utility room. Great starter home.


www.romehomefinder.com



705 W. THOMAS ST., ROME \$63,900

Why rent when you can buy this four bedroom two story home, just perfect for a starter home. It has a deep private yard, that overlooks wood creek, a oversized garage with plenty of storage upstairs.

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*May love and laughter light your days,
and warm your heart and home.
May good and faithful friends be yours,
wherever you may roam.
May peace and plenty bless your world
with joy that long endures.
May all life's passing seasons
bring the best to you and yours!*

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1300 WOODBERRY DR., NORTH UTICA \$109,000

4 Bedroom, raised ranch situated on corner lot with mature shad trees. Rear deck leads to fenced yard, garage. Call for details. 348-4206



BARNEVELD \$259,000

SPACE - SPACE - 10 Room Home with 3.5 baths - all on 6 acres with barn that features 5 box stalls. Call for your showing.



TOWN OF LEE \$85,000

SALE PENDING

Sleepy Hollow Rd! This comfortable 2 bedroom, 1 bath ranch with full basement and attached garage features an eat-in kitchen plus formal dining room. Desirable 112x155 corner lot. Brand new on the market. May we show you?



**BRANTINGHAM \$249,900
CUSTOM LOG HOME**

Situated on a 1 acre, cedar wooded lot in downtown Brantingham! A bit of a contemporary design-this home features 3 bedrooms, 3 full baths, with granite vanities, 1st floor laundry area. 1st floor area is 1200 sq ft with second floor 650 sq ft master bedroom plus a 1000 sq ft finished basement space. There is a new gas furnace with Hepa air cleaner and built in humidifier. Hot tub, circular black top drive, 28x36 garage with full second floor. This is all close to the golf course, Brantingham Lake, cross country + downhill skiing, snowmobile trails-you name it + we have it! May we show you? Guillaume Realty 348-4206



BRANTINGHAM LAKE \$340,000

Available Now! 4 bedroom, 2 bath home with eat-in kitchen, living room with stone fireplace, spacious rooms with finished basement. Wonderful view & afternoon sun. 180' waterfront with boat house, deck & dock. LARGE lot. Call for your appointment & Jim will be happy to show you.



KAYUTA LAKE \$250,000

Luxurious waterfront home, great waterfront. Master BR suite w/ whirlpool. \$379,000



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w/ knotty pine
cathedral ceilings
& stonewall el. fire-
place. There's a front & back deck, storage shed & 100' of lake
rights to Panther Lake! **Ask for Adv.#123**



www.camdenny.com/wilkes

**4 ELDEN STREET, CAMDEN \$59,900**

Affordable Camden Village Home! Ideal for a single or couple that wants large rms but only needs 1 bdrm. There's an eat in kitchen w/ plenty of birch cabinets & appliances, dining rm, large living rm w/ pellet stove, sliding glass doors onto an open deck, full bath & main fl. laundry. You will love the large corner lot and att. garage for great storage & parking.
Ask for Adv.# 109. www.camdenny.com/wilkes

**2553 ECKEL ROAD, VIENNA \$179,900**

Super Spacious 1,600. sq. ft. Ranch on 3 acres! Offers 3 bdms, 2 baths, oak kitchen w/ plenty of cabinets, appliances & center island breakfast bar, lg living rm w/ fireplace, family rm & dining area. There's a poured concrete basement w/ high ceiling, laundry area, alternative wood furnace & plenty of space for a future rm. There's a back deck w/ views of the pool, det, storage shed & new 3 car garage! **Ask for Adv. #149 www.camdenny.com/wilkes**

**9899 COAL HILL ROAD, TABERG \$169,900**

Recreational Farm on 90+- Acres! Offers a pleasant 2 story farmhouse having 2-3 bdms, full bath, lg family rm w/ great views from the open deck & picturesque pond. There's a 2 story Circa 1800's barn w/ walk out basement, 2 car garage & large treed yard. The acreage is mostly wooded w/ trails through the property for gathering firewood, hunting and hiking. **Ask for Adv.#114 www.camdenny.com/wilkes**

**126 HILLSBORO ROAD, CAMDEN \$169,900**

Privacy & Seclusion in this Spacious Camden Log Home! Offers 5-98 acres of mostly wooded land down a picturesque driveway. There's 3 bdms, lg living rm, dining rm, kitchen w/ plenty of wood cabinets, rec. rm, studio & home office or potential for a 4th bedroom. For more living space there's a lg 1 bdrm apt. above the oversize garage. There's a beautifully landscaped yard, back yard pond along with a pole barn & garden house. **Ask for Adv.# 118**

**PEEKY ROAD, REDFIELD \$134,900**

Secluded Tughill Hunting Lodge on 140 Acres that sleeps Ten! Fish the scenic "Mill Stream" just out side of the lodge for great "Native Brook Trout"! Hike on the 140 acres of woods, several roads for great four wheeling, white tail deer hunting along w/ wild turkey too. Adj. to the Line Brook State Forest for additional 680 acres of hunting & privacy. This location offers some of the highest snowfalls in the northeast for an extended snowmobile season with easy access to the groomed trails.
Ask for Adv.#H28 www.camdenny.com/wilkes

**7 SCHOOL ROAD, REDFIELD \$77,000**

7,200. Sq Ft. Two Story Brick Building, formerly the "Redfield Union School" now having 6 apartments, U.S. Post Office & former Town Clerks office area. Use your imagination... Price Reduced to Sell! Call for all the details! **Ask for Adv.#117**
www.camdenny.com/wilkes

**3266 SHEEHAN ROAD, CAMDEN \$59,900**

Adorable Getaway Cottage in the Woods! Live year round in this comfortable cottage or just use it on the weekends for recreational fun! Offers 2 bdms, full bath, laundry hookups, eat in kitchen w/ new maple cabinets & knotty pine living rm w/ vaulted ceiling & woodstove. You will love the 3 season end., porch & 2 open decks for entertaining. Enjoy the privacy of the state land next door & the T.C. Riders Snowmobile trail just down the road. **Ask for Adv.#H34 www.camdenny.com/wilkes**

**8847 PRESTON HILL ROAD, CAMDEN \$159,900**

Camden Country Ranch on 3.1 acres! Located just S. of Camden, offering 3 bdms, 2 baths, lg living rm & family rm on the main floor. There's an oak kitchen w/ plenty of cabinets, dining area & 1st flr laundry. You will love the 32' x 32' att. garage plus more storage in the full concrete bsmt. The lot is cleared & landscaped but a woody feel w/ great views from the 2 decks.
Ask for Adv.#160 www.camdenny.com/wilkes

8 TERRACE DRIVE, CAMDEN \$139,900

Camden Village Ranch offers over 1,200. sq. ft. of living space on the main level plus a finished walk out basement for lots of extra rm! There's a living rm, 3 bdms, 1 1/2 baths, oak custom kitchen w/ built-in appl. & dining area. The extra space in the bsmt level is a family rm w/ sliding glass drs, den, laundry area, utility rm & another bath. There's an att. garage, deck & screened-in porch on a nearly 3/4 acre lot.



Ask For Adv.#159 www.camdenny.com/wilkes

**59 SECOND STREET, CAMDEN \$94,900**

Spacious & Charming "Camden Greek Revival"! Well cared for center hall "Greek Revival" w/ original features: ornate woodwork, wide plank flrs, plus many modern amenities including kitchen & baths! Offering lots of spacious rms for entertaining along w/ 4 bdms & 1 1/2 baths. There's a picket fenced yard, carriage barn/garage & is centrally located in a great neighborhood.
Ask for Adv. #150 www.camdenny.com/wilkes

**44 MINER AVE, CAMDEN \$159,900**

Circa 1860's Village "Painted Lady Italianate"! So many original features including: oak & maple floors, natural oak columns between rms, ornate tin kitchen ceiling, leaded glass windows, wrap around porch, cupola & unique center foyer w/ extra wide stairway. There are 3 bdms plus 3 additional rms used as a "Teenage Dorm" & 2 nice baths. There's a det. 2 story carriage barn & paved drive too! **Ask for Adv. # 108 www.camdenny.com/wilkes**

R.A. Wilkes

Real Estate

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"Happy Holidays"

Visit our web site: www.camdenny.com/wilkes
 E-mail: rawilkes@dreamscape.com



229 HARRY BRYANT ROAD, AMBOY \$149,900

Nearly New Contemporary Home on over 8 acres! Offers 3 levels of living including the family rm w/ woodstove in the bsmt, 3 bdrms, which includes a lg master suite on the main level & 2 double entry baths. The oak kitchen, dining area & living rm w/ gas firepl. offers an open airy feel w/ vaulted ceilings. There's an att. garage, dog kennel fence & lg landscaped yard, lots of road frontage & a nice view of the back yard pond.
Ask for Adv. #161 www.camdenny.com/wilkes



130 DRIVE #16, CLEVELAND \$71,900

Year Round 2 bdrm Cottage w/ Oneida Lake Access! Well kept 2 bdrm w/ great access to the north shore of Oneida Lake! Just down the street from the "Rogers Park Association" for a convenient & reasonable place to dock your boat for the whole summer. Offers eat in kitchen w/ appliances, living rm, bath w/ shower & stackable laundry hookups. There's a spacious end. front porch, public water, plus det. garage w/ built-in covered patio. **Ask for Adv.#140 www.camdenny.com/wilkes**



10320 RIVER ROAD, CAMDEN \$239,000

Beautiful & Private Energy Efficient Home on Mad River! Offers 4 bdrms & 2 baths including a master bath equipped w/ a full size Jacuzzi. The great rm features cathedral ceilings & the upstairs balcony spans the entire length of the 2nd story where you'll find the master bdrm w/ sitting area. The det. 4 stall garage is insul. & heated along w/ the 27' above ground pool w/ deck that's heated through the whole house wood boiler system. **Ask for Adv.# 167 www.camdenny.com/wilkes**



928 NORTH HILLSBORO ROAD, CAMDEN \$51,900

Camden Country Single Wide w/Large Garage for Great Storage! What a nice Starter or Retirement Home at an affordable price! This 1992 14' x 80' mobile home offers 3 bdrms, 2 baths, new furnace, many new kitchen cabinets & appliances, 2 porches & a super size 30' x 30' garage plus a shed for all of your country toys! **Ask for Adv.#162 www.camdenny.com/wilkes**



91 KRIGBAUM DRIVE, KASOAG LAKE \$129,900

Kasoag Lake Waterfront Year Round Home! Offers 2 bdrms, bath w/ shower, lg laundry/storage rm, dining area, living rm w/ fireplace & sliding gl. drs leading to the massive covered wrap around porch & beautiful views of Kasoag Lake. There's a nice det. insul. garage w/ additional carport, shed & dog kennel. Located on a "no thru traffic street" that's town maintained w/ approximately 450' of shoreline. **Ask for Adv.#154 www.camdenny.com/wilkes**



8263 HERDER ROAD, BLOSSVALE \$79,900

This move-in condition Doublewide is in a great country location! Offers a great floorplan having 3 bedrooms & 2 full baths, dining area, kitchen with plenty of oak cabinets & appl. The living rm has a nice woodstove area & sliding glass doors that overlook back pressure treated deck & above ground pool. There's a det. 2 car garage, paved driveway & lg level yard that's nearly an acre!
Ask for Adv.#168 www.camdenny.com/wilkes



1191 MILLER ROAD, WESTDALE \$59,900

Modest 3 bdrm home on 30 acres in the Town of Florence! Offers a large enclosed porch for entertaining, kitchen with appliances, dining area, living room, full bath and 3 modest size bedrooms. There's room to roam on the 30 acres with small barn in fair condition.
Ask for Adv.#164 www.camdenny.com/wilkes



22 CHAS ROSA DRIVE, ORWELL \$29,900

A Little Cabin on 2+ Acres in an area called "Little America"! Offers a bdrm w/ half bath area, living rm open to a kitchenette w/ wood burning fireplace. There's a well, septic, power & several out buildings for storage. The 2+ acres are mostly wooded w/ a small clearing & frontage on two drives.
Ask for Adv.# 155 www.camdenny.com/wilkes



80 MAIN STREET, CAMDEN \$84,900

Opportunity Is Knocking w/this Main Street Business Row Building in Great Condition! Offers a main level retail storefront w/ front & rear entrances, full dry basement for extra storage & ample public parking. There's a 2nd level spacious occupied 3 bdrm apt. for added income! **Ask for Adv.#130 www.camdenny.com/wilkes**

2833 N. OSCEOLA RD, OSCEOLA \$149,900

Private Chalet Home on 36.6 Mostly Wooded Acres! Offers 3 spacious bdrms, 2 full baths, lg living rm & dining rm w/ sliding glass drs & hardwood flrs. The maple kitchen has plenty of cabinets, appliances & breakfast bar. There's a full poured bsmt w/ alternative wood boiler heating system, lg deck & spacious pole barn. There's no power worries w/ the 14kw propane automatic generator all set up.
Ask for Adv. #153 www.camdenny.com/wilkes



277 MELLON ROAD, AMBOY \$62,900

Country Double Wide on 5.27 Mostly Wooded Acres! This nicely set up double wide offers three bedrooms & two full baths. There's a living room w/ wood burning fireplace, laundry/mud room, dining area & kitchen with plenty of oak cabinets & appliances. There's an open pressure treated deck, nicely landscaped yard and 3 great storage sheds!
Ask for Adv.# 107 www.camdenny.com/wilkes



1415 COUNTRY ROUTE #17, PANTHER LAKE \$105,000

This Charming Waterfront Cottage offers 3 bdrms and nice bath! There's a living rm, family rm with dry bar, new open deck, new dock & nicely fenced yard for kids and pets! **Ask for Adv.# 141 www.camdenny.com/wilkes**

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Joe DiMaggio
 Broker/Owner - Ext. 230



Mark Malorzo
 Assoc. Broker - Ext. 222



7799 GIFFORD ROAD \$144,900

1003436 - Large ranch home on a large lot. 4 bedrooms and 2-1/2 baths. Many updates 2008 that include roof, siding, & replacement windows. Large family room with free standing fire-place. 2 car garage. www.mark1realestate.com



218 RIVERVIEW PKWY N. \$98,000

1002688 - This ranch will surprise you. Spacious rooms and great cedar closets in 3 bedrooms. Large kitchen. Full basement with finished family room and excellent storage. Hegded yard and oversized 1 car garage.
www.mark1realestate.com



2803 ONEIDA ST. (UTICA) \$159,000

1003713 - A very well maintained split level home with 3 bedrooms and 2-1/2 baths. Formal living room and dining room with refinished hardwood flooring. Beautiful deep lot. Central A/C. www.mark1realestate.com



604 W. BLOOMFIELD STREET \$89,900

1003185 - A traditional 2 story home. 4 bedrooms and 2 full baths! A finished 5th bedroom in the attic. Spacious kitchen and a formal dining room. enclosed front porch and a covered rear pation. 2 car gargeage. Private lot.
www.mark1realestate.com



509 S JAMES STREET \$87,000

1002445 - Updated home with a long time owner. Improvements are vinyl siding, newer windows, roof, and interior walls. 3 bedrooms with a master and another 2 full baths. Enclosed porch and fenced yard with an above ground pool. 2 car garage. www.mark1realestate.com



419 HEALY AVE. \$69,900

1002523 - Large ranch with full basement, 4 bedrooms, spacious living room, eat-in kitchen. The home has great potential. Beautiful lot. 2 car garage. www.mark1realestate.com



906 DEWITT LANE \$66,500

1003634 - Very well maintained ranch home, 3 bedroom, 1 bath, updated interior. 1 car garage. www.mark1realestate.com



360 TURIN STREET \$62,000

1003339 - Side by side duplex home with separate utilities. Brick exterior. 3 bedrooms in each apartment. Excellent income producer. www.mark1realestate.com



210 W BLOOMFIELD STREET \$59,900

1002911 - A spacious 2 story home at an affordable price. 4 bedrooms and a bath and a half. Charming interior with formal dining room and hardwood flooring. Newer roof. 2 garages. Deep lot! www.mark1realestate.com



610 W THOMAS STREET \$54,900

1003354 - Well maintained 2 family home with an extra city lot. 2 and 3 bedroom apartments with separate utilities.
www.mark1realestate.com



701 ELM STREET \$41,900

1003342 - A starter home with an upstairs n-law apt. currently 1 bedroom up. # bedrooms downstairs with an eat-in kitchen. Priced to sell! www.mark1realestate.com



319 KOSSUTH STREET \$24,900

1003766 - Well maintained 3 bedroom ranch home with a beautiful lot. Living room with cobblestone fireplace. Charming country kitchen and dining area. 1 car garage. Full basement. www.mark1realestate.com

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Renting your home or apartment, need help?? Take the frustration out & call Scott Malorzo, rental manager to learn more about our program.



327 MCRAE STREET \$67,000

1002948 - Well maintained 2 story home with 3 bedrooms and 1-1/2 baths. Refinished hardwoods in living room. Eat-in kitchen. Double lot. Close to school and shopping.
www.mark1realestate.com

*Merry Christmas!
All of us join in wishing
you a happy Holiday
Season and a prosperous
New Year.*



329 DOXTATER STREET \$54,900

1001989 - 3 bedroom- 1 bath ranch home with nice curb appeal. Eat-in kitchen. Living room w/fireplace. 1 car attached garage. Large lot.
www.mark1realestate.com



408 MATTHEW STREET \$59,000

1001754 - A unique home that has been completely remodeled. New roof, newer furnace, new hot water tank, newly finished floors, updated electric, and new windows. 3 bedrooms 2 full baths 2 half baths. 1,800 sq ft home 2 car garage
www.mark1realestate.com



LOT #12 SIENNA CIRCLE

Terra Bella Subdivision
1.6 acre parcel on the 1st cul-de-sac. One of five lots in the 48 parcel project by Generations Developers
www.mark1realestate.com



LOT #44 TUSCAN WAY

Terra Bella Subdivision
1.4 acre lot with a 175' road front. New construction is open to all builders. Builders names are available at Mark I Real Estate 337-6070. www.mark1realestate.com

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COUNTRY CAPE w/ LAND 554 IRONDALE ROAD \$159,900



2090 - 4 season recreation area. Near snowmobile trails and lakes. Large 3 bedroom, 2 bath home, on 4.1 acres with Detached 2 car garage. Nice views, spacious rooms, updated wiring, flooring, windows-move-in-condition. Includes security system and appliances.

25 HERKIMER STREET, MIDDLEVILLE, NY \$67,000



#3017 - Large 3 bedroom home in very good condition, has 50'x180' lot, Large kitchen, updated roof and wiring, large back yard, paved driveway, detached garage, vinyl windows. A good buy at \$67,000.

RTE. 29, SALISBURY- PRICE REDUCED



#3018 - Excellent Greek Key Colonial home on 11 acres that borders Spruce Creek, Lots of updates, and lots of Antique charm, plenty of storage space, small barn, pond, much more. \$225,000 with some furnishings.

MOHAWK, KINGDOM RD



#3014 - 40 Acres w/ large barn and large machine barn, 2 silos, lots of tillable, great views, nice location for Hobby Farm.



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SMALL TOWN SATURDAY NIGHT

On the deck of this 3 bedroom 2 bath home, country setting offers privacy and lots of star gazing. Manufactured home has been upgraded to sheet rock and cathedral ceilings throughout. \$108,000.



CHESTNUTS ROASTING ON AN OPEN FIRE

In on of the two fireplaces in this custom 3 bed 2 1/2 bath ranch. Cathedral ceilings and windows galore to gaze at the Black River and surrounding 38 acres, attached 2 car garage. Your private year round wonderland. \$369,000.



HOLIDAYS AT THE RANCH \$130,000

In the heart of snow country on the trails. 7 bedroom, 3 bath, 2 living rooms. Kitchen with island and breakfast bar. Detach pole barn 30 X50. Just off State Rt 26



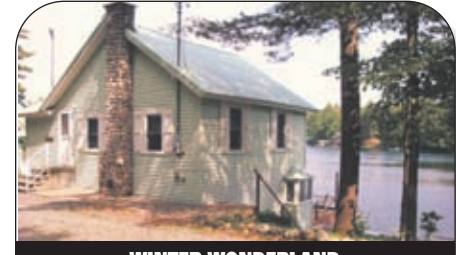
SANTA IS SURE TO FIND THIS VILLAGE HOME \$128,500

This home has been completely done over from top to bottom. Lovely oak kitchen with breakfast Bar and dining area, Dining room, living room and 1/2 bath with laundry down. 2-3 bedrooms up with full bath. Detached garage. Boonville Power near the snowmobile trail.



A YEAR TO REMEMBER \$167,900

Making memories will be easy in this 4/5 bedroom home. Nestled in the pines with 3 full baths and open living area. Family and friends will gather in the large living room to enjoy this holiday and many more to come.



WINTER WONDERLAND

Imagine White Lake all frozen and shining on a sunny winter day! Ski or snowmobile all day, then gather by the fireplace at night With loved ones. Lakefront cottage gives Pleasure all year. \$300's



A GIFT FOR YOUR TAX RETURN

These financial times can be confusing. A good Investment that can be bought for a percentage of its value is real estate. If it has rental units, the tax advantages multiply and the rent cover mortgage and taxes, etc. Take a look at this 4 unit in nice condition. \$80's



TRIM YOUR TREE HERE! \$295,000

Two years old this custom built ranch has it all. Master suit with jet tub, hardwood floors, eat in kitchen and a great room with living and dining area. Guest and or in-law suite complete with living, dining and bath and bedroom. Two stall garage all on Boonville power and near the golf course. This is a must see.



ALL VILLAGE CONVENIENCES \$84,900

Move in, sit down and start enjoying life with all the conveniences of Boonville Village. Two bedrooms with a bath and a half. Private sun room. Super large garage having two stalls, and second level that is partially finished and heated.



HOLIDAYS LIKE GRANDMA'S

Newly listed cozy 3 bdrm cape says Grandma From its claw-foot tub to its old fashioned kitchen Sink. The pantry, the extra bdrms down and the wood/Oil furnace give nice living space and economy. The back porch has room for rocking chairs and the Large garage is super. Boonville Village. \$60's



MOTHER NATURE CELEBRATES

Lovely rolling meadows. Clusters of trees. Superior views and a reasonable price. The horse lover, the hobby farmer, the winter sportsman and the buyer looking for privacy will like this lot. 27+/- acres. About 4 miles outside Boonville. Low \$40's

8+/- acres of land just outside Boonville on St. Rt. 46. Boonville Power. Nice lot overlooking a stream. Nice home site or hobby farm. \$25,000.

ATTENTION HUNTERS \$219,900
Beautiful hunting land just outside the Village of Boonville. Roam around on your ATV on the 310 acres and then store them in the pole barn. Three enclosed tree stands all ready erected. Nice stream flows through the property.



COZY CABIN FOR YEAR ROUND ENJOYMENT \$64,900

Enjoy the peace and quiet on Pine Lake in the Town of Forestport. Well built and maintained log cabin with hardwood floors and tongue and groove cathedral ceilings. Kayak and canoe on the lake, then get warm by the wood stove. Generator for power. Being sold furnished.

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Each Side Consist Of: 2 Bdrms. - Dining Rm. - Large Living Rm. - Laundry Area - 1 Car Garage - 1/2 Of Basement With Private Entrance, South Side Apt. Has 1.5 Bath, Separate Electric Meters- Oil Heat With Separate Oil Tanks Vinyl Siding- Storms - Fully Insulated - Covered Back Porch Shown By Appointment Call Toby 315-486-6424 **\$72,500**



1, 2 And 3 Bdrm Apts - Large Living Rooms - Kitchen, Boonville Electric- Separate Hot Water Heaters, Fully Insulated- Storms- Vinyl Siding - Metal Roof - Front And Back Entrances Fully Rented For A Steady Income Shown By Appointment Call Cindy 315-942-5586 **\$94,500**



1st Floor Apt.: 2 Bdrm. - 1 Bath - Open Kitchen, Dining Area, Living Rm Attached Garage. 2nd Floor Apt.: 2 Bdrm. - 1.5 Bath Vaulted Ceiling With Exposed Beams In Kitchen, Dining, And Living Rm. - Laundry Rm. Rear South Side Has A Large 2 Bay Garage That Can Be Rented For Multiple Uses. Parcels On Both Sides Are Also Available. For More Info Call Cindy 315 - 942 - 5586



Located On 2.6 Acres With 2 Large Buildings, One Is With 5 Bays To Store Large Boats, Motor Homes Etc. Other Building Was Once A RR Depot. Most Recently It's Basement Was A Veterinarian Office, Top Floor Consisted Of Office Space And The Large Rear Section Was a Feed Store. Marketable For Multiple Uses. Second Floor Held Stock And Merchandise. Great Business Opportunities. Owner Anxious. Call Linda 315 - 335 - 5532 • **\$350,000**

LOTS AND LAND

- Number 4 Rd Lowville 25.4 Acres - Ready To Build\$56,000 OBO
- Murphy Rd Ava 16 Acres - Borders Fish Creek\$67,500
- Carpenter Rd Turin 41+/- Acres\$105,000
- 275 Cty Rt 13 Boylston Tug Hill Plateau Region - Partially Finished Chalet W/Pvt Pond\$129,000 OBO
- Brennon Rd Turin Secluded 88+/- Acres - Has 2 ponds & Garage W/Lvng Space Above - Seasonal Rd.\$142,000

RESIDENTIAL PROPERTIES



NEW LISTING - 2 Story 5 Bdrm. - 2 Bath - Formal Dining Rm. With Fireplace-Double Living Rm. Family Rm. Enclosed Heated Porch - 2,100 Sq. Ft. living space. Great starter or seasonal home. Shown by Appointment . Call Cindy 315 - 952 - 5586 **\$83,000**



WATERFRONT CABIN ON BLACK RIVER
2 Bdrm. - 1 Bath - open Kitchen, Dining, and Living area with large room above for additional space. Franklin stove for heat, Boonville electric, well and septic. Call Cindy 315 -942 -5586 **\$80,000**



4 BEDRM - 2 BATH WITH PRIVATE 3 ROOM APARTMENT. Wrap-Around Porch, and Deck in Back. Detached 3 Stall Garage, Well landscaped and Move-In Ready. Close to Village, Snowmobile Trail, Ski Trails and More! Schedule A Tour Today. Call Linda 315 - 335 - 5532 **\$183,000**

A-FRAME ON 11+ ACRES

5 Bdrm. 2 Full Baths, Dining Rm., Step Down Living Rm. with stone fireplace, Eat-in Kitchen with Oak Cabinets, Family Rm., 16' x13' Computer/Office Rm., Game/Recreational Rm., Full Length Deck in Back 2 Stall Attached Garage, Wood/Oil Furnace, Fully insulated. Asking **\$165,000. MUST SEE**



3 BEDRM - 2 BATH DOUBLEWIDE HOME. Fully Insulated With Storms Throughout. 2 Sliders, One With Deck In Back Situated On 4.6 Acres. Close To All Outdoor Sports. **\$112,000**

SELLING TO SETTLE ESTATE

3-4 Bedrms 1 Bath, New Roof, New Well, Vinyl Siding, Storm Windows, Wrap-Around Porch. Interior Needs Some Work. Selling To Settle Estate - Great Value! Owner Is Anxious



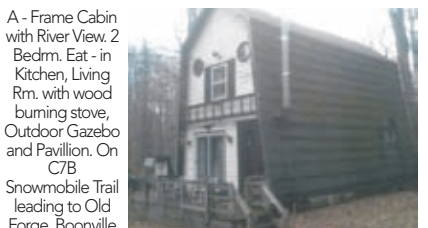
Call Cindy 315 -942 -5586 **\$139,000**



14 ACRES WITH 2 STORY HOUSE
Boonville Electric Low Taxes, **\$67,500**



Dutch Colonial 4+ bedrms. 2 Full Baths, Family Rm with fireplace, Detached Heated Garage, with bonus Rm. above. Move-in Ready. **\$168,000**



A - Frame Cabin with River View. 2 Bdrm. Eat - in Kitchen, Living Rm. with wood burning stove, Outdoor Gazebo and Pavillion. On C7B Snowmobile Trail leading to Old Forge, Boonville and Tug Hill

region. **\$78,000**



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NEW LISTING

125 RIVERVIEW PARKWAY S. \$71,500

Nice Starter Home; 3 Bedrooms; 1 1/2 Baths; New Roof; Newer Furnace; Eat-In Kitchen; Master Bedroom; Bath Upstairs; 2 Bedrooms; Full Bath On Main Floor; 12x16' Shed With Power Plus Single-Stall Garage; Private Yard; Very Nice Family Neighborhood www.allprorealtyabone.com

NEW LISTING

7833 PASSER RD. \$116,900

Custom-Built, Log Cabin Home & Land; 3 Bedrooms; 1 1/2 Baths; Cobblestone Fireplace; Knotty Pine Living Room; Formal Dining; New Lifetime Paint; Ceramic, Hardwood Floors; Huge 22x40' Newer Pole Barn; 2-Car Attached Garage; VWS School District; Move-In Condition www.allprorealtyabone.com

811 ELM ST. \$89,500

Spacious Family Home; 4 Bedrooms; 1 1/2 Baths; Formal Dining; New Windows In Lower Level & Basement; Finished Attic; Fireplace With Pellet Stove Insert; Ceramic, Hardwood Floors; Large 2-Stall Garage; Open Front Porch; Nice Yard; Close To Schools, Parks www.allprorealtyabone.com

NEW LISTING

9445 TABERG-FLORENCE RD. \$89,900

Country Living, Just Outside Of Taberg; 3 Bedrooms; 2 Baths; Eat-In Kitchen; Hardwood Floors; Master Bath; Whirlpool Tub; Kerosene Heat; Large 4-Stall Garage; Large Lot; Beautiful Modern Home www.allprorealtyabone.com

1200 FLOYD AVE. \$99,900

Spacious Large Cape Style; 4 Bedrooms; 2 Baths; Hardwood, Ceramic Floors; New Windows; Hotwater Heat; Eat-In Kitchen; Formal Dining; Main Floor Laundry; Ceramic, Hardwood Floors; Fenced Yard; Large 2-Stall Garage; Corner Lot; Residential Or Possible Commercial Use www.allprorealtyabone.com

7918 LAUTHER RD. \$199,000

Custom-Built Raised Ranch With An Open Span Featuring Eat-In Oak Kitchen With Island; 4 Bedrooms; 2 1/2 Baths; Dining Area & Living Room With Vaulted Ceilings; Newly Finished Lower Level; Ceramic, Hardwood Floors; Large Party Pavilion; Heated Garage; Set Back Off Road For Privacy; A Must-See! www.allprorealtyabone.com

NEW LISTING

8388 TURIN RD. \$106,000

Very Clean & Neat; 4 Bedrooms; Eat-In Kitchen; Formal Dining; Hardwood Floors; Main Floor Laundry; Newer Roof; Heating System With Central Air; New Windows; Newer Septic Tank; Newer Driveway; Private Deep Lot; No Back Neighbors; Fenced Yard; 2-Stall Garage www.allprorealtyabone.com

6436 WAGER DR. \$124,900

Very Nice Ranch; 3 Bedrooms; Eat-In Kitchen With Beautiful Custom Hickory Cabinets; Hardwood, Ceramic Floors; Solid Wood Door, Moldings, Trim; Eat-In Kitchen; Formal Dining; Vaulted Ceilings; Living Room With Gas Fireplace; Semi-Finished Basement; Rec Room; Large Deck, Awning www.allprorealtyabone.com

PRICE REDUCED

7755 TURIN RD. \$106,000

Large Corner Lot With Great Exposure; 4 Bedrooms; 1 1/2 Baths; Eat-In Kitchen; Hardwood, Ceramic Floors; New Windows; New Furnace With Central Air; Family Room With Fireplace; Flexible Floor Plan; 1-Stall Garage; May Have Commercial Potential www.allprorealtyabone.com

6375 ANDEREGG DR. \$139,900

Over 1,400 Square Feet Of Living Space, Including A Huge Finished Basement With Gas Stove; 3 Bedrooms; Beautiful Sunroom Off Master Bedroom With Skylights; Vaulted Ceiling; Hardwood, Ceramic Floors; Inground Pool; Covered Patio; 2-Stall Attached Garage; Must See To Appreciate! www.allprorealtyabone.com

100 MAPLE ST. \$122,500

This Unique Tudor-Style Home Has Over 3,800 Square Feet Of Living Space; 5 Bedrooms; 2 1/2 Baths; Huge Rooms; Master Bedroom With Full Bath; Guest Bedroom With Full Bath; Hardwood Floors, Moldings; Formal Dining; Main Floor Laundry; Beautiful Staircase, Archways www.allprorealtyabone.com

1400 FRANKLYN ST. \$96,500

Not Your Typical Cape Cod; 2 Bedrooms; Beautiful Expanded New Kitchen; Fabulous Ceramic Bath With Jacuzzi Tub; Hardwood Floors; New Furnace With Central Air, Electric, Windows, Roof; Wide Open Floor Plan www.allprorealtyabone.com



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402 RIDGE RD., ORISKANY \$119,900

Feels More Like A 2-Story; 4 Bedrooms; 2 Baths; Walk-Out First Floor; Family Room; Sunroom With Hot Tub, Ceramic Floor; Spacious Rooms; Newer Roof; Quiet Family Neighborhood Near Town Park & Schools

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611 ELM ST. \$77,900

This Turn-Of-The-Century Home Has Unbelievable Potential; 4 Bedrooms; 2 Baths; Gorgeous Hardwood Floors, Pillars & Woodwork; 3 Balconies; Beautiful Entry Foyer; Oak Staircase; Eat-In Kitchen; Formal Dining; Full Baths On Each Floor; Full Attic, Basement www.allprorealtyabone.com



313 MAPLE ST. \$76,500

Well-Maintained Home; 3 Bedrooms; 2 Baths; Newer Roof, Siding, Windows, Furnace With Central Air; Jacuzzi Tub; Fireplace With Pellet Stove Insert; New Electric Panel Box; Semi-Finished Attic; Hardwood Floors; Main Floor Bath; Open Front Porch; Low Utilities www.allprorealtyabone.com



6319 MEADOW DR. \$118,500

Quiet Subdivision In Town Of Lee; 3 Bedrooms; 2 Baths; New Roof; New Laminate Floors; Full Bath On Both Floors; Eat-In Kitchen; Large Deck; Patio; Aboveground Pool; 2-Stall Garage; Private Backyard; Near Lake, Snowmobile Trails; Move In & Enjoy! www.allprorealtyabone.com



1504 BEDFORD ST. \$83,900

Nice 3-Bedroom Ranch In North Rome; Ideal Downsize Or Trade-Up Home; Hardwood Floors; Eat-In Kitchen; Formal Dining; Ceramic Bath; Baseboard Heat; Vinyl Siding; Basement Potential; Private Yard www.allprorealtyabone.com



401 OAKWOOD ST. \$53,500

Cute, Cozy Cape; 2 Bedrooms; Freshly Painted Throughout; Updated Eat-In Kitchen, Bath; Hardwood Floors; Newer Roof; Fully Appliance Kitchen; Formal Dining; Flexible Floor Plan; Dining Room Could Be Bedroom; Quiet Neighborhood; Near City Parks www.allprorealtyabone.com

AFFORDABLES

- 746 W. Liberty St. \$51,500
- 510 W. Thomas St. \$52,500
- 901 W. Liberty St. \$53,900
- 604 Chatham St. \$54,900
- 807 Floyd Ave. \$75,900
- 719 W. Liberty St. \$69,900
- 110 N. Charles St. \$54,900
- 113 Urbandale \$65,000
- 711 Broadway \$52,900
- 706 W. Bloomfield \$64,500

MULTI-FAMILIES

- 121-123 W. Embargo . \$69,000
- 504 Floyd Ave. \$52,500
- 606 Parry St. \$57,500
- 609 ½ N. Madison St. \$37,500
- 1002 W. Dominick ... \$69,900
- 301 Matthew St. \$44,900
- 610 N. Washington .. \$69,900

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Peggy Scarano 717-1948
Judy Shepardson 219-6679



LITTLE FALLS-NEW LISTING-LOVELY 3 BEDROOM HOME - MOVE IN CONDITION \$98,500

1003761- Lovely 3 Bedroom, 1 Full and 2 Half Bath Home on a lot approx. 50X120 – Move in Condition. Kitchen, Dining Room, Living Room, Family Room, Double Deck, Nice Yard, & Attached 1 Stall Garage.



LITTLE FALLS-NEW LISTING-NICE 3 BEDROOM HOME \$79,900

1003679 – Nice 3 Bedroom, 1 Full Bath Home on a lot approx. 50X148 with Detached 1 Stall Garage. Natural Woodwork, Hardwood Floors.



ILION- NEW LISTING- TOTALLY RENOVATED 3 BEDROOM HOME \$59,900

1003814- Totally Renovated 3 Bedroom, 1 1/2 Bath Home in a Quiet Neighborhood. Municipal Electric, Kitchen, Dining Room, Living Room, Family Room, Vinyl Windows. Move in Condition.



LITTLE FALLS- RANCH ON 1+ ACRE W/POOL \$129,000 PRICE REDUCED \$117,500

200802189 -Lovely 3 Bdrm, 1.5 Bath Ranch on 1.54 Acres with 357 ft. Rd Frontage in a Nice Country Setting. Kit w/ Bkfst Bar, LR w/Gas Fp Inground Pool. 2 Car Att Garage.



LITTLE FALLS-LOVELY 4 BDRM, 1.5 BATH HOME ON A DOUBLE LOT \$89,900 PRICE REDUCED \$75,000

1002929-Lovely 4 Bdrm, 1.5 Bath Home on a Double Lot approx. 83X200 in a Nice Residential Area. Kit, DR, LR, FR, Hdwd Flrs, Vinyl Replacement Windows, Patio, One Stall Detached Garage.



LITTLE FALLS - C.1880 4 BDRM, 2 BATH HOME NICE LOCATION \$109,900 PRICE REDUCED \$99,500

1001672- Lovely c.1880 4 Bdrm, 2 Bath Home in a Nice Location. Walking Distance to Parks, Library, Hospital. Living Room, Dining Room w/Fireplace, Kitchen w/Pantry, Hardwood Floors. 3 Story-2 Car Garage/Barn. Seller Will Pay \$3,000.00 Towards Buyers Preps and Closing Costs.



NEWPORT-RANCH ON 3.3 ACRES OVERLOOKING WEST CANADA CREEK \$210,000

1001351-Lovely Ranch Home on 3.3 Acres Overlooking West Canada Creek. 2 Bedrooms, 1 Full and 2 Half Baths. Approx. 1500 sq. ft. Living Space with Approx. 2000 Add'l Space for Expansion or In-Home Business. Family Room Overlooks Blue Ribbon Trout Stream. Seller will Owner Finance to Qualified Buyer.

LITTLE FALLS - GREAT 2 FAMILY HOME IN A CONVENIENT LOCATION \$69,900

1001931- Great 2 Family Home in a Nice Residential Area, Close to School & Shopping. Kit, DR, LR, 3 Bdrms, and Laundry in Each Unit. Large Brick Attached Garage, Former Bus Garage, Perfect for Storage for Extra Income or Business. Being Sold in "AS IS" Condition.



LITTLE FALLS - 3 BDRM 1.5 BATH IN NICE AREA \$68,000

911639 - Lovely 3 Bdrm, 1.5 Bath Home on a lot 33X84 in a Nice Res Area. Kit, DR, LR, New Full Bath & 1/2 Bath. 1st Flr Den or 3rd Bdrm. Hdwd Flrs, Nat Wdwd, Deck, Storage Shed. Seller will Pay \$3,000 Towards Buyers Preps and Closing Costs.



LITTLE FALLS-3 STORY APARTMENT BUILDING \$99,500

912647-Nice Brick 3 Story, 7 Unit-1 Bedroom Apartments. Centrally Located. Finished Pine Floors, New Gas Boiler. Apt. 1-3 Rent \$500+Util. Apt. 4-6 Rent \$466+ Util. Apt. 7 Rent \$500 Includes Util.



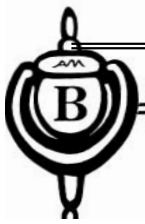
LITTLE FALLS - IMMACULATE COZY 2 BDRM RANCH \$114,900

1002254 -Immaculate Cozy 2 Bdrm Ranch in a Country Setting in the City. Great Starter or Retirement Home. 1 1/2 Stall Att. Garage, Deck Overlooking Lg Back Yard. New Windows, Some Curtains, Blinds & Rods. Basement Would Make Ideal Rec. Room. New Furnace and Hot Water Heater.



LITTLE FALLS NICE 4 BDRM DUPLEX \$17,500

1003077-Nice Duplex with 2 Bedrooms in each Apartment. Vinyl Windows, Separate Utilities, 2216 Sq. Ft. Nice Yard and Driveway. Rear Porch needs TLC, Tear Off or Repair.



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- Dan Reardon 823-1071
- Peggy Scarano 717-1948
- Judy Shepardson 219-6679



LITTLE FALLS - 4 BDRM, 2 BATH RAISED RANCH ON 1 ACRE - \$169,900

1002823-Lovely 4 Bdrm, 2 Bath Raised Ranch Home on Approx. 1 Acre Located Just Outside the City of Little Falls, Eat-In Kit, Dining Room, Living Room, Master Bdrm w/ Master Bath. 2 Car Attached Garage, Deck, Nice Yard, with Great Views.



HERKIMER- ELEGANT LATHROP C.1902 MANSION \$199,900

912741- Elegant Lathrop Mansion c.1902, 4-5 Bdrms, 5 Bath. Mediterranean Style Villa Grand Entry, All Orig. Nat. Wdvwk. French Doors, Fireplaces, Sunporch, Mstr. Bdrm/Office w/ Nat. Wood Built-Ins. Home Presently Office/Apts. Landscaped, Lg. Parking Area.



LITTLE FALLS- 3 BRDM CONTEMPORARY ON 2 ACRES \$245,000

913305 -New 3 Yr. Old 3 Bdrm, 2.5 Bath Contemporary Home on 2 Ac w/ Great Views. Fully Appl. Hickory Kit, DR, LR w/Pellet Stove, Hdwd Flrs. 2 Bdrms, 1 Bath on 1st Flr. Mstr Bdrm, Bath & Office w/French Doors on 2nd Flr. Bsmt w/.5 Ba. 1 Car Att. & 2 Car Det. Garages



LITTLE FALLS-SPACIOUS BRICK 2 FAMILY HOME \$69,900

1002928-Spacious Brick Two Family Home in a Nice Residential Area Close to Downtown. Apt. 1 is a 2 Bdrm, 2 Bath w/Kit, DR, LR, Family Rm, Entry Hall, Utility Rm, & Laundry. Apt. 2 is a 2 Bdrm, 1 Bath w/Kit, DR, LR, Family Rm, Den, Office, & Laundry. Fireplaces in Each Apt. Tenants Pay the Heat.

LITTLE FALLS - 4 BDRM, 1.5 BATH ON CORNER LOT \$79,900

1003269-Lovely 4 Bdrm, 1.5 Bath Home on a Corner Lot in a Quiet Neighborhood. LR w/Built-In Bookcase, DR, LG Eat-In Kit, New Stove, Refrig, Dishwasher, Washer, & Dryer. Laundry on 1st Flr. Plenty of Shelving & Storage Areas. Full Walk-Up Attic, Front, Side and End Back Porch. 1



Car Det Gar. Move-In Ready.



LITTLE FALLS- WATERFRONT BRICK 4 STORY INDUSTRIAL WAREHOUSE \$195,000

913087-Nice Waterfront Brick Four Story Industrial Warehouse on 1.60 Acres. Approx. 70,712 Sq. Ft. with Wood Floors, Two Overhead Doors, Dry Sprinkler System, Loading Dock. Rubber Roof is Approx. 2-5 Years Old.



LITTLE FALLS- 4 BDRM, CAPE COD ON 50 ACRES \$119,000

1000066- Nice 4 Bdrm, 1 Bath Cape Cod on 50 Acres, Just Outside Little Falls. Kitchen w/ Bkfst Bar, LR w/FP, Mstr Bdrm, Den & Laundry on 1st Flr. 10 Acres Wooded, 2 Acres Useable Around House.



LITTLE FALLS - C.1891 FOUR STORY STONE OFFICE BUILDING \$139,900

1002931-c. 1891 4 Story Stone Office Building on a lot approx. 62x89 w/9460 sq. ft. in a Nice Location. Pocket Doors, Original Stain Glass Windows, Hardwood Floors. A Must See!



DOLGEVILLE- 3 BDRM, 2 BATH ON CORNER LOT \$89,900

913174-Nice 3 Bdrm, 2 Bath Home on a Corner Lot 66X132 in the Village of Dolgeville. LR, DR, Kit, New 16X16 Den/Office & New Bath. New Gas Furnace, New Pellet Stove, Lg Yard. Move in Condition.



MOHAWK - 4 BDRM RANCH ON 1.8 ACRES \$99,900

912972- Nice 4 Bdrm, 1 Bath Ranch Home on 1.8 Acres in a Private Setting w/Great Views. Wood Mode Kit, Lg LR, Shed. There are 2 wells on the Property.



LITTLE FALLS - GREAT 5 UNIT PROPERTY \$79,900

1002210- Great 5 Unit Investment Property. 1-Three Bdrm, 2-Two Bdrm, 2-One Bdrm Apts. Close to Hospital, School, Walking Distance to Downtown. Some New Windows, Newer Carpet and Vinyl Floors. Could Easily be Owner Occupied. Possible Owner Financing Available

LAND LISTINGS

- Little Falls-New Listing-18.8 Acres, Great Views, Paines Hollow Rd \$108,000
- Little Falls-New Listing-5.3 Acres, Town of Danube, Fort Plain Schools.\$21,000
- Salisbury-5.07 Acres w/ 502 ft. Frontage \$14,250
- Dolgeville-25.7 Acres, Village Utilities Avail \$200,000
- Little Falls-75 Acres, Views \$99,000
- Salisbury-479 Mang Rd 8.9Acres \$16,500
- Dolgeville-Building Lots, Village Utilities Avail. \$27,500
- Salisbury-6.18 Acres w/376 ft. Frontage Spruce Lake Area \$29,900
- Middleville-2 Lots, 5.25 & 5.3 Acres, Views \$19,900
- Little Falls-Great Building Lot, 8 Acres, High School Rd. \$24,900.
- Mohawk-5 Lots w/Water, Elec, Views \$35,000 Ea.
- Dolgeville-Miner Rd. 7.67 Acres in Town of Manheim \$225,000
- Town of Litchfield- Ball Rd. 1.8 Acres w/437 ft. Frontage, Views \$19,900



Clemens-Beckley Real Estate, inc.

420 N. Washington St., Rome, NY 13440
 Telephone: 315-334-1046
 Fax: 315-334-1049
 www.uticaromerealtor.com

Barbara Clemens
 & Kim Beckley
 Broker/Owners

Associate Brokers:
 Edward Beer, Jill Shafer,
 John McMahon,
 Wendy Palinski,
 Sharron Puglio

Sales Agents:
 Karen Scuderi,
 Sue Thomas,
 Diane Dainotto,
 Gladys Winterton,
 Julie Sestito



Make the "Wise" Choice

NEW LISTING

7834 LEWIS RD. VIENNA \$97,000

1003791 - 2005 Manufactured home in excellent condition on over 8 acres. Large master bedroom with bath & walk in closet. Spacious rooms with large windows-open floor plan. New front porch. Great country Living!!

6337 OVERHILL DR., LEE \$126,900

1002848 - Nice 3 bedroom ranch located in quiet Cul De Sac. Living Room has fireplace, full basement & there's a 1 car attached garage. The home has a private backyard with deck & patio area & inground pool. Newer electrical, roof, gutters, fencing & storage shed.

903 VANBUREN AVE., ROME \$156,500

1003162 - Nice Cape Cod home in the City!! Great kitchen with Oak cabinets, large family room, formal dining, hardwood floors, full basement & newer roof. There's a nice deck to a large backyard.

NEW PRICE

6309 STATE RT 26S, WESTMORELAND \$159,500

1001079 - Great 4 bedroom, 2 bath Country home. Fireplace in family room, 2 stall attached garage, beautiful stream in backyard with 4 foot waterfall. Must see to appreciate this park like setting. 15+more acres also available

5612 STATE RT 31, VERONA \$89,500

1003302 - Don't miss out on this one! 2005 Doublewide with a great lot! Kitchen has a breakfast bar and dining area for a table, 3 bedrooms, 2 full baths. Large one stall garage and nice patio. Close to Rome, Oneida, Casino and Thruway.

1312 SCHUYLER ST., ROME \$84,500

1003143 - This 3 bedroom, 2 bath 2-story is in nice neighborhood. Centrally located & close to 2 shopping centers & Franklin Field. There is a brand new hotwater tank, a large yard with deck and a full attic offering plenty of storage space.

6370 WAGER DR., LEE \$106,900

1003829 - Nice 3 bedroom ranch with walk out basement, Kitchen, formal dining room and hardwood floors. Family room in the lower level walks out to a screened sunroom & fenced backyard.

6771 LAKESHORE RD. N., VERONA BEACH \$89,900

1002370 - Remodeled 2 bedroom within walking distance to Sylvan Beach or Verona Beach State Park. Large living room, updated kitchen & new windows throughout. Watch the beautiful sunsets from the deck.

8825 WALNUT DR., LEE \$124,900

912955 - 4 bedroom ranch with gleaming hardwood floors, family room w/ fireplace, attached garage, deck & new furnace

NEW PRICE

7615 OAKVIEW TERRACE, FLOYD \$285,500

1002501 - Contemporary style living in a spacious 3 bedroom, 2 1/2 bath home on a quiet 1 acre lot. Granite countertops, oak cabinets, formal dining, inground pool & 2 1/2 stall garage

4177 STATE RT. 69, ROME \$295,000

1002239 - Well maintained Commercial property with turnkey Pizza Parlor with ovens & equipment. 2 spacious 2 bedroom apartments, 40x28 Barn (1999) with RV door, 60x60 Auto Shop, nice office and water & septic for possible trailer.

NEW PRICE

1104 CLINTON ST., ROME \$72,500

1002910 - Nice vinyl sided 3 bedroom ranch w/ eat-in kitchen, family room addition and 2 car tandem garage with additional heated workshop off back. There are new windows, roof, furnace and insulation



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NEW LISTING

105 CERAL LANE, ORISKANY \$79,900

1003796 - This 3 bedroom home has a newer roof, vinyl siding, windows and garage door is approximately 4 yrs old. Hardwood floors throughout the house. The home needs TLC.

NEW LISTING

112 E. SYCAMORE ST., ROME \$118,500

1003712 - Wonderful 3 bedroom, 2 story city home in move in condition. Cherry woodmode kitchen, formal dining, 1 1/2 baths & family room w/ fireplace. Main floor laundry room & nice deck. Don't miss this one!!

NEW LISTING

9334 CAPRON RD., LEE CENTER \$59,900

1003694 - Just like new...14x72 mobile home situated on 1.27 acres of land. The property has newer septic & well. Immaculate condition.

NEW LISTING

6556 BANKERT RD., AVA \$199,500

1003806 - Custom built 6 yr old ranch home with 3 bedrooms, 2 full baths, 1st floor laundry and beautiful finished basement family room. Additionally there is a partially finished bonus room over the entire home & 3 car attached heated garage, walk out basement to a 3 tiered deck and Boonville Power to top it all off!!!!

6611 MARTIN ST., ROME \$135,000

1003534 - Own a piece of Rome History...El Chico's Restaurant!!! Property has bar and dining areas plus all equipment and furniture is included in the sale. The property also has an outside dining deck. For more information or private showing, call us!!

NEW LISTING

508 ROBERTS ST., ROME \$48,000

1003778 - ALL THE HARD WORK IS DONE. NEVER PORCHES, DRIVEWAY, ROOF, FURNACE, WINDOWS, INSULATION, AND SHEETROCK. SEPARATE ENTRANCES, NICE YARD, MOVE IN CONDITION.

6763 BUTTS RD., WESTMORELAND \$115,000

1002718 - 3 bedroom, 1 1/2 bath Country home with full basement, 2 stall garage and many updates. Located on a quiet country road in the Oriskany School District. Home is in move-in condition. Call for an appointment today.

NEW PRICE

1608 CARROLL ST., ROME \$109,000.

1003492 - Expanded 4 bedroom Cape with 2 bedrooms on the main floor. Oppers kitchen, sunroom, high efficiency furnace, newer roof, hardwood floors and nice private backyard. The home also has 3 cedar closets & ample storage space. Some interior walls and trim have just recently been painted.

6736 MARTIN ST., ROME \$199,900

913246 - Large commercial building, currently occupied with a retail store and manufacturing company. Additional unused space available. Office space in each business area, 32 ft ceiling height in manufacturing area, with loading dock. Located at corridor to Rome, Utica & Verona. Close to Thruway.

6851 ROME ORISKANY RD., STANWIX HEIGHTS \$98,000.

1003161 - Beautifully remodeled Turn Key Salon with GREAT potential for income. There are currently 6 booths, nail room & 2 additional rooms with separate entrances. Located in a High Visibility area. Call for more details!!

8098 BUENA VISTA DR., ROME \$97,500

1003291 - This ranch home has 2 bedrooms, formal dining room (could be 3rd bedroom), eat-in kitchen w/ cherry cabinets, beautiful 3 season sunroom & a great yard. There's a full basement with family room & office. A Must See!!!!

*Wishing you
 a Safe &
 Happy Holiday
 from Our
 Families to Yours*

Tips For Warmth And Safety

(NAPSI)-Now is a good time for homeowners to have trained, qualified professionals-such as HVAC (heating, ventilating and air-conditioning) technicians or gas company representatives-perform comprehensive checkups of their home heating systems. According to a recent survey conducted by the Propane Education & Research Council (PERC), however, just one in four homeowners has a professional inspection every year, while one in five has never had a home heating inspection. The survey also found that those who skip such inspections cite concerns over costs and the belief that they can perform such checkups on their own.

Armed with these statistics, Danny Lipford, veteran home remodeler and host of the popular television show "Today's Homeowner with Danny Lipford," reminds homeowners with gas-operated home heating systems of to-dos designed to keep families safe and warm. Lipford and PERC also emphasize that while there are home maintenance tasks you can perform yourself, others should be left to professionals.

The following is a list of recommended to-dos for homeowners:

Give your home its annual checkup

An annual checkup by a home heating professional helps ensure that a homeowner's heating system is operating efficiently and is properly maintained. "The investment in a yearly professional inspection is worth it and could save your family money in the long run," says Lipford. According to the PERC survey, homeowners who rely on regular inspections find that efficient heating system performance, avoidance of major repairs, and peace of mind are significant benefits.

Important maintenance steps homeowners can take on their own include regularly changing or cleaning furnace filters and checking vents to be sure they are free from obstructions.

Leave it to the pros

Only a trained and qualified service technician has the proper training to install, service, maintain and repair gas appliances. "Don't try to modify or repair valves, regulators or other cylinder or appliance parts. Leave this to the pros," advises Lipford.

Have Monitoring in Place

Carbon monoxide, gas and smoke

detectors are critical to home safety, yet one in three homes is without one or more of these important devices, according to the homeowner survey. "Installing monitors is one item on your list that you shouldn't put off," says Lipford. "If you already have them installed, use this time to ensure they are working properly."

While household gas leaks are rare, knowing precautionary measures is important. "Should you or a family member smell gas from an unknown source [both natural gas and propane have a distinct rotten egg odor], leave the house immediately—then call emergency services and the gas company," says Lipford.

Leave space when storing

When moving items indoors for storage, don't put anything—boxes, paint, clothing, furniture and so on—near gas appliances. Read the instruction manual that comes with your gas appliance to find information on this important matter.

For more information on home heating system maintenance and monitoring, visit www.usepropane.com.

Call For Repair? Appliances Now Do It For You

(NAPSI)-While household appliances have continued to evolve over the years, one aspect has stayed the same: the occasional breakdown and need for service. Thanks to the latest technology, however, even the traditional repair call has gotten an upgrade.

A new kind of service program proactively monitors appliances 24 hours a day, seven days a week and reports any faults or potential problems to a service center. A fault code will either trigger an automated e-mail (offering a corrective strategy) or analysis by a technician who, if need be, will schedule a service appointment.

Using wireless, local area network technology and application software, Miele's RemoteVision-enabled products are monitored 24/7. This dedicated "link" allows for the secured transmission of vital performance data.

The most common service issues are user-related faults, whether it's a refrigerator door left ajar or a washing machine with too much detergent. Through modern technology, these former aggravations now have easy, identifiable solutions. Owners might be provided with care recommendations, troubleshooting e-mails, or service notifications alerting them that

an in-person appointment is recommended, all tailored to the product and problem.

"With RemoteVision, we can help to immediately correct or even prevent an issue simply by contacting a customer and avoiding any potential frustration or downtime," says Matthew Kueny, Miele's director of technology. The system is now available for all the company's refrigerators, wine coolers and select washer and dishwasher models.

To learn more, visit www.mieleusa.com.

CAMELOT

HOMES

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WE NOW HAVE NEW HOMES ON DISPLAY

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 Stop at our office for a list and a map.
 Open Mon., Tues., Wed., Fri. - Sat by Appointment
WESTMORELAND SCHOOLS



NEW CAPE COD

Come see this 3 BR 2 bath home, 1500 ft downstairs, 800 ft unfinished up. Drywall construction all appliances, landscaped, paved driveway.

REDUCED \$79,900



NEW HOME

Just Arrived! 3 BD Room, 2 Bath Ranch, fireplace, all kitchen appliances, drywall throughout. Awesome kitchen, financing available. **NEW PRICE \$72,900.**



VERY NICE

Newer 3 bedroom, 2 bath Ranch with central air, open floor plan, nice lot. Available immediately.

~~\$59,900~~ **REDUCED \$54,900**



NEW LISTING

Large 3 Bedroom 2 Bath Ranch. Backs up to the woods, central air, new roof, fireplace, large deck and patio, storage shed. **\$40,000.**



NEW LISTING

Very nice 2 bedroom, 2 bath ranch, central air, woods in back, range, fridge & dishwasher. Washer & Dryer negotiable.

New roof and deck.

MUST SELL, MAKE OFFER \$41,900



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Low-Cost Way To Save

(NAPSI)-Cleaning your home's heating/cooling system can do a lot more than improve the quality of the circulating air. It can also make a huge difference in your monthly utility bills.

That's because dust and debris reduce the ability of a home's heating and cooling system to work properly. Consider that dirty systems-especially dirty coils-use up to 30 percent more

energy to heat and cool the home.

Meanwhile, dirty filters block airflow through the system, increasing your energy bill and shortening the equipment's life. Contaminants that don't get caught by either the filter or the coils are then blown through the rest of the system. These contaminants build up in the ductwork over time, so the system must work harder and

longer to achieve the desired comfort level, using more energy and costing more.

Changing the filter regularly can help, but eventually the system must be cleaned to run at optimum efficiency. To find an Air Systems Cleaning Specialist near you, visit the National Air Duct Cleaners Association at www.nadca.com.

Home Projects Start With A Great Finish

(NAPSI)-An inexpensive way to help your home's exterior look elegant for years to come can be done by refinishing the wood.

Amazingly, you can get professional-looking results even if you do it yourself. Here are a few tips from Tom Lee, vice president marketing at Behr and an expert in stains and finishes:

Tips for Wood Staining Projects

1. Pick the finish.

Lightly wood-toned finishes add color to wood while enhancing the wood's natural beauty. These last longer than traditional clear finishes. Semi-transparent stains let the natural grain and texture of the wood show through and provide more durability than clear or wood-toned products. The most durable finish, solid color stains reveal the wood's texture but generally conceal the grain, making them good for older, blemished wood and projects using different types of wood.

2. Prepare the surface.

For best results always follow the label instructions on the wood stain products and any wood stripper or wood cleaning products used to prepare the surface.

- Use plastic sheeting and painter's tape to cover all items that cannot be removed (planter boxes, air conditioning units, drains, etc.). Wet vegetation with a garden hose and cover with drop cloths for protection from overspray and drips.

- Be sure to use any recommended

personal protective equipment such as masks and gloves.

- Replace any damaged wood.
- Check to be sure you are using the appropriate sanding tool for the surface (sanding block, pole sander, sanding pads, etc.) and lightly sand the surface with 80- to 100-grit sandpaper.

- Clean surface and remove mildew stains if necessary.

3. Apply wood stain.

- Pour the stain or finish into a paint tray or 5-gallon bucket.
- Starting in a corner and following the grain of the wood, cut in a 2- to 3-inch-wide area with a brush where a roller cannot reach. Cutting in means applying stain to the outer edges of the project area with a brush before rolling.

- Dip roller into the product.
- Remove excess product by rolling onto the ribbed section of the paint tray or bucket grid.

- Continuing in the same corner, roll the product approximately five feet onto the surface that was cut in. Don't overlap onto a surface not being completed.

- Immediately brush out roller-applied stain to unify the appearance and work the stain into the wood.

- Reload the roller and apply the product to the next section, back rolling into the previously applied area. Continue until the project is complete.

Behr offers Premium Solid Color and Semi-Transparent Weatherproofing Wood Stains and Transparent and Wood-Toned Wood Finishes that

use an advanced 100 percent acrylic resin to protect decks, siding and fences from sun, rain, snow and ice for years.

The new formula allows the stains and finishes to penetrate even deeper into wood fibers and provides a superior adhesive bond to the wood substrate. Made with NanoGuard technology, the improved formulation was developed to enhance resistance against moisture, UV damage and stains--the result is improved surface protection and longevity. The added durability reduces the likelihood of peeling, improves performance over knots and increases color retention. The complete protection against the elements results in a beautiful-looking, longer-lasting exterior wood surface.

What's more, Behr's Premium Exterior Weatherproofing Wood Stains are available in 8-ounce samples that let you test color and opacity before you buy. In addition, you can use the samples for small projects such as bird feeders, mailboxes, kids' craft projects and doll houses.

These stains and finishes are available exclusively at The Home Depot where you can also get help on applicator recommendations, product selection and project inspiration at the interactive WoodSmart by Behr Kiosk. The kiosk also features a video demonstrating proper application and time-saving tips.

Learn More

Further information is at www.behr.com.

Taking A Vacation? Make Sure To Secure Your Home First

(NAPSI)-Four to five minutes—that could be the difference between whether or not your return home from vacation is ruined by a burglar.

According to experts, that's the maximum time most thieves will spend trying to break into a house before giving up in search of easier prey. That holds true year-round, whether you're blissfully off on a winter ski getaway or spending the summer on the beach.

"People don't realize that going on vacation can be an invitation for would-be thieves," says Mike Convery, vice president and chief claim officer at MetLife Auto & Home®. "Or that the average burglary will result in a loss of more than \$2,000."

In fact, the Insurance Information Institute indicates nine out of 10 break-ins could have been prevented if homeowners had burglar-proofed their properties. The simple act of locking your doors before leaving home can go a long way toward deterring a burglar.

According to the U.S. Department of Justice, more than 50 percent of burglars use an unlocked door or window to gain access to a home.

How else can you avoid returning to a home that's been ransacked? Read on for some "Do's" and "Don'ts" from the experts:

DON'T advertise you're away. Arrange to have the lawn mowed, put lights and electronics on variable timers, and—to really complete the illusion—ask a neighbor to park a car in your driveway.

DO make would-be thieves feel both exposed and contained. Choose picket or chain-link fencing instead of solid fencing to create a physical barrier that's less easy to hide behind. Keep hedges clipped to around waist level.

DON'T hesitate to rearrange things. Those expensive belongings, including TVs and stereo systems, might as well have a sign on them saying "Take Me" if they're left in plain view from windows and doors.

DO get an assist from technology. A solar-powered, motion-sen-

sor light—which doesn't require an electrician to install—illuminates your property so that lurking intruders are easier for neighbors and passing patrol cars to spot.

DON'T hide keys in "secret places" outside your home. Most burglars know where to look. Better to leave a duplicate with someone you trust.

DO invest in a burglar alarm. The most effective ones notify an outside service of trouble, but any kind is a good deterrent. Just make sure there's a friend or family member available to turn it off if it's set off in your absence.

One last thing: "In addition to those preventive measures, all homeowners should complete a personal property inventory," says Convery. "That way, if you are burglarized, you'll already have a detailed list of your valuables for the authorities, which can be a difficult task after the fact."

You can get a free Personal Property Inventory brochure from MetLife Auto & Home by calling (800) 608-0190.

Green Organization Tips For Increased Productivity, Less Stress

(NAPSI)-Organizing your home can reduce stress levels, and there are easy ways to declutter while being mindful of the environment, suggests Lorie Marrero, author of "The Clutter Diet: The Skinny on Organizing Your Home and Taking Control of Your Life."

She offers these eight green, environmentally conscious ideas:

- Start with a prioritized task list to stay on track. Why not use a notebook that you can reuse over and over? M by Staples makes a reusable journal with refillable paper that is the perfect size to carry with you for any on-the-go additions to the list.

- Prevent having to recycle junk mail by removing your name from mailing lists. Register with the Mail Preference Service at www.dmachoice.org.

- When you do organize, you often need to clean off a shelf or wash a window to make the space feel finished. Clean up with environmentally friendly cleaners such as Sustainable Earth by Staples, which minimizes environmental impact both in general and inside your home.

- Instead of using paper towels, recycle old clothing and towels into cleaning rags. Tear them or mark them with a big "X" with a marker, so that you avoid getting them mixed back into your regular clothing and linens.

- Make it official with your recycling efforts—give this function a dedicated space in your home, either in your mudroom, garage or kitchen, so that it isn't constantly in your way. You might want an intermediate bin you can take to the

larger bin to empty in the garage when it's full.

- Recycle your technology items such as computers, monitors, fax machines and printers at Staples stores and donate items you don't need—from clothes to furniture—to local organizations.

- Save shredded paper for packing material. This gives it a second life and saves you money on packing supplies.

- When you make an office purchase, look for products of high quality that will last, rather than products that you will need to discard and replace. Marrero really appreciates OXO Good Grips office products (available at Staples or www.staples.com) for just this reason—they are designed well and weighted to feel solid and durable in your hand.

Essential Tools For Everyday Repairs

(NAPSI)—No matter the age of your home, regular maintenance is essential for keeping your space comfortable and future repair costs down. It's better to address minor repairs as they come up, before they become big problems. The good news is that you don't need a lot of professional tools to get the job done. Here are a few favorites from Timothy Dahl, founder and editor at CharlesandHudson.com, which come in handy for most home repairs. The website is an independent resource for do-it-yourself enthusiasts seeking the latest in home improvement tips and techniques as well as the finest tools and hottest news in the home building industry.

Tool bag—An essential for storing your tools so they are protected from the elements and easily accessible. Searching through drawers and boxes for the tool you need ASAP isn't fun. A military-grade tool bag from an Army/Navy surplus store has plenty of pockets and is lightweight and made of durable canvas material.

Flashlights—You can't fix what you

can't see, and the Energizer Hard Case Professional Inspection Light keeps your work space properly illuminated. Its white LED is intense and the housing is lightweight and easy to maneuver into tight spaces. With a diameter just over ½", it doesn't take up a lot of space in your tool bag, but is tough enough to get jostled around and dropped without breaking.

The company also recently introduced the Energizer Hard Case Professional Area Light, which can mount above workbenches or anywhere you'd rather not have to run electrical wiring. It also comes with a magnetic backing for easy mounting under the hood of a car or on any metal surfaces.

Screwdrivers—You should have a set that includes a variety of lengths and diameters of driver heads and slot sizes. Choose quality name brands such as Stanley or Craftsman and make sure the handles are comfortable and easy to grip.

Pliers—There is a wide variety of pliers designed for various home improvement projects, but needle-nose

pliers do the trick most every time. Make sure the grip isn't too large to open and close with one hand, and a spring-loaded mechanism can help for quicker, simpler opening.

Hammer—Like pliers, there are a multitude of hammers for every job. Select a basic eight-ounce model that's easy to swing and has a steel head and wood handle for better vibration dampening, such as those from Estwing.

Measuring tape—For repairs and decorating projects, a measuring tape is one of your most important tools. A good 24-foot tape should handle all your applications. The ones from Komelon are especially durable and lightweight.

Preparing yourself with the appropriate tools before tackling home repairs can help you get the job done right and with time to spare. For the most up-to-date information about DIY tool recommendations, visit www.charlesandhudson.com, and for the latest in innovative work lights, check out www.energizerlights.com.

Indoor Comfort, Down-To-Earth Savings

(NAPSI)—Homeowners across North America have discovered the benefits of using the energy under their own backyards to provide heating, cooling and hot water. Geothermal heating and cooling systems tap into the constant temperature found a few feet below the surface of the earth to deliver a consistent, even flow of conditioned air throughout the home, eliminating hot and cold spots.

A geothermal system captures the free energy from the earth in a series of pipes, called an earth loop, buried in the ground. Fluid circulates through the pipes and heat energy is transferred from the ground to the geothermal unit in the house, providing warm comfort. Once inside, the heat can be distributed through either a conventional duct system or a hydronic radiant heat system.

According to studies by the Environmental Protection Agency (EPA), geothermal heating and cooling is the most energy-efficient option available, because the system relies on the most plentiful source of renewable energy and a source that is available virtually anywhere in the United States.

The result is a system that achieves green status in more ways than one: Homeowners can reduce their carbon footprint along with their utility bills. In fact, the energy savings provided by a geothermal system can be as much as 70 percent compared with a conventional system using natural gas, oil, electricity or propane fuel. Additionally, the system eliminates noise pollution, with a sound level similar to that of a refrigerator.

A geothermal system also addresses pollutants in the air. According to

EPA tests, levels of pollutants are two to five times higher indoors than outside. Research also shows that exposure to poor indoor air quality can cause health problems including asthma, dizziness, fatigue and respiratory diseases, among many others.

The geothermal systems from WaterFurnace International, Incorporated, the leading manufacturer of geothermal heating and cooling products, have HEPA filters, heat recovery ventilators, electronic air cleaners and a selection of filters, all designed to contribute to good air quality throughout the home.

For a look at ways to improve your home's air quality or to find a geothermal system that fits your needs, visit www.waterfurnace.com or talk to a WaterFurnace expert at (800) GEO-SAVE.

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