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Flyer design by CyberCletch LLC 614.659.0501 www.cybercletch.com

*Weybridge, Olentangy Woods*  
*Ville Charmante & Linworth Village*  
 Properties **SOLD** Oct 05-April 06  
*Weybridge*

Address	List Price	Selling Price
9393 Muirkirk	201,900	Still Listed
9172 Leith	219,900	211,650
9232 Leith	243,000	237,000

*Village of Clermont*

9423 Clermont	178,500	Still Listed
3633 Cedar	169,900	SALE PENDING
3673 Osprey	154,900	152,900
9429 Clermont	175,900	173,900

*Ville Charmante*

246 St Antoine	224,900	Still Listed
209 St Pierre	193,900	189,000
107 St Julien	225,000	218,000

*Linworth Village*

995 Bushwood	320,000	Still Listed
956 Linworth	327,000	Still Listed
994 Linworth	347,900	Still Listed
969 Augusta	349,900	Still Listed
923 Augusta	399,500	385,000
986 Linworth	345,000	SALE PENDING
962 Bushwood	298,000	295,000

If you are considering selling - contact me for your FREE home analysis. As a current "easy living" home owner - I know the market and care what your home sells for. We'll discuss your options and determine the best selling price for you!

**CALL 614-766-5330 #192**



To my Neighbors, Clients & Friends,  
**WARM WEATHER IS HERE!!!**

What is it about warm weather and flowers that gives us a new lease on life? Our world seems brighter and more beautiful. If this warm weather brings you outside for car rides in the country, bike rides on the trails or for a walk around the block.... take time to stop and smell the flowers!

I've recently took a South American cruise that sailed through the Straits of Magellan and around Cape Horn - what an incredible trip! As always, you can see updated pictures of my 4 grand children and our trips on my "About Lorri" page of my web site. [www.LorriMolnar.com](http://www.LorriMolnar.com).

April marks not just the beginning of Spring but also the beginning of the buying and selling season in Real Estate. There are lots of homes on the market this season so if you're thinking of changing your location.... there's lots of choice! **If you or someone you know is considering buying or selling a home, give me a call.** *I'd be happy to ensure your next real estate transaction will bloom under my experience, contacts and technological resources!*



Wishing you lots of sunshine this season,

*Lorri*



## To Prune or Not To Prune!

*That is the question!*

Sometimes remembering whether to prune a particular plant for the best growth pattern is a challenge, so here are some basic guidelines to help you decide.

**Shrubs that bloom in spring:** Just after flowers fade

**Shrubs that bloom in summer or fall:** Early spring

**Rhododendrons and azaleas:** Just after flowers fade

**Pine trees:** Late spring

**Formal hedges:** Late spring and, if necessary, fall

**Most trees, shrubs, and vines:** Late winter or early spring

Be sure to remove suckers through the summer as that is when they are least likely to return two-fold.

Pruning is necessary for decorative reasons or to keep certain plants healthy and producing flowers & fruit. Otherwise, unless you're removing dead branches, let the plant follow it's own growth pattern-it's better for the plant!



## Featured Home at LorriMolnar.com

*Take a VirtualTour online!*

### Many Uses in Columbus!



Potential investment property at \$109,900. This home has possibilities as a commercial property, a multi-family property or have an in-law suite at your disposal! With 3 bedrooms and 2 full baths, a dine-in kitchen, a family room with wood burning fireplace, a rec room and a large backyard....

Call 614-766-5330 ext 192  
 if you or someone you know  
 would like more information  
 or a personal tour!

### BUYER FACTS:

The 2005 National Association of Realtors® Profile of Home Buyers and Sellers found the following:

**Typical Repeat buyer:** 46 years old, household income of \$83,200, downpayment of 21% on a home costing \$235,000, 11% of repeat buyers paid cash for their home.

**Typical 1st time buyer:** 32 years old, household income of \$57,200, downpayment of 2% on a home costing \$150,000, 43% purchased with no money down.

In all, 94% of buyers and sellers believe their home purchase is a good financial investment.