

RIVER CITIES

HOME BUYERS

Guide

March 21, 2021 - April 3, 2021

wannagoHOME
wannagohome.com



Details for this listing on page 5

A Real Estate Advertising Supplement to

The Herald-Dispatch

Check Out Our Website: wannagohome.com

A History of Making *Connections*



1203 Washington Blvd.

MLS#170089 • 4BR/2BA
Love Ritter Park? Live just steps away from the 12th Street entrance, tennis courts, walking path, playground! 1820 SF.
\$109,000



821 7th Street

MLS#159815 • 3BR/2BA
This ideal starter home is located in the south side just minutes away from Ritter Park.
\$66,500



1102 5th Avenue

MLS#162641
Located on a high profile, high traffic corner in Downtown Huntington, your business is sure to be visible, 4400 SF, office & conference room space w/parking
\$339,000



4058 Van Sant Street

MLS#170121 • 3BR/1BA
Very cute Westmoreland house, great for investment, first time buyer. 770 SF.
\$48,000



1123 8th Street

MLS#170243 4BR/2.5BA
Work from home? No problem, with space in this property! Spacious enclosed sunroom, living room, den and formal dining room with butlers pantry. Main floor laundry/mud room off the kitchen. Main bedroom has ensuite bath and walk in closet. Accessory unit behind garage perfect for guest suite, or home office, It has open living rm / kitchen, walk in closet.
\$198,500

Searching for PROPERTIES!

Contact one of our professional agents
to help you sell or buy!



114 Oak Lane

MLS#169347 • 5BR/4.5BA
Special custom build offered for the first time on the market! Large rooms, high ceilings, open floor plan, main floor bedroom suite! Full basement. Attached Garage. Warm weather fun abounds with an in ground pool and separate pool house w/full bath, covered dining and grill area.
\$850,000



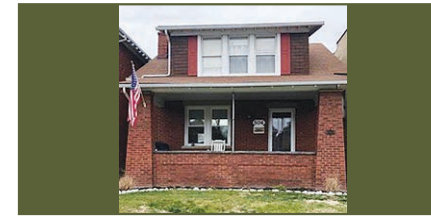
67 Mayfair Way

MLS#169106 • 7BR/6.5BA
Stunning 7 BR, 6.5 BA in home in Stamford Park subdivision. New hardwood floors on 3 levels, updated interior lighting, new kitchen appliances, plantation shutters throughout. The exterior has also been shown the love with new soffit, new 6" gutters and guards, new garage doors for the oversized 3-car garage.
In other words...just move-in!
\$625,000



110 Oak Lane

MLS #168620 • 5BR/4.5BA
Beautiful custom build in 2007. 4,356 SF. Spacious and open main floor features covered patio deck across the width of the house. Soaring 2 story foyer welcomes you to an open floor plan living space. Family room features gas fireplace and beautiful wooded views. Main floor master bedroom w/ensuite bath, 2 walk in closets, heated tile floors.
\$675,000



604 9th Avenue

MLS#170261 • 3BR/1BA
This charming Southside 3BR brick home offers big value at an affordable price! Large living room w/ french doors open to the dining room. The kitchen has plenty of cabinet space and newer appliances. All bedrooms have hardwood floors. Located just minutes from downtown Huntington and Ritter Park. Schedule your tour today!
\$94,500



Blaine Crabtree, Agent • 304.638.7236
Seth Crabtree, Agent • 304.634.5361
Parker Ward, Agent • 304.633.3811
Arvin Thompson, Agent • 304.544.4870
Beckett Ward, Agent • 304.208.5597
Amy Ward, Broker • 304.733.9601

wwrealtyadvantage.com • 320 9th St, Suite A • Huntington WV 25701 •

We are VIRTUALLY ready to help SELL or BUY your home! Call now and ask us how!

CENTURY 21 Homes & Land

www.c21homesandland.c21.com
century21homesandland@gmail.com

2 Locations to Better Serve You!

6007 Rt. 60 E., Suite 240, River Place Plaza
Barboursville, WV
304-736-6655

113 Liberty Square
Hurricane, WV
681-235-3177



Patrick Lucas
WV, OH & KY Broker
304-634-6275



Kelli Sobonya
304-417-0869



Alvin Bowyer
304-208-4650



Brody Nash
304-208-6190



Rocky Nash
304-638-6823



Jacki Frazier
304-638-7687



Renaulda Crisp
304-634-7650



Donna Harris
304-417-1765



Summer Nida
304-634-8743



Melissa Lane
304-638-9676



Mary Baisden
304-638-9681



Richard Leach
304-544-1495



Steve Fetty
304-633-2878



Eric Frazier
304-544-0501



Marty Beckett
304-633-1344



Judy Randolph
304-541-3209



Faith Early
304-617-7198



Christa Vance
304-941-3440



Michelle Mattox
304-993-4627



Kimberly Sheppard
304-590-0662



Bob Alexander
304-544-7690



Danielle Mullins
304-552-4801



Donna Gannon
740-352-7294



Jaimee Kimble
681-888-9140



Kelly Campbell
210-478-9392



Bill Klaiber
740-479-1391



Katie McDonald
304-553-3420



FRAZIER'S BOTTOM
3 BRs, 3FB, 1HB MLS#237460
\$697,000 Call Bob 304-544-7690



PROCTORVILLE
5 BRs, 3 BAs MLS#170395
\$270,000 Call Faith 304-617-7198



HUNTINGTON
Commercial Property MLS#165427
\$225,000 Call Patrick 304-634-6275



DUNBAR
Commercial Property MLS#169159
\$215,000 Call Brody 304-208-6190



CATLETTSBURG, KY
3 BRs, 2 BAs MLS#50748
\$182,900 Call Kelly 210-478-9392



BARBOURSVILLE
Residential Lot MLS#169133
\$170,000 Call Melissa 304-638-9676



BARBOURSVILLE
4 BRs, 2 BAs MLS#169996
\$159,900 Call Brody 304-208-6190



SOUTH POINT
3 BRs, 1.5 BAs MLS#170029
\$159,900 Call Donna 740-352-7294



HUNTINGTON
3 BRs, 1 BA MLS#169933
\$139,900 Call Bob 304-544-7690



HUNTINGTON
Commercial Property MLS#170046
\$129,900 Call Kelli 304-417-0869



GRAYSON, KY
3 BRs, 2 BAs MLS#50852
\$124,900 Call Kelly 210-478-9392



HUNTINGTON
3 BRs, 1.5 BAs MLS#170130
\$124,900 Call Brody 304-208-6190



WEST HAMLIN
3 BRs, 1 BA MLS#170283
\$124,900 Call Brody 304-208-6190



WEST HAMLIN
3 BRs, 2 BAs MLS#170068 \$97,500 Call
Alvin 304-208-4650 or Donna 304-417-1765



LUCASVILLE, OH
5 BRs, 3 BAs MLS#50905
\$75,000 Call Bill 740-479-1391



HURRICANE
Residential Lot MLS#125504
\$75,000 Call Patrick 304-634-6275



HUNTINGTON
3 BRs, 1 BA MLS#169270
\$74,900 Call Richard 304-544-1495



HUNTINGTON
3 BRs, 1 BA MLS#170328
\$69,900 Call Patrick 304-634-6275



HUNTINGTON
Duplex MLS#169921
\$69,900 Call Patrick 304-634-6275



SALT ROCK
1 BR, 1 BA MLS#170282
\$50,000 Call Brody 304-208-6190



MILTON
Residential Lot MLS#170159
\$39,900 Call Jacki 304-638-7687



HUNTINGTON
Residential Lot MLS#169749
\$35,000 Call Brody 304-208-6190



WORTHINGTON, KY
Residential Lot MLS#50904
\$22,000 Call Kelly 210-478-9392



HUNTINGTON
Residential Lot MLS#170349
\$15,000 Call Bob 304-544-7690

Agent Spotlight

Featured Agent: Alvin Bowyer

A Realtor since 2004, receiving multiple awards and accommodations for the quality service I provide to my clients, along with numerous satisfied clients. Known as "The Detail Guy" for the meticulous attention I pay getting the sales closed. Working relationship with area lenders and can assist with getting buyers directed to the right loan for them. For sellers - I have lots of tools to help sell your home from Visual Online Tours, to Online Marketing and Social Media, along with print advertising. Excellent communication with clients every step of the process. 2015 Top Producer in my office, 2016 Realtor of the Year by the Huntington Board of Realtors.

When you wish **RESULTS** - call
Alvin Bowyer
"The Detail Guy"
304-208-4650





Patrick Lucas (304) 634-6275
 Serving WV, OH & KY
 "The Family Man" Will Treat You Like Family
 patricklucasrealtor@gmail.com • patricklucas.c21.com

6007 Route 60 East,
 Suite 240, Riverplace Plaza
 Barboursville, WV
 304-736-6655
 1-800-731-9011

CENTURY 21
 Homes & Land

PATRICK LUCAS,
 BROKER

\$425,000



HUNTINGTON
 Prime, downtown, commercial multi-use space offering over 9100 sqft. **MLS#164056**

\$225,000



HUNTINGTON
 Commercial property, one blk from the Marshall University Campus **MLS#165427**

\$179,900



HUNTINGTON
 Beautifully updated 4BR brick home located next to St. Mary's Hospital. **MLS#169444**

\$155,000



HUNTINGTON
 Historic St. James 2 BR/2BA elegant condo offers views/luxurious amenities. **MLS#165249**

\$69,900



HUNTINGTON
 Duplex in walking distance to grocery & short drive downtown & the interstate. **MLS#169921**

\$69,900



CULLODEN
 Level and cleared building lot in phase 2 of Cornerstone at James River. **MLS#168822**

Milton



Residential Lot - This lot is 0.45 Acres and is located in desirable Rock Camp Ridge subdivision in Milton. Underground utilities and concrete streets are just a couple of minutes to town or to the interstate.
\$41,500 • MLS#168326

Huntington



Duplex for Sale. There is an upper level unit and a lower level unit. Each unit has 2 bedrooms and 1 bath, washer/dryer hookup and two entrances. Both units are tenant occupied. Updates over the years include energy efficient windows, appliances and HVAC units. There is a detached garage as well that is currently being used for storage. Convenient location close to I-64, Cabell Huntington Hospital, and many other amenities.
\$99,900 • MLS#170327

CENTURY 21
 Homes & Land
 Real Estate, Inc.

6007 Rt. 60 E., Suite 240,
 River Place Plaza, Barboursville, WV



Mary Baisden, GRI 304 **638.9681**
 Realtor
 2017 REALTOR® OF THE YEAR

Audra makes the loan,
 you make it a home!



DESCO
 federal credit union
 Audra Callicoa
 Mortgage Loan Officer
 Pre-Qualify Today!
800-488-0746 / descofcu.org






VILLAGE REALTY GROUP
 6007 US Route 60 E, Suite 124 Barboursville, WV 25504
 304-955-5017 | villagerealtygroupwv.com
 Nathan Nibert, Broker |  



 <p>MLS: 170363 6576 Sanns Drive - \$179,900 Lesage, WV 25537 2 Commercial Units - 4,201 Sq. Ft.</p>	 <p>MLS: 167450 137 W 8th Ave - \$399,000 Huntington, WV 25701 Office Building - 6,000 SQ. FT</p>	 <p>MLS: 167863 1547 7th Avenue - \$325,000 Huntington, WV 25701 Mixed Commercial Property</p>
 <p>MLS: 167882 175 Country Club Drive Huntington, WV 25705 1 Ac - Vacant Land</p>	 <p>MLS: 170072 87 Clearwater Dr - \$49,900 Winfield, WV 25213 1.53 Ac - Residential Lot</p>	 <p>MLS: 168281 0 Waverly Rd - \$9,900 Huntington, WV 25704 0.11 Ac - Residential Lot</p>



Nathan Nibert
BROKER



Sarah Fowler
REALTOR



Brianna Goad
REALTOR



Jamie Adkins
REALTOR



Lauren Thompson
REALTOR



Rachel Skaggs
REALTOR



Karen Tillis
 Salesperson/Realtor®
 Licensed in WV & OH
Making Things Happen!
304-416-4438



<p>Proctorville</p>  <p>Super nice Brick Ranch. 3 bedrooms, 1.5 baths, 1 attached garage and 1 detached garage. Fenced yard! MLS 170403 \$129,900</p>	<p>Chesapeake</p>  <p>Chesapeake - Brick, located on a corner lot - 3 bedrooms, 1.5 baths, Hardwood floors, cedar closets. MLS 169731 \$129,900</p>	<p>Rome Township</p>  <p>Duplex - Each apartment has 2 BRs 1 BA, open LR & equipped kit, Washer Dryer hook up, separate porches & Off Street parking. MLS 170307 \$149,900</p>
<p>Proctorville/Rome</p>  <p>Great Investment property - TriPlex - One 4 BR 2 bath apartment, 2-2 BR 1 bath apartments. Off street parking. MLS 169458 \$215,000</p>	<p>Proctorville</p>  <p>Commercial Lot - 3 acres plus house- Heart of Proctorville. Great place to relocate your business. MLS 167593 \$275,000</p>	<p>Proctorville/Rome</p>  <p>Perfect Location to relocate your business or fulfill your dreams & start a new business! Lots of space approximately 10,000 sq. ft. Building & LAND For Sale ONLY - Business is not for sale. MLS 169884 \$249,000</p>

ktillis@frontier.com
 8115 County Rd 107, Proctorville, OH

Tracy Bunch - OH & WV Broker  

ABOUT the COVER



The ANSWER to ALL Your Rental Housing Needs

304-736-RENT

www.gardenparkrentals.com






Garden park

1 & 2 BR Apts.
 Studio Apartments
 Homes • Townhomes



HOME BUYING. MADE EASIER.




At Huntington Federal, we are your neighbor. A neighbor who will never sell your mortgage, keeping and servicing it right here at home for the life of the loan. As a leading mortgage lender in the community since 1934, you can believe in us, because we believe in you. Take a step toward your growing future, and apply today.

Make an Appointment | Apply for Pre-Approval Online
304-528-6230 | [huntingtonfederal.com](https://www.huntingtonfederal.com)

 **Huntington Federal**
SAVINGS BANK

LOCAL THEN. LOCAL NOW.

Huntington Federal Savings Bank Mortgage Loans are subject to credit review and approval. See bank for details. Member FDIC. 

304.523.2225

Shane Radcliff, WV/KY/OH/FL Broker
REALTY-EX.COM



Realty Exchange
Commercial / Residential Brokerage

#4 Stonecrest Dr • Huntington, WV 25701
304.523.2227 Fax

142 County Rd 403, P.O. Box 766,
Proctorville, OH 45669



Shane Radcliff,
Broker
304-634-5993



Mary Walker
304-634-5299
Assoc Broker



W.G. Bunch
304-633-3950
Assoc Broker



Bill Bunch
304-654-0175
Assoc Broker



Eddie Mylar
304-654-6045
Assoc Broker



Gina Vickers
304-360-1112
Assoc Broker



Melanie Gleason
304-751-7367



Wayne Scott
304-544-8805



Mary Kelley
304-638-3791



Tracey Reynolds
304-633-2415



Aly McGinnis
304-617-6635



Durasha Smith
304-657-5756



Richelle Walters
304-617-7851



Michelle Spreacker
304-730-4148



Mel Cummings
304-617-1433



Christie Giompalo
304-563-4346



Barat Wilcox
304-544-6080



Missy Wren
304-453-6243



Sam Worthy
304-617-6058



Dan Lanham
304-546-7383



Brooke Lunsford
304-638-6563



Jamie Christian
304-633-4562



Joanna Phalen
304-531-6841



Terry Wooten
304-634-0083



Ryan Abshear
304-638-2757



Amanda Hayes
304-416-2164



Natalie Chapman
304-634-4137



Vineta Maynard
304-972-3668



Amy Lilly
304-941-4677



Elysaa Carico
304-634-4118



Holly Francis
304-617-1728



Patrick Rayl
304-942-9322



Teresa Dunford
304-634-2923



Charlotte Hall
304-544-4526



Donna Newell
304-654-0512



Mary McCaw
304-633-5161



Andy Bowen
304-416-0310



Tiffany Hall
304-633-9576



Tim Quesenberry
304-532-4954



Jeremy Sutphin
304-741-9501



Colleen Cole
304-881-3188



James Hensley
304-552-6085



Gavin Mills
304-940-0223



Michael Click
773-818-7681



Debi Reynolds
304-417-2332



Johnda McGuire
606-615-1927



Amy Weaver
304-634-3363



James Plymale
304-840-9387



Ellie Lambert
304-942-3541



Max Lewis
304-543-0869



Jody Mayo
606-922-4200



Pamela Wells
606-578-1679



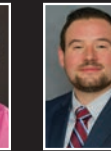
Lainie Darnell
606-369-5220



Tony Rigsby
304-972-6099



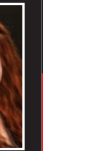
Lisa Sullivan
304-690-3867



Jerry Crum
304-687-9229



Brady Mangus
304-553-1222



Morgan Albright
304-972-9611

ALL AGENTS ARE SALESPERSONS.



(170013) \$1,599,000
5BR/4BA/2HBA
Call Shane 304-634-5993



(168938) \$1,050,000
3BR/3.5BA
Call Tracey 304-633-2415



(169747) \$849,000
3BR/3BA
Call Keith 304-638-1351



(169825) \$525,000
4BR/3.5BA
Call Melanie 304-751-7367



(168554) \$479,000
3BR/2.5BA
Call Andy 304-416-0310



(170065) \$429,900
5BR/3.5BA
Call Christie 304-563-4346



(170047) \$399,900
3BR/2.5BA
Call Debi 304-417-2332



(170339) \$390,000
4BR/2.5BA
Call Barat 304-544-6080



(164569) \$185,000
COMMERCIAL
Call William 304-654-0175



(170356) \$168,500
3BR/1.5BA
Call James 304-840-9387



(169976) \$164,900
3BR/2BA
Call Elysaa 304-634-4118



(169348) \$143,000
3BR/1BA
Call Elizabeth 304-952-8465



(169391) \$110,000
4BR/1BA
Call Vineta 304-972-3668



(170085) \$87,000
3BR/2BA
Call Michael 773-818-7681



(169550) \$85,000
4BR/2BA
Call Teresa 304-634-2923



(169322) \$57,500
2BR/1BA
Call Donna 304-654-0512



(169311) \$55,000
2BR/1BA
Call Melissa 304-453-6243



(169371) \$35,000
1BR/1BA
Call Holly 304-617-1728



Beverly Hill/Southeast Hills • \$148,900
 3 BR | 2 BA – Beautifully updated & renovated; White Kit w/new stainless steel appliances opens to dining area & main level FR, extra room for fitness/ home office, lower level FR w/ fireplace, (1) C Att garage, patio & fenced backyard.
 Call Dawn 304-638-8131



Spring Valley • \$110,000
 4 BR | 2 BA | 2,000 SqFt – Large & Spacious; approx. 1 acre, newer kitchen w/solid surface counter tops, updated baths, newer windows on lower level, newer gutters & downspouts, workshop area w/electric. Call Dawn 304-638-8131



South Side • \$101,000
 4 BR | 3 BA | 2,086 SqFt – Blocks to Ritter Park, I-64, Downtown Pullman Plaza, and Banking... fenced yard & corner lot. Gorgeous woodwork & trim, lots of outdoor living including front porch and backyard with fire pit. Den could be a bedroom plus full bath on main level, if needed. Call Dawn 304-638-8131



Chesapeake, OH • \$225,000
 3 BR | 3 BA | 2,776 SqFt – Mid Century Modern w/ full Bsmt. 10 Rm, 3 BR, 3 Bath home plus Formal LR, DR, huge gathering room, spacious all season room. Beautiful hardwood floors, 2 fireplaces, Att. & Det. Garages. Spacious Brick ranch situated on 4 level lots in convenient Chesapeake location.
 Call Brenda at 304-634-4659

250 YEARS
 OF COMBINED EXPERIENCE
MORE THAN 1.3
BILLION
 IN PROPERTY SALES

SMALLER TEAM,
BIGGER RESULTS
 OUR AGENTS SELL **6X MORE** THAN
 THE AVERAGE AGENT!

HUNTINGTON • CHARLESTON • TEAYS VALLEY
RE/MAX[®]
REALTY CONSULTANTS
 1400 6TH AVENUE, HUNTINGTON, WV
304.525.2300

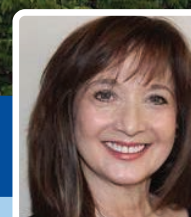
VISIT OUR LISTINGS
WWW.WVHOMETOUR.COM



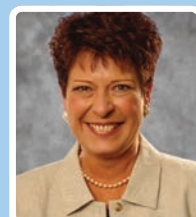
JIM WEILER, BROKER
 304.654.6444



JILL NELSON
 304.633.2873



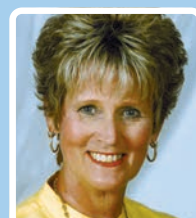
TAMMY SPURLOCK
 304.638.9865



JUDY C. BURTON
 304.633.5869



DAWN ALDRIGE-GREEN
 304.638.8131



BRENDA TAYLOR
 304.634.4659



KEN GAINER
 304.360.3000



JUDY FOSTER
 304.654.2444



GEORGE 'HANK' WRIGHT
 304.208.4402



258 High Drive • \$609,000
6 BR | 4.5 BA | 6,064 SqFt
Call Jim 304-654-6444



Park Hills • \$630,000
5 BR | 4.5 BA | 5,179 SqFt
Call Jim 304-654-6444



Chancellor Hills • \$895,000
5 BR | 5 BA | 2HBA | 8,000 SqFt
Call Jim 304-654-6444



376 Deanna Dr, Proctorville • \$478,000
4 BR | 4 BA | 4,596 SqFt
Call Jim 304-654-6444



949 Madison Avenue • \$69,900
3 BR | 2 BA | 1,496 SqFt – Charming 2-story with first floor bedroom and full bath. Fully equipped kitchen, laundry room on main floor. Detached garage with large storage or exercise room above. Parking for 2 cars. Shared driveway. Covered deck for entertaining.
Call Ken 304-360-3000



2850 Washington Blvd • \$174,900
3 BR | 2.5 BA | 2,212 SqFt – Great location - cedar & vinyl 2 story with 3 bedrooms, 2.5 baths, family room with fireplace, nice screened porch across the back. Large eat-in kitchen, nice lot, 2 heating & cooling systems.
Call Ken 304-360-3000



2200 S Inwood Dr • \$584,900
5 BR | 3.5 BA | 4,792 SqFt – This 5 bedroom custom built home checks all the boxes. A welcoming 2-story foyer accesses this 12 room show place. Optional 1st floor owner's suite, large gathering room off the kit, lower level rec room w/ 2nd kit. Double decks overlook expansive grounds. 3 car garage. Call Jill Nelson at 304-633-2873.




16 Sandalwood Dr • \$79,900
Residential Lot | .75 Acres – From Hal Greer Blvd. Turn E on Washington Blvd. Turn left onto Woodland Dr. In .2 Miles, turn right onto Norway Ave. In .3 Miles, turn right onto Norway Ave. In .5 Miles, turn right onto Forest Rd. In 800 ft Sandalwood will be on your left. Lot on the right. Call Jill Nelson at 304-633-2873.




959 Norway Ave • \$110,000
3 BR | 2 BA | 1,439 SqFt – 3 BR/2 BTH Southeast Hills brick home. Beautiful open living room, dining room & kitchen layout. Owner's suite has a private bath & all bedrooms have hardwood floors. Basement gathering room is a great plus. The outdoor rear deck & fenced-in yard are perfect for outdoor entertainment. Priced to sell! Call Jill Nelson at 304-633-2873.




957 Adams Ave • \$110,000 
Commercial | 1,200 SqFt – Great commercial listing on a very busy street - thousands of cars per day pass by - potential for several different types of business. Call Hank 304-208-4402



154 Westview Ave • \$55,000 
3 BR | 2 BA | 2,208 SqFt – A lot of house for the money. This 3 bed, 2 bath stone house offers one story living offering over 2200 sq.ft. of living space. Come and see it today.
Call Hank 304-208-4402



619 Hawthorne Way • \$140,000 
4 BR | 2 BA | 1,968 SqFt – Great neighborhood. Beautiful hardwood floors. Upper floor has access from outside and could be used as second living quarters. Call Hank 304-208-4402



Fairland Schools • \$30,000
What a wonderful place to build your new home. Large Corner Lot. Bring us an offer.
Call Tammy 304-638-9865



Condo/Whitaker • \$330,000
3 BR | 2.5 BA | 2666 SqFt – Bring us an Offer. Seller says SELL! So many fabulous amenities in this gorgeous condo. Elevator, Pool, Community Room, Private Balcony, Condo so very spacious.
Call Tammy 304-638-9865



Pea Ridge • \$160,000
4 BR | 2 BA – This is a fabulous subdivision to live in. Very well cared for home. Woodburning Fireplace.
Call Tammy today 304-638-9865



15731 St. Rt & Miller OH • \$119,900
3 BR | 2 BA | 1,644 SqFt – One floor plan, vinyl siding - open floor plan with 3 bedrooms, 2 full baths, 2-car garage, large level lot - front porch and deck on rear. Located in Miller Ohio. House on left.
Call Ken 304-360-3000



Tammy Spurlock
(740)886-9865
(304)638-9865
www.tammyspurlock.com

JIM WEILER, BROKER
304-525-2300
 1400 6TH AVENUE,
 HUNTINGTON, WV



COMMERCIAL – HEART OF PROCTORVILLE
 Over ½ acre in center of town. High Traffic Area. Move this mobile home out and put your business on this flat lot. Or keep the mobile home and put your own Business here. All kinds of business around this – AutoZone, Wendy’s, Law Firms, Insurance Office, Speedway – great place to **OPEN YOUR NEW BUSINESS only \$99,999**. Call me today for additional info.



Amy Jarvis
 REALTOR®
 Salesperson



Buying or Selling??

304-417-4583
AJARVISWVREALTOR@AOL.COM



SALE PENDING!

SALT ROCK 25+/- ACRES 4 stall barn, fenced pasture area for animals, 32x80 double wide rancher on permanent foundation. Room for garden, additional building lot, convenient Salt Rock location. *MLS 244971*



SOLD!

New to Market! LESAGE RANCHER 3 bedrooms, 2 full baths, equipped kitchen, fenced back yard, off street parking, just 1.7 miles from Merritt Creek corridor. Available for immediate possession.

CORNERSTONE REALTY

3568 Teays Valley Rd., Suite 200
 Hurricane, WV 25526

304-757-0889
 Jan Hoover, Broker




KEEP OUT Unwanted Guests

- Termites • Ants • Cockroaches • Spiders • Bees & Wasps
- Fleas • Bed Bugs • Mice & Rats • Silverfish

FREE ESTIMATE!

- Real Estate Inspection Reports • Residential, Commercial, Industrial
- Fully Insured & Bonded • No Contracts Required
- Pre-Treat for New Construction



K&B PEST CONTROL

WV License #C06739 OH License #138720
www.kanbpestcontrol.com

305 OLIVE STREET | HUNTINGTON, WV **304.523.4281**



Jennifer Bledsoe
 GRI, Prop. Mgr 304-736-3375

Susan DeTemple
 Broker, GRI 304-736-3375

736-3375

A Full Service Real Estate Company

Considering Building Your Dream Home?



We have the lot for you.
Laurel Woods,
Williamsburg Colony
with prices from
\$22,500 to \$78,500.
Call today for more information

COMMERCIAL LAND - Just off Route 2 near the Merritt Creek Connector – 62.24 Acres ready to be developed – industrial, commercial, warehouse, or housing development. Outside city limits. Utilities available. Topo & plat in file. **\$445,000**. Call Jennifer for more details or to request a packet be sent to you.



ARE YOU LOOKING FOR A RENTAL PROPERTY TO CALL HOME?
 We have the Tri-State's Largest Inventory of Rental Housing – many different SIZES, styles and \$prices\$. Call for more details 304.736.RENT.

Real Estate TODAY



REALTOR®
profile

Whitney Hood Gesner
Broker/Owner
Hood Realty Company
President, Hood Enterprises

Whitney is the broker/owner of Hood Realty Company and the President of Hood Enterprises, a rental management company with over 40 years residential and commercial properties. She is a life-long resident of Huntington, WV, graduating from Huntington High School, Marshall University (BBA and MHA). After returning to Huntington, she spent over a decade working in administrative positions at King's Daughters Medical Center and Our Lady of Bellefonte Hospital in Ashland, KY.

Whitney began her real estate career in 2011. Established in 1982, Hood Realty Company has remained a family owned and operated business for almost 40 years. Whitney is a licensed real estate broker in the states of West Virginia, Ohio and Georgia. She is a member of Huntington Board of Realtors, Kanawha Valley Board of Realtors, West Virginia Board of Realtors and the National Association of Realtors. During her career, Whitney has served on the Huntington Board of Realtors Board of Directors as well as the MLS, Bylaws, Community Service and Strategic Planning Committees. She is also an Accredited Buyers Agent (ABR) and a Graduate of the REALTORS Institute of West Virginia (GRI).

For decades, Whitney and Hood Realty Company have both personally and professionally dedicated time and funding to numerous local causes. This includes team and facility sponsorships of numerous youth sports, funding animal assistance programs at One by One Animal Advocates and Little Marshall Animal Rescue Shelter, supporting local Marshall University women's organizations and Branches Domestic Violence Shelter just to name a few. Most recently, and in keeping with the City of Huntington's ongoing efforts to tear down unsafe structures, Whitney and Hood Realty Company purchased two dilapidated structures on 6th Avenue for demolition. Reinvesting in the local community is a yearly commitment they make.

Hiring a real estate professional is an important decision. Having one familiar with not only the local real estate market, but also the neighborhoods, school districts, local businesses and community organizations is crucial. The Hood Realty Company team takes great pride in helping their buyers, sellers, tenants and property management clients with all of their real estate needs. They would be honored to do the same for you.



Whitney Hood Gesner
Broker/Owner
Hood Realty



HOMEBUYERS EMBRACE ONLINE TOOLS

by W.G. Bunch, Associate Broker, Realty Exchange

If you are currently looking for a home, odds are you are using the Internet regularly. According to the 2020 National Association of Realtors Profile of Home Buyers and Sellers, 97 percent of homebuyers used the Internet to search for homes. However, looking for your dream home on the Internet can present challenges. To help make your online real estate experience more effective, here's a look at the top three Internet homebuying mistakes and what you can do to avoid them:

1) Thinking you can do it all yourself. Today, the Internet allows users to handle for themselves many tasks that could once only be performed by real estate agents. According to NAR,

the number of 2020 homebuyers who first learned of their homes on the Internet is 51 percent, up from 37 percent ten years ago in 2010. Accordingly, the number of homebuyers who first learned of their homes through agents has been declining—it was at 28 percent in 2020, down from 47 percent in 2010. But although the Internet is a fantastic resource for tips and research, it would be a mistake to assume that the wonderful Web is all you need to buy a house—unless you are an experienced real estate investor. The process of purchasing real estate is complicated from a legal standpoint, and it's easy to make a mistake if you don't have an expert advising you. And when it comes to something as expensive as real estate,

those mistakes could cost you thousands of dollars.

2) Falling for fake listings.

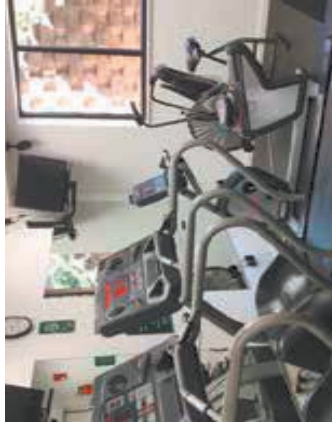
Remember, the Internet is a giant playground for scammers, and unfortunately they have penetrated the world of online homebuying as well. Online advertising brings in big money and, when a lot of people are searching for homes, the result is an inventory of fake home listings. How can you spot a fake? If there are no photos of the house, that's a big warning sign. But even if there are photos, it's not guaranteed to be legitimate. Legitimate websites will put watermarks on their home photos to brand those photos as their own. If a home's photos have several different watermarks on it, then

you can guess you are looking at the work of a scammer.

3. Putting too much stock in home valuation websites.

Sites like Zillow.com and Homelight.com have changed the way people buy homes by putting pricing information at buyers' fingertips. But they're not infallible. Don't assume to know what the value of a home should be based on what these sites tell you about the neighborhood. There are many elements of a home's value that home valuation sites cannot incorporate. Take their values with a grain of salt. I recommend using this information merely as a range. A REALTOR is the best source of information to help you narrow that range.

Are You Seeking A Friendly Community to Call "Home"? We Invite You to Enjoy the Comfort of GARDEN PARK...



- 1 & 2 Bedroom Apartments • Townhomes
- Studio Apartments • Homes
- Corporate Apartments • Furnished & Unfurnished

**Call For Your Personal Tour to
Reserve the Perfect Property
That Meets Your Needs.**

304.736.RENT (7368)

**Rental Office Located at:
500 Garden Lane, Huntington, WV 25705**

**Office Hours: Monday - Friday 9 AM - 5 PM
Saturday 9 AM - 2 PM**

www.gardenparkrentals.com

info@gardenparkrentals.com

www.youtube.com/watch?v=hF6EALaY9wU

- Warm & Friendly Staff
- Washer & Dryer Connections
- Off-Street Parking
- Minutes to Rt. 60 & I-64
- Fitness Center

- Pet Friendly (some restrictions)
- Laundry Facilities
- Garages (some units)
- Professionally Managed
- 24 Hour Maintenance
- Custom/Flexible Leases



Susan D'Amico, Broker

WesBanco Mortgage Solutions

**GREAT SERVICE. EXPERIENCED TEAM.
BY ALL ACCOUNTS, BETTER.**

Our experienced Mortgage Loan Officers will guide you every step of the way, from application to closing. Let us help make buying your dream home a reality. **Call or apply online today!**



Ginger Sergent

NMLS# 597773

O: (304) 399-6465

C: (304) 654-7158

Apply: gsergent.mortgage-application.net

wesbanco.com



WesBanco

**LOCATION,
LOCATION,
LOCATION.**



WHERE YOU **ADVERTISE** MATTERS!

Market Your Home
Where More Locals Look.

Reach thousands of
potential buyers in your
local market when you
present your property in our
Home Buyers Guide

For more information,
call **304-526-4000.**



Contact Brenda Renfroe at **304-526-2752** or **740-646-5018**

Herald-Dispatch**MEDIA**
PRINT & ONLINE 24/7

Realtors wanted...

Join the areas NEW local real estate resource.
Local agent profiles and comprehensive listings
driving local residents to you!

wanna go HOME
wannagohome.com

Published by your same trusted source

The Home Buyers' Guide, The Herald-Dispatch.

Contact Brenda to advertise your property!
1-304-526-2752 or email brenfroe@wannagohome.com



HOMESWISE

Real Estate Tips and Advice

Reach Millennial Buyers

By JOE SZYNKOWSKI | Green Shoot Media

Millennials are people born between 1980 and 2000, and according to the National Association of Realtors, they are a dominant force in the housing market.

In fact, a 2016 study by the group showed they comprise the largest segment of today's buying market.

To impress this young group of buyers, convenience, technology and modern design are key. Knowing the audience to whom you are selling will make the sale much easier.

A HOME OFFICE

According to the United States Census, more than 13 million Americans work from home, and that number will likely rise in the coming years. A home featuring a dedicated space for professionalism will outshine homes without.

Even if your spare room is currently set up as a bedroom, your Realtor might choose to portray it as an office during an open house or other showings.

SMART HOME

Today's technology offers some exciting innovations in how people live in their homes. To stand out in a market with many options, consider installing some of these "smart products" before putting your home on the market:

- **Smart light bulbs:** Creating



a network of light bulbs that are controlled by mobile apps on smart devices can be appealing to a generation who grew up as technology boomed.

- **Smart thermostats:** The convenience of controlling your heating and air units has been rising in popularity. Innovative thermostats that operate with an app make this achievable. Some models will

even learn a user's behavior and program itself.

MODERN KITCHEN AND BATH

Remodeling these rooms before your home goes on the market can provide great advantages. Experts say most millennials are on limited budgets, and these rooms generally cost the most to renovate.

Offering these rooms as

move-in-ready and appealing to a younger audience will motivate buyers.

Of course, since the kitchen and bathrooms are considered the most expensive for renovations, you need to be honest with your budget, as well. Gather quotes from licensed contractors to learn how much it would cost you.

It also can be a good idea to share your plan with your

REAL ESTATE 101

What Millennial Buyers Want

After a 2016 survey of home shoppers, Realtor.com predicted that more than half of homes bought in 2017 would be bought by first-time buyers — most of whom would be millennials. Seventy-eight percent of buyers 25-34 were expected to be first-time buyers. Thirty-nine percent of millennials were expected to be in the market for a single-family home, with 34 percent shopping for townhomes.

Realtor to find out how much of an impact these renovations would actually have in your local market.

ENERGY EFFICIENCY

There has been a surge in buying "green" homes. Millennials are generally concerned with the environment and want to show it with their living space.

Consider updating to Energy Star appliances or even contact an energy provider about going solar. Solar technology will pay for itself over several years. This is another expensive investment that you won't see the benefits from when you sell your home.

 Shelley Rowe Salesperson/REALTOR® 304.617.0765	 Leatha Hundley Salesperson/REALTOR® 304.972.9497	 Jessica Lawson Salesperson/REALTOR® 304.939.1201	 Karen Twohig Salesperson/REALTOR® 304.638.2558	 Kim Norton Salesperson/REALTOR® 304.617.5628	 Jeanette Mansour Salesperson/REALTOR® 304.416.3592	 Gina Rowe Salesperson/REALTOR® 304.638.2004	 Michele Waugh Salesperson/REALTOR® 304.633.9069	 Becky Myers Salesperson/REALTOR® 304.417.2325	 Betty Sargent Salesperson/REALTOR® 304.751.0112	 Denise Sargent Salesperson/REALTOR® 304.633.7208
 Chris Gillispie Salesperson/REALTOR® 304.634.0928	 Allison Watkins Salesperson/REALTOR® 304.638.0296	 Amber Midki Salesperson/REALTOR® 304.382.9688	 Terry Chapman Salesperson/REALTOR® 304.654.9693	 Necia Freeman Salesperson/REALTOR® 304.634.3319	 Betty Sturgeon Salesperson/REALTOR® 304.638.2252	 Buck Conard Salesperson/REALTOR® 304.360.0989	 Janell Call Salesperson/REALTOR® 304.634.2596	 Mark Arbes Salesperson/REALTOR® 606.465.0035	 Hugh Ladd Salesperson/REALTOR® 304.416.2591	
 Crystal Merritt Salesperson/REALTOR® 304.972.7819	 David Greene Salesperson/REALTOR® 304.544.8095	 Libby Adkins Salesperson/REALTOR® 304.634.3181	 Mark Napier Salesperson/REALTOR® 304.634.1070	 Melissa Baker Salesperson/REALTOR® 304.417.4663	 Justin Dickey Salesperson/REALTOR® 304.654.6598	 Carla Ore Salesperson/REALTOR® 304.638.3355	 Linda Midki Salesperson/REALTOR® 304.633.7133	 Todd Nelson Salesperson/REALTOR® 304.634.7993	 Ed Rahal Associate Broker/REALTOR® 304.617.5536	 Mark Mansour BROKER WV/OH/KY



304.736.9955

ALL Available Listings, ALL The Time...

oldcolony.com

 "like" us on facebook

Look Us Up At This Address:
Old Colony Realtors
of Huntington -
Mark Mansour, Broker



\$69,900 Huntington, WV 3BR/2BA
www.oldcolony.com/mls=170015



\$69,900 Huntington, WV 4BR/2BA
www.oldcolony.com/mls=170025



\$75,000 Barboursville, WV 1BR/1BA
www.oldcolony.com/mls=170369



\$89,500 South Point, OH 3BR/2BA
www.oldcolony.com/mls=169630



\$109,990 Huntington, WV 2BR/1BA
www.oldcolony.com/mls=170067



\$119,000 Huntington, WV 3BR/2BA
www.oldcolony.com/mls=169338



\$120,000 Huntington, WV 3BR/1BA
www.oldcolony.com/mls=169642



\$124,900 Huntington, WV 3BR/1.5+BA
www.oldcolony.com/mls=170249



\$125,000 Milton, WV 4BR/2BA
www.oldcolony.com/mls=170023



\$189,000 Huntington, WV 5BR/2.5+BA
www.oldcolony.com/mls=168315



\$193,500 Milton, WV 3BR/2BA
www.oldcolony.com/mls=170331



\$275,000 Huntington, WV 3BR/3BA
www.oldcolony.com/mls=170359



5869 Davis Creek Road, Barboursville, WV 25504

304.736.9955

Mark Mansour, BROKER-WV/OH/KY



HD-448671



“Congratulations To All Of Our Agents Including Our Award Winners For 2020!”



Diamond Circle
Diamond Members



Betty Sargent
Salesperson/REALTOR®
304.751.0112



Karen Twohig
Salesperson/REALTOR®
304.638.2558



Platinum Circle
Ruby Members



Todd Nelson
Salesperson/REALTOR®
304.634.7993



Jeanette Mansour
Salesperson/REALTOR®
304.416.3592



Necia Freeman
Salesperson/REALTOR®
304.634.3319



Gold Circle
Emerald Members



Chris Gillispie
Salesperson/REALTOR®
304.634.0928



Carla Ore
Salesperson/REALTOR®
304.638.3355



Gold Circle
Sapphire Members



Melissa Baker
Salesperson/REALTOR®
304.417.4663



Silver Circle
Crystal Members



Shelley Rowe
Salesperson/REALTOR®
304.617.0765



Jessica Lawson
Salesperson/REALTOR®
304.939.1201



Janell Call
Salesperson/REALTOR®
304.634.2596



Michele Waugh
Salesperson/REALTOR®
304.633.9069



Allison Watkins
Salesperson/REALTOR®
304.638.0296



David Greene
Salesperson/REALTOR®
304.544.8095



Kim Norton
Salesperson/REALTOR®
304.617.5628



Silver Circle
Pearl Members



Becky Myers
Salesperson/REALTOR®
304.417.2325



Gina Rowe
Salesperson/REALTOR®
304.638.2004



Crystal Merritt
Salesperson/REALTOR®
304.972.7819



Hugh Ladd
Salesperson/REALTOR®
304.416.2591



Ed Rahal
Associate Broker/REALTOR®
304.617.5536



Bronze Circle



Mark Arbes
Salesperson/REALTOR®
606.465.0035



Libby Adkins
Salesperson/REALTOR®
304.634.3181



Mark Napier
Salesperson/REALTOR®
304.634.1070



Buck Conard
Salesperson/REALTOR®
304.360.0989



Terry Chapman
Salesperson/REALTOR®
304.654.9693



Leatha Hundley
Salesperson/REALTOR®
304.972.9497

