

**SUNDAY
PLAIN DEALER**

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Real Estate

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SECTION

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PART TWO



Ranch house* with a Japanese garden in front. Shown in Solon.

Unusual ranch is open for showings

A contemporary ranch house with a cedar-siding exterior in powder blue will be shown today as the opening of Farm Hill Estates, said Paul A. Bollinger, the builder.

The house is completely landscaped. It has a Japanese garden in front and a dry riverbed with a bridge over it in the back.

The four-bedroom house has been priced at \$115,000.

It is located in the Ledge Hill Estate development in Solon. To reach the model house, go east on Ohio 43 to Ohio 91 (SOM Center Rd.) and go north on 91 about two miles to Ledge Hill which is indicated by a sign. Other signs show the way to the new model.

The center-style house has a foyer entrance. There is a cathedral ceiling with textured plywood over the living room and sunken dining room. The latter is 14.5 by 10 feet.

There is a sliding glass door off the living room to the L-shaped patio.

To the right is the sunken family room with a 21-foot fireplace built wall-to-wall. There are two suspended beams hanging from the ceiling.

Sliding glass doors also lead from the family room to the sunken patio.

The kitchen, 22 feet by 10 feet, has a large eating area. There is a built-in electric range, dishwasher, trash compactor and, on one side, the utility room with washer and dryer. A half bath is nearby.

The house has two large bathrooms, each with an oversized tub as well as full vanities with matching medicine cabinets and make-up lights around them.

There is a large basement with an energy-efficient heat pump which provides air conditioning when the pump is reversed.



Family room in Solon ranch has stone fireplace.

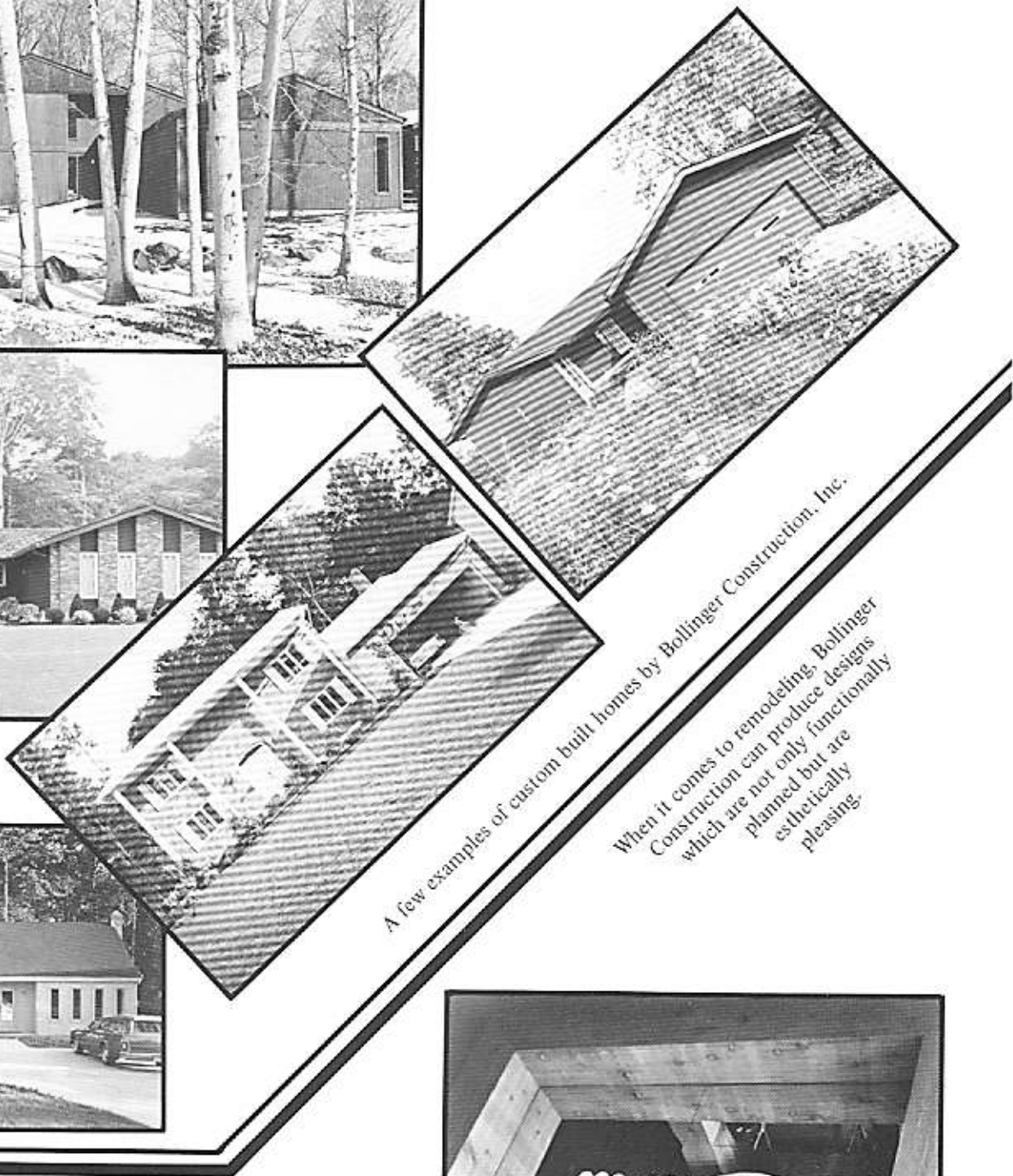
There is also a humidifier and electronic air cleaner.

Bollinger said, "There is a three-car attached garage which is becoming a popular item for today's modern living. It is completely finished."

The model, at 32563 Haverhill

Dr., is being shown 1 to 6 p.m. on weekends and other times by appointment.

The builder added, "We are about a minute from shopping in downtown Solon and are near the Metroparks and several good golf courses."



A few examples of custom built homes by Bollinger Construction, Inc.

When it comes to remodeling, Bollinger Construction can produce designs which are not only functionally planned but are esthetically pleasing.

