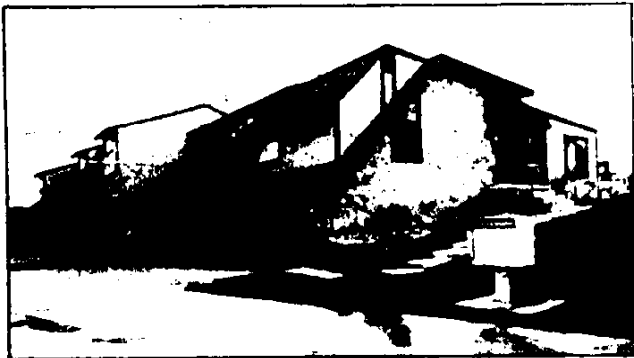


BUILDER INTRODUCES NEW CONDO LOOK!



New hillside homes at Lexington Condos in Northville.

Four unusual Condominium homes are available for four very special families at Lexington Condos in Northville.

Nossen Building Corporation, builders of Lexington, haven't really changed the floor plans. When you've got a winner, you don't fool with it! But because of a unique hillside setting, the outside appearance of the homes has been changed a bit. The garages have been tucked back under the homes, creating an enormous 21'x23' two car garage with a private entry into the basement of the home—ideal for the home hobbyist. The front porch has been expanded to 12'x12' (almost a patio) and the foyer entry has been enlarged and lightened. Also, provision has been made for a full bath in the basement, making this area easily adaptable as a teenager's getaway "apartment."

The total effect is Sophisticated California Contemporary—reminiscent of San Francisco's Lombard Street only done in earth tones. Because settings like this one are uncommon, this is a limited edition offering.

The new two and three bedroom hillside homes range in price from \$49,000 to \$55,000. A three bedroom Carleton at 1,800 plus square feet is finished out as a temporary model and ready for viewing this weekend. Other homes are available for 30-45 day occupancy.

Lexington Condo Homes is located on 8 Mile Road one mile west of Sheldon Road (Center Street) in the City of Northville. Sales Office and Models are open after 1:00 p.m. everyday except Thursday. For further information, please call 349-6350.

THOMPSON-BROWN 

Save on home energy

(Continued from Pg. 10)
stacks such as furniture, drapes or pictures in front of heating units or registers block path of hot air and reduce efficiency of heating system.

HUMIDITY LEVEL—A properly humidified home is as comfortable at 63 degrees as a dry one at 72 degrees because our bodies retain heat in high humidity. Dry air, on the other hand, absorbs moisture from skin at a rapid rate and produces a chilling effect which can only be offset by increasing air temperature. Thus a humidifier is a wise investment because you can reduce the house temperature and save energy. A pan of water strategically located near a heating outlet will moisturize the air if a humidifier is not available. House plants also give off moisture.

FIREPLACES—Fireplaces as a heating source are very deceptive. A large flow of air is generated through the hearth and up the chimney by a burning fire. Much of this air already has been heated by the furnace, which means that although the fireplace is heating the immediate air, it is also

cooling the rest of the house by expelling warm air up the chimney. This energy loss can be reduced by lowering the thermostat and closing doors to the rest of the house while the fireplace is on.

FIREPLACE DAMPER—Close the fireplace damper when not in use. If the damper is left open, a good deal of hot air escapes up the chimney and your heating system is forced to work overtime.

HOT WATER HEATER—The hot water heater is the second largest user of energy in the home. It should be sized to meet needs. Maintaining too much hot water wastes energy. Insulating hot water pipes from the source to the point of use will decrease energy loss. Set your hot water thermostat no higher than 140 degrees. When away from home for extended periods, the water heater should be turned down or off. If the gas pilot light is turned off, it should be done according to the manufacturer's instructions.

WINDOW SHADES—Closed drapes, blinds

and shades over large glass areas can reduce heat loss through windows during winter. On sunny winter days, however, drapes, blinds and shades should be opened to let the sun warm the house. Draperies should be insulated or lined.

WEATHERSTRIPPING—Cracks can form around a window and door frames and where wood meets metal or masonry. Air leakage creates cold drafts. A standard exterior door which has a 1/4 inch crack around it loses heat through a total area of 30 square inches. This is equivalent to having a 5 1/2 inch by 5 1/2 inch hole in your wall. Keep weatherstripping and caulking around windows and doors in good repair to reduce air leakage.

STORM WINDOWS—Heat loss through doors and windows can be cut by more than 50 per cent through installation of storm doors and windows.

Buy or rent

(Continued from Pg. 8)

real estate taxes and mortgage interest payments, which amount to about 90 per cent of the monthly mortgage payment for the first five years, from state and federal taxes. This results in a substantial savings for homeowners.

Renters, on the other hand, help pay the costs of taxes and mortgage interest in their monthly rental payments but it is the landlord that gets the tax deductions.

Finally, the options in the rental market are dwindling. And rents will be going up. The shortage of modestly priced rental units is expected to affect many metropolitan areas later this year because of the multi-family housing construction slump of the past two years. In addition, many modestly priced units will be filled by low and moderate income families receiving assistance under the government's new Section 8 leased housing program. That means there will be even fewer rental units available for middle income persons.

SEE THE DIFFERENCE QUALITY AND VALUE IN TROY



SALES BY REAL ESTATE PROFESSIONALS

Whether you choose our beautiful Oakland Hills model pictured at left, or any of our other models from \$49,500, you will be enjoying a home with noticeably higher standards of finish quality and specifications.

Visit our model homes in Troy's Golf Trail Subdivision, just across the street from Sylvan Glen Golf Course.

MODEL: 1141 Player Drive — One block east off of Rochester Rd., 1/2 mile north of Long Lake (18 Mile) Road.

HOURS: Daily 1 to 8
Sat. 1 to 6
Closed Thursdays

**HARRY CARLSON
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MODEL PHONE 649-4848 - OFFICE 649-1919