

Bottom line gets bigger

With today's skyrocketing costs, every potential homeowner must face the realities of the bottom line when building.

The cost of raw land has been appreciating at about 10 per cent a year and construction costs have been doing more than just inching up. The biggest cost factor in home construction itself over the past few years in addition to land has been the cost of lumber.

Every year the National Association of Home Builders (NAHB) compiles a component cost breakdown for what it calls the hard construction costs of a 1,200 square-foot home.

When you add in the

builder's profit, development costs and various finance charges, the actual selling price will be considerably higher than the average on the accompanying chart.

There are lots of hidden costs under development expenses. Many local governments will require a developer to set aside various pieces of land for uses as schools, churches, fire stations or neighborhood parks. All of these donations will eventually be

added onto the cost of any home you buy in that development.

Costs of doing business, and advertising will also certainly be part of that price.

The accompanying chart is an average of the costs to a builder for construction only. If you happen to own your own lot and can act as your own contractor, they will give you a good ballpark figure of what it would cost to build a 1,200 square foot home.

WOODLANDS ON GILBERT LAKE



1133 Timberlake Dr.
Bloomfield Hills

Reservations now being accepted for Phase 3 of these lovely condos. Only the finest quality and workmanship throughout. 2 or 3 bedrooms, 2½ baths, library, first floor laundry, cathedral ceilings, kitchen with center island, walkout deck, 2½ car garage.

OPEN DAILY 1-6
SUNDAYS 12-6
Priced from \$117,900.

South of Lone Pine—East of Telegraph

642-1300

COST TO BUILDER

Excavation	\$291.07
Masonry	1,263.92
Concrete	1,532.80
Lumber	2,532.80
Wood flooring	842.70
Millwork	2,059.75
Carpentry labor	
.....	1,927.45
Roofing	514.27
Gutter & Downspouts ..	
.....	147.92
Lath, plaster, drywall ..	
.....	1,083.65
Tile work	277.90
Floor covering	724.94
Electrical wiring	758.93
Lighting fixtures	168.88
Plumbing	1,680.22
Heating	1,017.58
Painting	802.05
Insulation	310.60
Hardware	319.64
Appliances	284.19
Incidental cost	404.07
Total	\$19,100.00

Hidden Hills

GRAND OPENING OF NEW MODELS



Homes close to all good things
in the Rochester area . . .

Grand Opening Priced from **\$44,990**

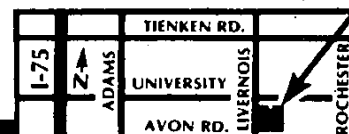
2 & 3 bedroom condominium homes...private attached garage...full basement...wall-to-wall luxury carpeting...oven, range, dishwasher, disposer...insulated windows with screens...private swimming pool and clubhouse...one year warranty...35 minutes from downtown Detroit

Open daily 12-6, Sunday 12-7, closed Thursday

MODEL:
652-2922

Hidden Hills is on Livernois Road,
south of Walton (University Dr.)

Beachum
and Roeser
Homes, Inc.



Look at your habits

When considering a home, a thorough study of family activities seems like a recommendation so basic it hardly needs mention.

Yet, it is often overlooked. Analysis of family habits is almost a requirement. For example, is mealtime something of a family ritual? Or is it more like a gang eating on the run?

The answer will help determine the best traffic pattern for a kitchen.

Families who make a point of being together for meals probably would prefer an eat-in kitchen. Those whose children view mealtime as a series of snacks lasting from sunrise to bedtime might be better served by a kitchen that includes counter space that can also serve as a dining nook

Grand Opening New Models...



King's Cove...Rochester's most distinguished address

2 and 3 bedroom condominium homes...private attached garage...1 or 2 story plans...full basement...luxury wall-to-wall carpeting...central air-conditioning...oven, range, dishwasher, disposer...insulated windows with screens...private swimming pool, clubhouse...private patio area...1 year warranty

Beachum and Roeser Homes, Inc.

King's Cove In Rochester Area



On Tienken, just west of Rochester Rd.

Grand Opening Priced
from **\$43,990**

Located on Tienken Rd., between
Livernois and Rochester Rd. (Main St.)

Model Phone: 652-1800

Open daily 12-6, Sunday 12-7,
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