

Narrow lot suitable for large house

This plan for a home that features a two-story great room will nest on a narrow lot and look majestic as well.

The first impression will be breathtaking as people step into a full two-story foyer with open rail stairs, full view of the balcony cat walk and the two-story great room.

A full formal dining room, separate breakfast room, 2½ baths, laundry and two bedrooms are shown for the first floor.

private and designed for convenient passage either to the great room or formal dining room. The centrally located kitchen includes an island surface unit and is immediately accessible to the recessed front entrance and the double garage.

There are two additional bedrooms shown for the upstairs that share a connecting bath.

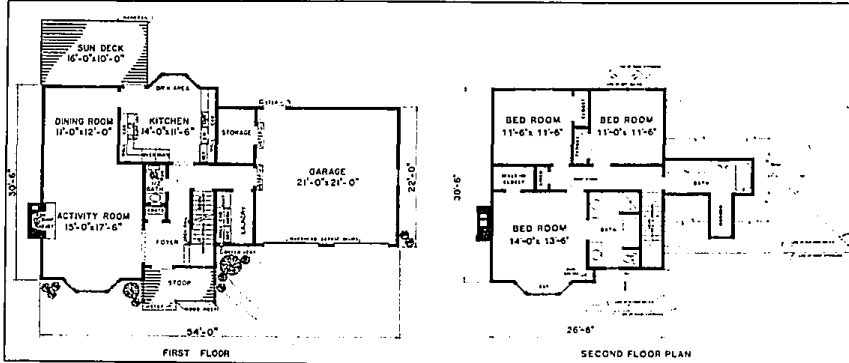
The European exterior is appointed by arched glass, corner quoins, stucco finish and combined hip and gable roof.

The plan is number 2745. This is a computer generated plan.

For further information, write to W.D. Farmer, P.O. Box 450025, Atlanta, GA 30345.

The master bedroom is suitable for royalty with two walk-in closets and a compartment bath, including garden tub, two lavatories and a saucer stall.

The pleasure of outdoor living is



State house prices rank near middle

Michigan ranked 26th out of the 50 states in average sale prices for 1989.

Michigan's average home sale was in the range of \$80,000 to \$89,999, placing it below the national average sale price of \$100,000.

Thirty-three states ranked above Michigan for median sale price. Hawaii topped the list with an average sale price of \$228,983.

The average state housing prices are based on more than 450,000 homes sold in 1989 by the 6,000 offices that comprise the Century 21 residential real estate system in the United States.

The second most expensive state, Massachusetts, logged an average

sale price of \$175,851. Two states recorded average selling prices below \$50,000 last year — Iowa, the lowest in the nation at \$48,883, and Oklahoma at \$49,653.

The other 10 states that are in the same price range as Michigan are Utah, Oregon, Wisconsin, Kentucky, Tennessee, Alabama, Ohio, Minnesota, Texas and Colorado.

Every state that had an average price in excess of \$100,000 either bordered or was within 150 miles of an ocean. Of all the states that bordered an ocean, only Oregon — with an average price of \$81,435 — was in the lower half of average prices for all states.

Responsible for radon

Continued from Page 1

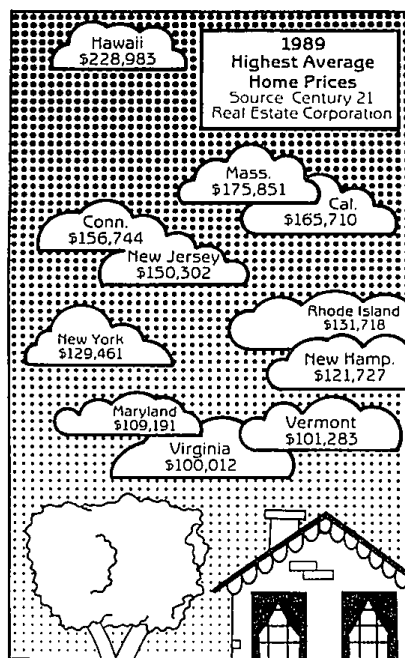
we are not going to have enough money to take care of roof repairs next year. What can I do?

It appears that you are experiencing what often is known as the penny-wise and pound-foolish syndrome that somehow afflicts people who serve on condominium boards of directors.

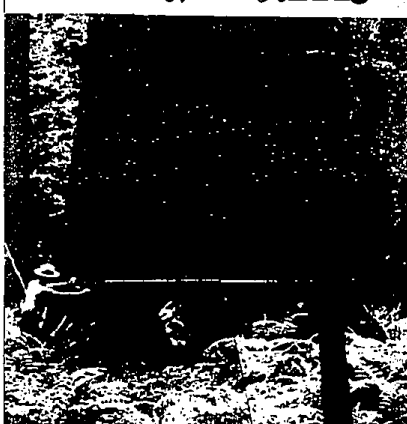
They somehow feel that their primary duty is to keep costs down at all costs as opposed to properly managing the affairs of the association. I would prepare a proposed budget for the next several years reflecting the anticipated maintenance expenditures which will have to be made with respect to roofs and other items.

It may be necessary to obtain professional assistance to help you in long range planning so as to point out in explicit terms to this president and perhaps his supporters on the board that he indeed is embarking upon the wrong strategy which may leave the association financially embarrassed.

Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. You are invited to submit topics you would like to see discussed in this column by writing Robert M. Meisner, 30200 Telegraph Rd., Suite 407, Birmingham 48010. This column promotes general information and should not be construed as legal opinion.



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