

Sound advice for kitchens

(AP) — While open plans enable families to spend more time together and provide ample room for entertaining, many design overlook acoustics. According to the Environmental Protection Agency, the kitchen is the noisiest room in the house.

Humming appliances, clanging dishware, exhaust fans, and running water are just a few of the sounds frequently reverberating from the kitchen. When the kitchen is combined with other living spaces, these noises can make even a well-designed floor plan inhospitable.

Reduce the noise level in the home by choosing appliances, cabinets, flooring and ceiling materials, and even furniture with their noise level and/or sound reduction factors in mind.

Before purchasing an appliance, ask to hear it running. Some kitchen equipment — such as exhaust fans — have a so-called "rattle." The lower the number, the quieter the blower.

Noise from major appliances can also be minimized by installing them

with some foresight: Wrap built-in dishwashers in fiberglass to reduce noise. Trash compactors and disposals should be installed with a perimeter strip-type gasket or with rubber spacers to isolate vibrations. Flexible plastic and rubber hoses also minimize the transfer of vibrations to walls.

Mount exhaust fans outside the house and secure the ductwork by boxing it in tightly with plywood. Use rubber mounts to install the fan to reduce noise generated from vibrations.

Large, heavy appliances — such as refrigerators, washing machines, and dryers — transfer their vibrations to the supporting floor, creating additional noise. These vibrations can be isolated from the floor by placing pads of rubber underneath the appliance's legs or corners.

To prevent wall vibrations, allow at least 2 inches of space between the appliance and the wall. The noise of countertop appliances, such as a food processor or a blender, can be quieted by rubber or cloth pads placed beneath them.

Hard cabinet surfaces, such as plastic laminate, metal, and wood, all reflect kitchen sounds. Minimize the noise of clanging dishware by installing rubber or cork tile on the shelves and back faces of cabinets.

Soft rubber bumpers on the inside edges of doors make the closing of cabinet doors quieter. If the kitchen is open to an adjacent room, select sound-absorbing furnishings to help quiet kitchen noise — padded furniture and carpet instead of spare chairs and hardwood floors.

Models, lots on auction

Continued from Page 1

Frank said. He doesn't expect property auctions of this caliber to become the norm, although if the economy fails to improve there may be more.

"We do maybe two to three auctions a year in the Detroit area (but) we have been asked about more in the past three months than in previous years."

Whether inquiries will materialize as auctions is difficult to guess, he added.

Auctions benefit sellers because they create a sense of urgency for the buyer — a sense of urgency that doesn't exist in the current market.

Someone considering buying a house is apt to put off buying because in the current market they have all the time in the world.

An auction, with its promise of low prices — which is also a big reason for an auction's success — takes away the option of procrastination. "Anybody who has an interest in the property ought to be there because on Nov. 25, it won't be there anymore."

Kaftan Enterprises will auction the remaining 24 homes sites and the three existing single-family homes (models) at 1 p.m. Sunday, Nov. 24, in the Radisson Plaza Hotel at the Prudential Town

Center in Southfield. Bids for lots originally priced from \$105,000 to \$150,000 will begin at \$35,000. Seven homesites will be sold "absolute," meaning regardless of price; the remaining 17 will be sold "with reserve," meaning the seller will have 48 hours to accept or reject the bid. Bids for houses originally priced from \$425,000 to \$445,000 will begin at \$175,000. One will be sold absolute; the remaining two will be sold with reserve.

A cashier's check for \$5,000 is required to bid on lots. A cashier's check for \$20,000 is required to bid on model houses.

IT'S CHRISTMAS TIME AT QUAIL RUN
4 Builders Models
Drastically Reduced
In Plymouth

Priced from...\$289,000
Located off Ann Arbor Rd., 1/4 mile W. of Beck, Models located 500 ft. south on Hillcrest Rd. In...

QUAIL RUN SUBDIVISION
Open 1-6 Daily & Sunday
(Closed Thursday)
For more information call...
453-0200

Westminster Village

Starting at \$159,900

NOVI Schools
3 & 4 Bedrooms
Dramatic Cathedral Ceiling
Library - 2 1/2 Baths

Model hours
Daily 12-6
Closed Thursday

(313) 442-2626
A WASH DEVELOPMENT

AFFORDABLE LUXURY IN LIVONIA

Two and Three Bedrooms • Gourmet Kitchens • Central Air Conditioning • Deep Full Basement • 2 1/2 Baths • GE Appliances • Gas Fireplaces • Energy Sealed Package • Sidewalks & Street Lights • Cathedral Ceilings • Ceramic Tile • Baths • Underground Sprinklers

Register to Win A **FREE** MICROWAVE OVEN FOR THANKSGIVING

MOVE IN BEFORE CHRISTMAS
3 units left in Phase II
(Reservations being taken for Phase II)

Just South of Ann Arbor Trail on Newburgh Rd.
953-0765
Hours: 11 AM - 6 PM, Sat. & Sun.

Whispering Winds

LIVONIA
Single Family Homes Starting at \$119,900

WESTERN GOLF ESTATES

Model Open: Daily 1-6 p.m.
Sat. & Sun. 1-5 p.m.
Closed Thursday

Model Phones: 458-3755

Built With Quality By:
CAMBORNE CONSTRUCTION

Marketed by:
RE/MAX FOREMOST, INC.
473-6200 422-7849

Salley Pointe
condominiums

BEAT RISING RENTS - BUY NOW AND SAVE
\$5137 MOVES YOU IN*
FROM \$68,500
2 BEDROOM - 2 BATH UNITS

Take advantage of mortgage interest and property tax deductions and build equity in your own home at the same time.
*Limited offer: Sales price of \$68,500 with \$1550 down payment. Mortgage balance of \$66,950. Payment of \$392.00 per month plus taxes and association fees. Approximate tax savings in the 28% tax bracket will be \$180.00 per month.

12-5 Daily (Closed Thursday)
981-6550
SALES BY CENTURY 21, HARTFORD SOUTH, INC.

A VISION OF LUXURY THAT'S VANISHING QUICKLY

Arboretum doesn't just promise greatness, it has delivered it! The true beauty of its thickly wooded setting, scenic walking paths and private tennis court is known only to its residents. The fact remains that while Arboretum exemplifies the best of everything, only one more purchaser can ever claim this sophisticated lifestyle as their own. Our final model home is available with immediate occupancy, plus a host of upgrades including a whirlpool tub in the master bath, designer lighting fixtures, cathedral ceilings and a morning room adjoining the gourmet kitchen. Visit today!

ONLY 1 HOME REMAINING

ARBORETUM
OF PLYMOUTH

Visit our model off McLumpha Road, south of Ann Arbor Road.
Please Call 540-4232 for information.
Another distinguished community by John Richards Development Corporation.

SHORES OF COMMERCE
CUSTOM BUILT LAKE ACCESS HOMES
on Commerce Lake

Starting From **\$149,900***

CONTEMPORARY AND TRADITIONAL STYLES
152' WATER FRONTAGE

Features include:

- 3 Bedrooms
- 2 1/2 Baths
- Full Basement
- Fully Carpeted
- 2 car attached Garage
- Family Room with large fireplace
- Kitchen with built-ins and eating area
- Energy Saving Furnace
- Full-size driveway
- Walled Lake Schools
- And much, much more

Brokers Welcome
Hard Rate Off Beaver Creek Road Between Oakley Park & Birch on Commerce Lake

DEWITT
For more information call:
559-7300
MODEL OPEN Mon.-Fri. 1-6 Sat.-Sun. 1-5 (Closed Thursday) Call 383-4120

HOW TO BUY A BETTER HOME.

Visit Meadows at Oakland Farms now during Pre-Construction. Own from the '270's!

Your dream of a bigger, better home is coming to life at Meadows at Oakland Farms! Plans call for unsurpassed luxury as you discover Oakland Township's most exciting new home designs. Enjoy up to 3,400 square feet of elegant living space plus wooded, private estate-size homesites. Come, see the dream unfold.

MEADOWS
At Oakland Farms
Exclusively Presented by
MJC Construction and
S.H. Jacobson Development Corporation

Brand new 4 bedroom single family homes specially priced from \$274,000.

Located just 4 miles north of downtown Rochester on Rochester Road at Gurn Road — just a few short miles away from the employment centers of Rochester, Auburn Hills and Troy

Call 652-8900