

Listings features news and note: Listings verwere news and notes about subur-ban roal estate. To list an announcement, write; Listings, Real Estate Editor, Observer & Eccentric Newspapers, 805 E. Maple, Birmingham 48009. Our fax number is (810) 644-1314.

II THE BEST OF ERA

IT THE REAT OF ZBA Electronic Realty Associates hosted its 17th annual ERA Recognition Rally and Awards Ban-quet for Detroitanes agents March 2 at the Troy Marriott. Regional awards of excellators were pre-sented in 20 real estate-related categories. The event was aponored by JEM Computers Inc., Metropolitan Title Co. and S.J. Enterprises. ERA has 300 real estate professionals in 20 offices throughout metro Detroit.

E WHO'S WHO WHO'S WHO For the third year in a row, Hall & Hunter Re-alters was recognized by Who's Who in Luxury Real Estate. It was chosen for its declication to customer service and because it handles many foremost properties in Detroit's northern suburbs, said Brian Leabs, creator of Who's Who in Luxury Real Estate. The 1995 edition can be ordered by calling 1(800) 488-4066 or writing to: Who's Who in Luxury Real Estate, 2110 Western Ave., Seattle, Wash. 90121.

BUILT. BIONRATTENDEES Mary Ann McBroom and Christine Russo of Chamberials Realtors in Birmingham attended the Certified Residential Specialist annual aless training in San Antonio, Ter. Less then 3 percent of all agenta hold the CRS designation, attained by completing courses re-quired by the Residential Sales Council, a Nation-al Association of Realtors affiliate, and demon-strating specific exportise in applied residential real estate marketing. Ellen Newville of Chamberlain Realtors in Bir-mingham also has received CRS designation.

「風」

Wayne County

Isale Fax Your Ad

Oakland County

Rochester/Rochester Hills

er naw SEALTOR Jane Solomon has joined Chamberlain Real-tore' Birmingham office after seven years as the top selling agent in its Royal Oak office. Solomon comes to Birmingham with more than 16 years' experience.

- Becky Burns, special writer



ple will get invoived, he said. Seminar attenders are encouraged to look into other mortgage compa-nies to see which is right for them. Sera said he and his company are confident enough in the work they do to advise potential customers to thor-oughly explore their options.

oughly explore their options. "If they're going to shop around, we hope they would make the right chalce," he said. The Source One seminar comes workhook for "students" to follow along in. The company hopes the prover to be more than just an in-class workhoek. "You can bring it home with you," Sters aid. "You can always refer back to the bord the workhook contains four helpful lists: Ways to Acould You Credit, Seven Ways to Acould

late a Down Payment, Four Things to Avoid When Purchasing a Home, and How to Increase Your Purchasing Power. The lists follow a comprehen-sive glossary of moltgage-related defi-nitions.

"A lot of these terms are thrown around, but unfortunately the public isn't educated to what they mean," Sera said.

Some benefits to interactive semi-nars are that they keep the audience involved, and of course, they bring in potential clients for the company giv-

ing the seminar. Ing the seminar. David Wells, vice president of MCA Mortgage Corp. in Southfield, said it doesn't do the company any good to have a class of 30 participants who all walk out the door when the seminar ends.

street

Thursday, April 6, 1995 O&E

of

seminar ends. "It usually becomes a two-way street when you get people interest-od," Wells said. "Its a wonderful source of information for home buyers." Sera said Source One has made the

For information on Source One mortgage seminars for individual home buyers or for corporation em-ployees, call 1 (800) 736-0090 Ext. 5882 or 5887.

mingham. Source One's goal is to make the seminars educational to give practical advice to consumers, said Mark Sera, the company's corporate marketing Demand adequate ducts; bird-dog repairs abuse erential treatment to its own mem-bers in terms of the priority of the repairs that it has done to the coa-dominium project. The directors got their units repaired before other members of the association. Moreover, they are so cheap, they do not want to spead the money necessary to properly repair my unit. I want to sue them, but am concerned about the cost. What can I do?

getting involved in conflicts of inter-est, hiring personnel who are unable; to effectively do the job for the associ-ation and dare the co-owners to suc-them, considering the fact that they, are protected by insurance coverage.

are protected by insurance coverage. ... The Condominium Act gives a co-owner the right to compel the associa-tion and its directors to comply with the condominum documents, includ-ing the need to repair units properly. You should consider the possibility of removing the board politically and, getting together with other co-owners similarly situated in your condomini-um to pursue the board of directors and the association for any abuxes of therest.

You also may have a right to obtain legal fees if you are successful in pur-suing the association, depending upon the theory that you utilize.

CONDO QUERIES Q I am con-cerned about the smoke emanat-ing from the unit below me through the common duct system. The smoke is so strong, some-times that it rankes me ill. Do I have

A This is indeed a somewhat novel question and I do not believe you would be successful in precluding; your neighbors from smoking in their unit, unless there is some prohibition in the documents from doing so. However, to the extent that the duct work in the building is condu-

591-0900

644-1070

852-3222

953-2232

Plymouth (313) 455-5880

1-800-537-4421

W. CLASSIFIED REAL ESTATE 201 Open Houses With the Dear Sar & Max. We Martine J. Bacterion Root and Martines J. Bacterion Root and Bacterio State States Con-Back Bacterio Constitution and Back States Constitution REAL ESTATE ONE 500 JAR-64300 or 970-7568 OPEN HOUSE 301 Open Houses OPEN House - W. BLOOMFELD CONDO. Bun., 1:50m, Chimny Hill 2 Dedroom, 2 M Daths, 1 car 301 Open Houses 301 Open Houses BEVERY Folls, OPEN SUN 2-5 BILLOWTE OCCUPACY 1933 DEVOISION BUR Orati Socian, BUR 4 Station 77 301 Open Houses 301 Open Houses Open 4/9 (2-5 p.m.) SELL IT ON SUNDAT tor alfordabe bying h. New kitchen o Cargancel Departol On the Markete ste Dr., Boomlaid Hits word, 8 of Bouers Leas) atom built, 2 level rime tamily location. Clean & well kept. With European Carlyne 1835 DEVONISIONE Greet location, super 4 bactroom 214 bett brick coloniel, Fernily mom, keysion, tel floor laundry, ar, besenerel, strached 2 bes field chi-riance garage. Birmingham, choote, only \$248,500. e33-2415 THELL \$15-842-4867 atlached pareos, professionall, decorated, club house w/poci & ken-nie court, many satras. \$109,500, \$10-737-1863 Ad Scott Like, Enjoy di kurda boorto hu wohout ad the boo Peved roace and sever at all Marry unders inscring root, cur Visimped Yerdi SILS 2003. Severs San Borg Officst 2235 EUR, LAKE CAVE, HOWEL Call Latura Edwards Real Estate One (810) 227-5005 or 1-800-810-0499 ort, Inside nineds Britishing touch-§77,900, Open Bun, 2-5pm, 1272 Lincoln, H. of Woodward, K. ef TIG-737-1689 DPTN EAT, E SUEL L-1, 33680-3870 Drive, Loovas Hots Sue, (II 6484 L-3731 3153,000 HRIDG Country more, 3 Suectrome, In Barte, nab-tier attached genes, berrar all Destroy of the set of the boal neary for Crister Lans, Beerdral 3 Destroy of Hered with office & 6-wheel Sesement Itor Conf. 2180,000-bors in the Smith Call 819-86-3322 Observer & Eccentric LINE ON A BELCASTRO CRANDOCK REALTONS CRANDOCK REALTONS 0447-0100 OF 810-842-3111 AUTEUL RANCH, formal dring on, Brudges In Jung rom, shappen any cables In String rom, shappen any cables In String rom, shappen for the string rom of the string for the string rom of the string for the string row of the string row of the string for the string row of the string row of the string for the string row of the string row of the string for the string row of the string row of the string for the string row of the string row of the string for the string row of the string row of the string row of the string for the string row of the string r Community cherry cabress in brons round, attache genose, on ierre lot. \$22,000. 50201 Five Life Rd., 87ATE WIDE Realty, 313-437-3200 Classifieds en (CDL CLI) or 4970-5970 COPEN HOUSE SATURDAY, APOL 8 SATURDAY TROY WINNER DECISION OF THE STORE STORE EXECUTE CONTROL TO THE STORE EXECUTE CONTROL TO THE STORE EXECUTE CONTROL TO THE STORE TO THE STORE STORE STORE THE STORE STATE WICE Hearty 313-47-5200 SERVICEY-Gun, 1-8, 3114 Premo-ber 1600 sc, R. Double Iol 3 bed borns, huge great room, ast-inchen, handy room, garage with spener 589,500. 815-517-550 Pactitud: OPEN SUNDAY 2-5 15961 Gartheld 1, of Bir Mar, E of Beach The beat buy in Nedfordh 4 bed-trons, W beath, stateback general Artissy tanca. Ocea to get course and gen. Bring all others...t son1 set 184,100 REAL ESTATE INDEX ANGHAM - 1944 WINCH OTOKO Park 3 Decision 114 Decis, Replace, R REAL ESTATE FOR SALE ELA Bances Professional Content Profession C ne be your host, i store & pase on real estate đ 1001 Aber, 1% patha, separate, interest atoment, hardwood floors, new endows, 2158,800, Open Bat, 12 to U or hy accomment, 810-849-0278 Open House Bun. 1-röm Her Construction By C & A Custom Homes 2450 set 1. Visitary D1 - 14 acre L0. 1st Boor Reads auto-privat room All us more and to Sourcer Rd., seell bru Srighton Is Cheson Rd., seell bru Srighton commission. Priced at \$229,000 below appraised Call: ROD RUTH Reary Casculation Matro, Inc. (810) 473-1200 OPEN BUNDAY 1-4 948 E. Long Lake Road, Bloomfeld B. side of Long Lake, W. of Adams Whitte LAKE - 1% Mory new con-huction Open Sat & Sun 12-6 3 car parage, new auto, many artimat huron Varley schools, 8278,000, 810-884-2521; pager, 810-810-8813 OUR LOSS VOLA TAXA B. SOL DF CUTY LAND, W. ON HOUSE PREVACY ON 1.5+ ACRES IN BLOOKIFELD One-of-akind comemparay on 8 parpenas wood-ad to with chieft bary building betures and updates. Four bad-DURLOSS, YOUR GAM DPDH HOUSSI & down SUNDAY Sew.db.Wy decorsed contemporer ranch on wooded tot, 33784 Colon Park.Onve. Farmington Hills, Pal suyropan, 3 bedrooms, walk-es basement, socurity system basement, socurity system (B10) 473-1200 ROYAL CAK - Open Sun 1-4. Bric ranch, 3/4 bed, 3 beth, femby room central air, must seel \$124.00 1316 Haron. \$10-585-002 Ê memocrany on a porposal to lot with atheam. Many ou stures and updates. Four ons, 4 baths, Library, F iom, Came Room, self-out i rel, \$445,000, for more info AUST REDUCEDI OPDH EUROAN 1-4 7355 Ten HCI Week Ston HCI Week Ston HCI & Erandabeek born colorado Troy OPEN SUNDAY 1-5 5048 Long View E. of Adams, N. 4 Long Lake B. (PACON View, Bold J. 11 LISTID - New 7 - Bacton J. 11 LISTID - New 7 - Bacton Control 4, 3 before vor. V bach main Boor. Updated door, we o Control 4, 3 before vor. V bach main Boor. Updated door, we o Control 4, and the service of SV der particip. Indu View of and andrectivor. Ond View of and Add 800. FATALENGTON HILLS Spectrue and bedroom brisk sith den the board to comm third bedroom - diving room with Ringbace - lawed - coder closer HOMELINE NOTON HILLS ONTACT LAJEAN BEER MAX BROOCK, INC. \$10-548-1400 MOTELD TWP - Open Bus 2-8. OT Condo. Bpectous 2 bed-2 beth unit w/dec + CAM-West Boomlish N/14 & Erabdrebelt, Sturni Dedroom open faor plan. Update ment, \$228,900, call their at ment, \$228,900, call their at (\$10) \$70-0800 or (\$10) \$35-24 CENTURY \$1 TODAY OPEN HOUSES herd badroom -oom with Bracha sth built-ins - to build-ins - to -يتيتكم NOD. Intertain, REALTORS (\$10) \$47-2000 The Desroy And Calendric dec and Desroy Ander Treas and part and port. Dudlers own home 1259,500. Days Evec 313-953-2020 beth unit w/deck + chap-pool \$83,800. Maple Rd. to 1 W. of Telegraphy burn H. M antrance to 1050 trailwood マ間 OPEN SUNDAY Warson Corty De Ora Substan Horas Di Ans East Serven Di Corton DENTURY 21 OPEN SUNDAY 1-4 37750 Wendy Las Farmington Hills ST Nate I. W. of He 11 Nate I. W. of He A rate star shotsen in the rest form for house shotsen in the rest form for house shotsen in the rest form of restore and house of a organ of restore to the restored organ of restore to the 24 Hours A Day With New Listings Added right up to The Weekend 8174,000. 0908 NEAL ESTATE 8174,000. 0908 NEAL ESTATE 810-810-588-1200 OPEN SUNDAY 1-5 \$134,900 5312 CAMBOURNE WEST BLOOMFIELD Derrort Buddwison Sectors, 15 June, 5 Ju Days: (1:0) 542-8860 Evet: (1:0) 542-8860 Evet: (1:0) 542-8860 N. BLOOMFELD Over Sure ALCOMPELD Over Sure Hulans Prov. EMadaten Budars own home Caston A Budars own home Caston A Center Orden EUM 1 (ADM Gaster Gast inone Budart Inone Budart Inone & Tourno Inone Ity Sore 112 Kernment to Sam 213 Keon Internet 213 Keon Internet 213 Keon Internet 213 Keon Internet 213 Carl & Anno Francis 214 Keon & Kon Carl 224 Keon & Kon Carl Bee Large Disclay Promo in This . Section for instructions OR SHOLETY BY with 21x11 all time langer to a minima langer to a minima 302 Birmingham and provident size restrict o rs. For more information, call uses at (\$105006-9783 COLDWELL BANKER Schweitzer Real Estate advantang by rad a reactors are hereby a Antipartie and a state of the s the test of a MICHELLE MICHALE Bioomfield Place your Classified Real Estate Advertisement in more than 160,000 affluent Suburban Detroit Homes A top of the fore (control top)
and the control top)
and the control top (control top)
and the control top)
and the control top (control top)
and the control top)
and top)
an Entruction Solid Concession to Sevie and Rever Cason to Sevie Concession and Sevie Concession and Concession Concession Solid Concession Concession Sevie Conce FOR THE LATEST DIFORMATION ON OPEN HOUSES - CALL: PLYNOUTH 5 befoom Cape Cod in Phymouth's Beacon Estates. 319 baths: private deck. In-shed lower level, hardwood hoors in twing room, dring room and family room. \$299,900. 810-349-1212 COMMERCIAL/INDUSTRIAL SALE OR LEASE #344-372 DEARBORN HEIGHTS OPEN SUN 1-4, 320 Km-more, N. of Ford Rd. E. of Beech Daly. Spaceds 3 bedroom ranch with 210 bans, doalweid, barbaby Beshed basement, and 3 c.m hans, Subment, and 3 c.m hans, Subment, and 3 c.m CANTON NORTHVILLE CANTON CANTON CONTINUES Factors Sun 1 Jay W. 4441 Canton and the sun of the high Steedon Saccoson Consul und Late Iomenicate conce with 2's bahn. huge lamby schudel Late Iomenicate conce und schudel and the schudel Late Iomenicate conce with 2's bahn. huge lamby schudel Late Iomenicate conce und schudel and the schudel Late Iomenicate conce particle concerning the schudel and schudel and particle function later schudel and schudel and schudel schudel schudel and schudel and schudel and schudel schudel and schud **OPEN SUNDAY 2-5 P.M.** 17 (3 Beechwood Way, Bloomfield N of tong take Rd., F. of Middlebelt HOMELINE . S of tong lake 80. F. of Wildfeldt Fahulous large Turlor in North Wabeek. Walk into the huge marble foyer, spacious guarnet kitchen with center island & deck overfowking inground pool. Wonderful finished lower fevel with space and prep for 2nd kitchen plus full bath. Great master suite, 2 walkin cluests. Jadies dressing area. Must see! \$755,000 953-2020 brushed basement heated garage 313-455-5640 2299.900 B10-349-1212 Fabilous 2800 sq. ft. 3 bed-room condo includes 2 fire-places, famey room and den, 1st. floor Jaundry, firstled walkout, and so much more! \$289.000, 810-349-1212 WE 10143540 ROMULUS OPEN SUN 1-4. 28132 Grands S. of Eurika, E. of Harrison, 1952 Cuck A bed-room colorali with 181 Roor maste bedroom, 2 batts, at-tached 2 car garage, party Institud Datament, Wood-Naver Schools, Grast buy at \$101.750713-455-5840 ACCEPT LIVONIA Spacious Kimberly Oaks 4 bedroom with respice, partially room with respice, partially dick home protection plan, lack bockpancy. S133:800 113-455-5880 Neety decorptient 9 home LIVONIA AL ESTATE RENTALS Popular Northwelle Co offering well cared A tional 4 bedroom with den and full be dramatic and warm 192 na Haath un an Care nas to fe Aged \$299,000, 810-349-1212 Totally enquisite 3 bedroom condo with 3 baths. 2 fre-places, finished walkout with bedroom, bath and wel bar, deck access thom master bedroom and great room, and much more! \$264.900 313-4:5-5890 In a ANIAN decorated 3 bedroom inch. updated kitchen. kerneni. 214 car ga-wont last long al bi \$10-349-1212 DIAL CLASSIFIED DIRECT

entuiva

SUBURBAN



Northville

(810) 349-1212 1-800-369-2334

terest

V 🏹

j ja ka

CALL

Granbrook

810-626-8700

4



Simplify home-mortgage shopping

(0)9E