

REAL ESTATE BRIEFS

Real estate briefs features news and notes on professional associations, office activities, upcoming meetings and seminars, new services/products and available consumer publications.
Write: Real estate briefs, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livonia, 48150. Our fax number is (313) 591-7279.

ASSISTED LIVING FACILITY
Ground has been broken for a five-story, senior citizen assisted living facility with 93 units in Westland.
The developer is Senior Services Development Associates of Southfield headed by Arnold O. Shapero, Edmund London and Associates of Southfield is the architect, JCK and Associates of Novi is the project engineer and DeMaria Building of Novi the general contractor.
Residents will receive daily assistance with tasks like bathing, dressing and taking medications. In addition, they can enjoy dining

and socializing in a common area. The building will be on Marquette between Carlson and Wayne.

CROSSWINDS COMMUNITIES
Crosswinds Communities, which has built in Westland, Oakland Township and Royal Oak, has announced plans to build 562 condominiums in Detroit.
Base prices will start at \$89,990.

The project, Woodward Place at Brush Park, will go up on a 31-acre parcel between Woodward and Beaubien north of I-75. Site work is scheduled to start this winter, occupancy in the fall of 1996.

ESTIMATING/PROFIT MARGINS
The Remodelers Council of the Building Industry Association of Southeastern Michigan hosts an educational seminar, "Successful Estimating and Profit Margins," 5:30-8:30 p.m. Thursday, Oct. 5,

at its offices, 30375 Northwestern, Suite 100, Farmington Hills.
Cost, which includes appetizers, is \$15 for Remodelers Council members, \$20 for BIA members, \$45 for non-members.
To register, call (810) 737-4477.

BUILDING NATIONAL ORGANIZATION
The Real Estate Roundtable presents a dinner program, "Building a National Residential Development Organization; Meeting the Challenges of the 21st Century," 5:30 p.m. Wednesday, Oct. 11, at Glen Oaks Country Club in Farmington Hills.
Presenter: Robert K. Burgess, chief executive officer, Pulte Homes.

Cost is \$30 with reservations by Oct. 6, \$35 afterwards. Register by mail to Real Estate Roundtable, c/o Steuer & Canvasser, 30600 Northwestern, Suite 200, Farmington Hills, 48334.

NEUMANN/SMITH
Kenneth Neumann/Joel Smith

and Associates of Southfield, in association with Sims-Varnier & Associates of Detroit, has been named architect of record for General Motors new Service Parts Operations headquarters in Grand Blanc.

Major components of the 300,000-square-foot facility include offices, conference/training center and aftermarket prototype display center.
Construction is expected to begin later this year.

UNITED INSURANCE LEASES
United Insurance Co. of America has leased 5,500 square feet of space at One Lahser Center in Southfield.

Levi Smith Real Estate represented United Insurance. Insignia Commercial represented the owner, Consolidated Capital Equity Partners/Two L.P.

CONDOMINIUM DIRECTORS SEMINAR
United Condominium Owners of Michigan presents an all-day,

how-to seminar for condominium directors 9 a.m. to 3 p.m. Saturday, Sept. 30, at the MSU Management Education Center, 811 W. Square Lake Road, Troy.

Topics include budgets and reserves, insurance requirements, landscape planning/maintenance and local government relations.

Cost is \$95 for members, \$55 for each additional member of the same association, \$125 for non-members, \$75 per additional non-member.

For information and a registration form, phone (313) 382-8460.

ARCHITECTURE LECTURE

Susan Torrey, an architect and director of Cranbrook Academy of Art, speaks on urban architecture, "Re-envisioning the City," 8 p.m. Thursday, Oct. 5, at the Ward Conference Center, University of Detroit Mercy, 8200 W. Outer Drive at the Southfield service drive.

The lecture is free.

Ceramic tiles come in new styles, colors

Homeowners looking to capture the flavor of the popular Laura Ashley look in their bath or kitchen will now find a range of patterns in classic Laura Ashley colors available in ceramic tile exclusively from American Olean Tile.

"Laura Ashley is recognized around the world for their beautiful, high fashion collection of

home furnishings, including coordinated fabrics, wallcoverings and decorative accessories," said Jeff Geyer, senior manager, Business Teams at American Olean.

The Laura Ashley Collection can be previewed at all American Olean Design Center 2000 retailers. To find the dealer in your area call 1-800-678-4845.

Appliance is still a good value.

When it comes to redoing your house, your remodeling dollar goes a long way when you use it to purchase new laundry equipment, say Whirlpool home economists.

The Consumer Price Index, a monthly listing put out by the Bureau of Labor Statistics showing the comparative costs of these day-to-day items that people buy, indicates that washers and dryers have gone up in price only a fraction of what other consumer items have over the years.

For example, college tuition went up a whopping 122.2% between December 1984 and December 1994. During the same period, fees for cable television went up 83.7% and the price for the average newspaper increased by 61.4%.

Laundry equipment prices, on the other hand, say the Whirlpool home economists, have only gone up 6.4% over the past 10 years. In fact, in terms of how many work hours it takes a person to earn the money to buy a piece of laundry equipment, it actually takes less time today than it did in 1970. Back then, it would have taken 71.3 hours on the job in order to afford the average automatic washer. In 1993, it took less, than half that 32.5 hours.

Dryers have also become a better buy over time. In 1970, buying an electric dryer meant 50.5 hours on the job, while a gas dryer took 57.0 hours. By 1993, though, the price to be paid had dropped to only about 27 hours for either dryer.

So, with inflation, you're actually getting more washer and dryer for your dollar today than you did a decade ago! And, that doesn't even take into account all the improvements — like reduced energy consumption, quieter operation and better cleaning performance — that have made in laundry equipment over the years.

So, if you're looking at ways to stretch your remodeling or home improvement dollar, look to a new washer or dryer. It's a best buy!

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OPEN SUNDAY 1-4, Oct. 1

1224 Fernside Lane - Kirkwood Farm
W of Franklin, N of Hickory Grove

Elegant detached single family, Bloomfield Township. Four bedrooms, 3 1/2 bath finished lower level, separate master suite, high ceilings, 2 car garage with a private wooded lot. \$370,000

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Oakland Co., MI - An independent research firm has just released a FREE report that shares with consumers little known secrets to selling your home. For a FREE recorded message and copy of this report, call (800) 590-4270, 24 hours a day. Find out how you could save thousands of dollars when you sell your home!

Information provided courtesy of Kyle Brookbank, Red Carpet.

JOHN A. HOLLIS
LIPSCOMB
810-360-6300

LYNN REW
610-363-5920

NEW CONSTRUCTION Delivered new addition in White Lake. Many lots still available. Builder will duplicate this three bedroom, 2 1/2 bath home for \$179,900 or help you design your dream home. Lots are 1 plus acres. For more information call Hollis or John, (810) 360-6300.

CLASS LAKE WOODS CL In Commerce Tap, nestled among the trees with lake access. Four bedrooms, 2 1/2 baths, high ceilings in living room and dining room, library, family room with fireplace, large kitchen with eating area. Impressive master suite with jacuzzi tub. \$229,900. Ask for Lynn Rew (810) 363-5920 (1044).

MAKE A GREAT MOVE The new construction in White Lake has 4 bedrooms, 2 1/2 baths, family room w/ fireplace, formal dining, living room and study. Full ceramic in bath and kitchen, jacuzzi tub in master suite, and a 3 car garage. For a great buy at \$229,900, call Lynn Rew at (810) 363-5920. Open Sat. & Sun. 12-4 (3114).

COUNTRY CHARM WITH MODERN AMENITIES The 3 bedroom, 2 1/2 bath colonial offers an extra 700 sq. ft. in finished walkout basement. Hardwood floor, all ceramic bath and formal dining room. Master suite has 12x12 sitting room at an end in southern Springfield Twp, yet easy access to I-75. \$187,500. Call Hollis or John (810) 360-6300.

ISLAND LAKE

View of beautiful park in the 1 1/2 acre Church from living room of collect property.

This extraordinary 1.9 acre waterfront estate has become available for only the second time in thirty seven years.

The former structure was dismantled in 1982 and the existing residence was painstakingly designed and constructed to be elegant yet unpretentious.

With 4,000 sq. ft. on two levels, there are nine rooms of comfortable size. Features include marble bathrooms, granite countertops, custom wood trim and flooring — all of the amenities one would expect in a home of this calibre.

Private and peaceful setting with views reminiscent of an European countryside. An ideal refuge for the executive couple.

\$1,850,000

An increasingly valuable asset for the astute individual or corporation.

Serious inquiries only, please:
"Owner", P.O. Box 242
Bloomfield Hills, MI 48303

Three percent broker participation is agreed

ROCHESTER HILLS

Quick possession in this wonderful colonial on treed lot, backs to commons. Hugo library, formal dining, family room with fireplace, wet bar and triple door walk to dock. Kitchen with all appliances. 2385 sq. ft. \$184,900.00

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3-4544 Troy Outstanding New 1900 Sq. Ft., 3 bedroom, 2 bath, brick ranch, clean & sharp! Custom features throughout 1st floor laundry, great room, fireplace, air, 2 car garage & all other features you'd expect in a competitively priced \$165,000 home. Come see interior photos & all features. **BY OWNER MULTI-LIST (810) 442-1620**

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EAST BEVERLY HILLS
Fabulous ranch, stunning decor, marble fireplace in living room, master suite with private bath. Two additional bedrooms and bath. 2 car attached garage. A perfect condo alternative. \$152,000.

WEST BEVERLY HILLS
Custom ranch. Beautiful mantled fireplace in living room. Cathedral ceiling Florida room off dining room, cozy family room, 3 bedrooms, 2 baths and rec room. 2 car attached garage. Exceptional quality. \$189,900.

EAST BEVERLY HILLS
Family colonial. 4 bedrooms, 2.5 baths, gas hot fireplace in living room and family room. 1st floor laundry, finished rec room, dramatic decking and fenced yard. Close to Birmingham elementary school. \$307,000.

WEST BEVERLY HILLS
Private cul-de-sac setting. Immediately available. Move-in condition. 4 bedrooms, 2.5 baths, spacious family room with fireplace and wet bar, 1st floor laundry, 2 car attached garage. Close to park and schools. \$237,500.

IN BEVERLY HILLS... "HARBOY KNOWS THE HIGHWOOD BETTER THAN A NEIGHBOUR"

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TURN THE KEY AND MOVE RIGHT IN The three bedroom, 2 1/2 bath colonial in wonderful Berta Heights Subdivision. Formal living and dining room, oak in kitchen and family room. Central air, deck, mature trees. Full basement, turn appliances, what more could you want? Only \$119,000. Call Hollis or John (810) 360-6300.

BRUCECLERS RIDGE, SPARKLES LIKE NEW The ranch in Commerce has wooded setting that gives height and drama to great room and master bedroom, three bedrooms, two full baths, white cabinetry. Large lot professionally landscaped and lake access. \$177,900. Call Lynn Rew 642-5320 (3144).

RANDY CREEK Open and Spacious two floor bedroom, two bath home has large room for comfortable living. Formal great room perfect for entertaining. Cornerstone family room has floor wall that looks out to private patio. Bath kitchen and large laundry room. Master suite has private deck. \$198,000. Call John or Hollis (8784).

ON UNION LAKE, new in 1993 Two story master suite, 8 1/2 ceilings, great room with fireplace, three bedrooms, 3 1/2 baths, jacuzzi, glass look, white cabinetry, central vacuum, wet bar in finished walkout and cedar deck. For a great buy at \$419,900. Ask for Lynn Rew 363-5920 (1044).