

Observer & Eccentric Community Classifieds

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TO PLACE AN AD

DIAL CLASSIFIED DIRECT

Wayne County	(313) 591-0900
Oakland County	(248) 644-1070
Rochester/Rochester Hills	(248) 852-3222
Fax Your Ad	(313) 953-2232

**Walk-In
OFFICE HOURS:**
Monday-Friday
8:30 am-5 pm
AFTER HOURS:
Use Our 24-Hour
Voice Mail System
(313) 591-0900

Deadlines

For Placement, canceling or changing of line	Deadline
SUNDAY REAL ESTATE	8:00 P.M. THURSDAY
SUNDAY ISSUE	8:00 P.M. THURSDAY
THURSDAY ISSUE	6:00 P.M. TUESDAY

POLICY

All advertising published in the Observer & Eccentric is subject to the conditions stated in the applicable rate card, copies of which are available from the Advertising Department. Observer & Eccentric reserves the right not to accept an advertiser's order. Observer & Eccentric Ad-Takes have no authority to bind this newspaper and only publication of an advertisement shall constitute final acceptance of the advertiser's order.

PLEASE CHECK YOUR AD
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Thomas Ervin
**Let's Talk About
Real Estate**

"WHICH IMPROVEMENTS ADD RESALE VALUE"

From an investment point of view, money is wasted when improvements are made that do not add to the resale value of your home when you decide to sell. Here is a partial list of the items that add to resale value somewhat commensurate with their cost:

- Bedroom**
Adding a third bedroom to a two bedroom home is usually a good investment. Enlarging from a four to a five bedroom house may actually diminish its resale value because there is a larger number of potential buyers for a four bedroom. Bedroom additions must be accomplished in a manner that does not disrupt the existing floor plan. Don't, as an example, add a bedroom that can only be entered by passing through another bedroom.
- Bath**
An extra full or half bath almost always adds greater value than its initial cost. Like bedrooms, however, the location of this improvement will determine its actual value to a potential buyer. A new bath in the basement will bring very little or no extra dollars upon resale. A new bath off the master bedroom could have a major positive effect upon the selling price.
- Kitchen**
Improvements in the kitchen usually pay off. New appliances, flooring, counter tops and cupboards are worthwhile. A great kitchen can be the deciding factor in choosing your home over that of a competitor.

ADVICE: Deciding to buy or sell or improve your home are big decisions with big consequences. Remember to use the services of a Realtor when making big decisions regarding real estate. They know the market.

CLASSIFIED ADVERTISING

How to contact us:

North Oakland County	248-475-4596
(Clarkston, Lake Orion, Oxford)	
Oakland County	248-644-1070
Rochester/Rochester Hills	248-852-3222
Wayne County	313-593-0900
FAX your ad	313-593-2232
24-Hour Voice Mail	313-591-0900
Internet Address	http://oanline.com

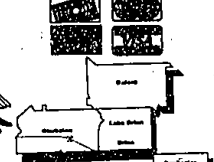
Your Early Bird Classified Ads Appear on the Internet. When you place your classified liner in the newspaper. There is a 2 time minimum run.



Birmingham • Canton • Clarkston • Farmington • Garden City • Lake Orion • Livonia
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Important Information:

Real Estate for Sale \$300-388	Real Estate for Rent \$400-444
Homes	300
BY CITY	
Auburn Hills	304
Belleville	305
Birmingham	306
Bloomfield Hills	307
Clarkston	308
Commerce	309
Dearborn	310
Dearborn Heights	311
Dearborn	312
Farmington	313
Garden City	314
Grosse Pointe	315
Hamtramck	316
Hartland	317
Holly	318
Huntington Woods	319
Lake Orion	320
Livonia	321
Northville	322
Novi	323
Oak Park	324
Oakman	325
Oak Township	326
Oxford	327
Plymouth	328
Rochester	329
Royal Oak	330
Southfield	331
Troy	332
Union Lake	333
Warren	334
Westland	335
White Lake	336
Westland	337
Westland	338
Westland	339
Westland	340
BY COUNTY	
Livonia	341
Madison	342
Oakman	343
Warren	344
Westland	345
White Lake	346
Westland	347
Westland	348
Westland	349
Westland	350
Help Wanted	
Couples	502
Domestic	503
General	504
Health and Fitness	505
Professional	506
Ward	507
Part-time	508
Part-time Sales	509
Restaurant, Food Beverage	510
Sales	511
Country Homes	512
Summer Camps	513
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