Thomas Ervin

# Let's Talk About Real Estate

## "THE TWO BEDROOM HOME"

Have you considered buying a two bedroom home? In the past, two bedrooms were not very popular nor considered a good financial investment. This is not the case today. A two bedroom has much greater demand than ever before. Here are some of the reasons:

**More Single Homeowners**
There has been a significant trend toward increased home ownership by single people. As we all know, it is more difficult to save money. Yet, home ownership provides one of the few tax shelters that remain. Coupled with the natural inflation in home values, more and more single people are turning to home ownership. Of course, a two bedroom home is usually adequate for the needs of most single buyers.

**Single Parents**
As single parents become an increasing percentage of our population, they too drive the demand for two bedrooms. This increase in demand drives the prices of two bedroom homes higher as well as the price of condominiums. Remember, real estate values always reflect only one factor, demand.

**The Elderly**
As people are living longer, they are remaining in their two bedroom homes, thus shrinking the number of two bedrooms available. With a shrinking supply and increasing demand, it doesn't take a great mathematician to understand why two bedroom homes have become a player.

**ADVICE**
If you are in the market to buy your next home, and you don't need more than two bedrooms, you may want to consider a two bedroom home as a good choice and a good investment.

**Visit Tom's website at www.tomervin.com**

## 303 Open Houses

CANTON
GREAT CONDO!
Open 12-3. 1714 Thistle. South of Cherry Hill and West of Canton Center. A must see! Backs to the 11th fairway of Pheasant Run, full finished basement, gourmet kitchen & much more! $264,900
RE/MERICA HOMETOWN III
(734) 459-9896

CANTON - OPEN SUN. 1-5
1st floor master, 4 bedroom, 2½ bath, 2 story great room & foyer, immaculate. 47364 Northgate, S. of Cherry Hill, E. of Beck. $314,900. Brokers welcome. 734-495-1113

CANTON - Recently updated 1625 sq.ft. 3 bedroom, 2 full baths, finished basement. $204,500. 43716 Yorktown, 734-397-6652 Open Sun. 12-4

CANTON - OPEN SUN. 1-4
7681 Corbin
(W. off Sheldon on Windmill to Corbin, S. of Joy).
Motivated sellers have reduced price to $265,000 for this beautifully decorated, superbly maintained, updated and immaculate 4 bedroom, 2½ bath colonial on lovely lot backing to creek. (220231740)
MARY McLEOD
RE/MAX Alliance 734-462-3600
313-990-7849
www.marymcleod.com

CANTON - Stunning, 4 bedroom colonial, neutral decor thru-out, newer finished basement, maintenance free exterior, 2 year old high efficiency furnace & air, large 80x160 lot, many updates. $254,900. Open Sun., Mar. 17, 1-4pm. 7032 Cornell. 734-455-5021

CANTON
OPEN SUN. 1-4
1851 Woodmont. 4 Bedroom Cape Cod, new roof, sunroom, unfinished basement, 2 car garage, 1696 sq.ft. $222,000
OPEN SUN. 2-5
2056 Brookfield. Ranch, 3 bedroom plus 1 in basement, 3 full baths, 1252 sq.ft., finished basement, 2 car garage, 1st floor laundry. $184,900
Call KIMBERLY LARKINS.
734-564-7614.
Real Estate One...
217 W Ann Arbor Rd., Plymouth

Farmington (downtown)
OPEN SUN. 1-4
34135 SCHULTE
(Take Gill S. off Grand River, W. of Farmington Rd.)
4 bedroom, 2½ bath, 2125 sq. ft. brick colonial. $279,900.
DEBBIE HORNER
(248) 320-5744
COLDWELL BANKER
Schweitzer Real Estate
41860 6 Mile, Northville

FARMINGTON HILLS
Open Sun. 1-4.
35323 Glen Gary Circle, S. of 13, E. of Drake. Extensively remodeled, contemporary colonial w/ neutral decor. $334,900
Call (248) 324-3984

FARMINGTON HILLS
OPEN SUN 2-5
Updated 3 bedroom ranch, 1.5 baths, family room w/ gas fireplace, attached garage. 22132 Tradwell, 1st left, W. of Inkster off 9 Mile $179,900

FARMINGTON HILLS - Open Sun. 1-5pm. 24056 Middlebelt #18, Near 10 Mile 1 bedroom, condo, cathedral ceilings, scenic woods & water, private door. By owner. $82,900 248-888-9767

FARMINGTON HILLS
ENTERTAINER'S DELIGHT
Open Sun. 1-4
33750 Braebury Ridge.
N. of 11 Mile, W. of Farmington Rd. 5 bedroom, 3.5 baths brick ranch, library, walkout basement, work-out room, second kitchen, inground pool w/a view, plus 1.5 acres. $425,000
AUDREY MOFFATT, Agent
(248) 345-1268

FARMINGTON HILLS Open Sunday 1-4. Private cul-de-sac location, 4 bedroom tudor w/neutral decor. Updated & meticulously maintained. $344,900 or best offer. Call Dave @(248) 766-3591 Remax Classic (248) 737-6800

FARMINGTON
OPEN SUN. 1-4PM. 31987 Lamar. $179,500. Sought after Bel-aire sub. All brick ranch w/2 baths, finished basement. Sharp & ready. W. of Orchard Lk./S. off Ten Mile. Call Robert Wolf, Re/Max Alliance, 734-462-3600.

FARMINGTON - UPDATED
Ranch Sun. 1-4pm. 23525 Prospect. Orchard Lake & 10 Mile area. 3 bedrooms, 1375 sq.ft., c/a, open concept, hardwood floors, updated. $192,000.
(248) 476-0724

GARDEN CITY - By Owner. Open Sun. 12-4pm. 30133 Rosslyn Ave. (Merriman & Marquette Area). Built in 1996, 3 bedroom, 2½ baths, attached garage. 1950 Sq. ft. Too many options to list. 0 Down financing available. 734-421-2527 or 734-751-0244

GARDEN CITY - OPEN SUN. 12-5pm. 3 bedroom brick ranch w/2 baths, updated throughout. 960 Cardwell, N. of Cherryhill, W. of Inkster. $148,900.
By Owner. 734-422-2717

GARDEN CITY - Open Sun 1-4, 851 Radcliff, 3 bedroom, 2 bath ranch, finished basement, 2 car garage, c/a, corner lot, $143,000. Agents OK. (734) 261-7292

GARDEN CITY OPEN SUN 1-5
30047 Dawson, N. of Ford, W. Middlebelt. Reduced! ⅓ acre lot, 3 bedroom, Hardwood floors, C/A, Completely remodeled. Needs nothing, immediate occupancy. $112,900 810-225-4446

HIGHLAND. OPEN 3-24 & 3-31, 12 to 3pm. Milford Rd. to Lone Tree to 1050 Oriban Rd. Updated quad on 1.5 acres, pond. $249,900.
(248) 887-1818
www.hho.com14557

JUST LISTED
Popular Rosedale Gardens
OPEN SUN. 1-4
11302 Auburndale. Only $229,000. S. Plymouth, W. Merriman.

OPEN SUN. 1-4
16956 Quakertown, S. 6 Mile, E. Haggerty. Only $265,000
CALL ANNA
(734) 452-1176
KELLER WILLIAMS REALTY

LIVONIA - HUGE RANCH
Open Sun. 2-5pm. 34608 St. Martins. N. of 7 Mile, W. of Gill. 3 bedroom, 3½ baths, over 2400 sq. ft., great room w/brick fireplace, cathedral ceilings, huge master suite w/custom bath & jetted tub. $399,900.
Call Dennis Smith
(734)793-6643
REMERICA HOMETOWN III

LIVONIA - OPEN SUN. 1-4. Elegant brick colonial, 4 bedrooms, 2.5 baths & 2796 sq. ft. Vaulted family room, library, oak kitchen, new roof & furnace. 34001 Fairfax, N/7 Mile, W/Gill.
$389,900.
CALL MARY ANN
ERA ALLIANCE
248-848-3002
ERA

LIVONIA - OPEN SUN. 12-5
BEAUTIFUL 1550 sq. ft. 3 bedroom, 2 bath Rosedale brick ranch up to park near grade school. Many updates include family room, kitchen, bath, windows & car detached garage & deck. (32446 Maryland). $189,000.
734-425-2535. 313-832-7143

LIVONIA - OPEN SUN. 1-5 and Sat., March 30, 1-5
Sharp 3 bedroom, 1¼ bath brick ranch where windows & roof, C/A, full finished basement w/sauna, 2 car garage, fenced yard. 6935 Brentwood. $165,500. (734) 425-2899.

LIVONIA RANCH
4 bedroom, 2 bath. Open Sun. 1-4, 15508 Brookfield.
$179,900
Call Fred: (734) 564-6100
Keller Williams Realty

Milford
OPEN SUNDAY 12-3PM
1663 Oakendale Lane
An acre within 1½ miles of downtown. 1990 custom 3 or 4 bedroom colonial, finished with quality. $369,900.
Barbara Carr Pope
RE/MAX on the Trail
(734) 459-1234 Office
(248) 459-1234 Pager

NORTHVILLE - Sat. & Sun. 1-5. Colonial, 4 bedroom, 2.5 bath, 2 car garage, backs to wooded area. Lake access, updated kitchen. 20325 Rippling Lane. Hiko-U-Sell. (248) 348-6006

Novi
SHOWCASE RANCH
OPEN SUNDAY 1-4
41048 Toddlun. S. of 9 Mile, E. of Meadowbrook. Cathedral great room with stone fireplace, master suite, skylit bathrooms, formal dining. Professional basement with kitchen, bedroom, full bath. Better than new! $364,900
CALL JOHN ROBERT
REMERICA
HOMETOWN ONE
(734) 420-3400

Orion Township
OPEN SUNDAY 12-4
1050 Valleyview
S/Clarkston Rd.,
E/Heather Lake Rd.
Custom built 3 bedrooms, 2.5 baths, located on 1.5 acres. Open floor plan, 9 ft. basement ceilings, 3 car garage, invisible fence. $364,900
(248) 646-1800
Coldwell Banker
Schweitzer Real Estate

★ Pinckney Open Sun. 1-4 ★
3 bedroom 2 bath, professionally finished walk-out, 2 more bedrooms + 1 bath in lower level. $216,900. 2809 Simsbury, M-36/Whitewood. Dawn @ Real Estate One, (810) 995-7575

PLYMOUTH - Open Sun. 1-4, Trailwood Sub. 11689 Tall Tree, 4 bedroom colonial, 2½ bath, 2434 sq. ft., Many updates. $324,900. (734) 454-1356.

PLYMOUTH- Open Sun. 1-4pm. 1441 Hartsough. Ann Arbor Rd & Sheldon. Colonial 3 bedroom, 2.5 bath, living, dinning, family room, summer porch, plus extras. $319,000 (734) 453-1145

PLYMOUTH
OPEN SUNDAY 1-4
48040 St. Andrew, S/N. Territorial & W/Beck, 3 bedroom, 3½ bath cape detached condo w/many extras. Basement w/wet bar, office & full bath.
$409,900
SCOTT CAMPBELL
CENTURY 21 ROW
(734) 464-7111

Plymouth
OPEN SUNDAY 1-4
9305 PINEVIEW
Ridgewood Hills Sub.
Ann Arbor Rd. W. to Pineview
Charming 4 bedroom, 2.5 bath colonial with neutral decor. $327,500.
Gordon McCann
(734) 645-6097
COLDWELL BANKER
SCHWEITZER-BAKE
219 S. Main, Plymouth

REDFORD Open Sat & Sun 12-5
3 bedroom, 1½ bath, brick ranch, updated kitchen & bath, hardwood floors, newer windows. Finished basement w/ extra bedroom, laundry, walk in pantry & family room w/ surround sound. 1½ car garage, appliances. $135,900 313-378-2793

REDFORD
OPEN SUN. 12-3.
12291 Columbia.
N. of Plymouth, W. of Beech Daly. A must see. 3 spacious bedroom, beautiful oak kitchen, 2 full baths, C/A, finished basement, new windows & furnace, 2 car garage. $141,900
Century 21
CASTELLI - 734-525-7900

ROCHESTER - Open Sun. 1-4. 3 bedroom cape code condo w/bonus room. Master bedroom with separate bath & walk in closet. Vaulted ceilings, white cabinets in kitchen, appliances, 1st. floor laundry, library, garage, must see! $344,500. W. of Dequindre, enter N. off 25 Mile on Miner's Run to 1923 Dunham Dr. Call Sharon at Foster Realty 248-240-3157.

ROMULUS- Open Sunday 1-4
30154 Beverly
3 bedroom, 3 bath Cape Cod, large lot, zoned M-1, unique kitchen. $159,900
HELP-U-SELL 734-454-9535

ROYAL OAK - Open Sun. 12-5. 1108 N. Blair. 12 and Campbell. Brick bungalow, new roof & kitchen, updated bath, c/a, fireplace, hardwood floors, sun room, finished basement, large master w/ walk in closet, 1.5 garage. Much more! $198,000

SEARCH
1000's of
Realtor property
listings at:
www.HomeTownLife.com,
part of the Observer and Eccentric classified network

SHARP CAPE COD 3 bedroom 2½ bath, backs to commons, partially finished basement, 2 car attached garage, move in cond. 40230 Finley S. of Cherry Hill off Lotz. $232,900. Open Sun 1-5 By Appt. 734-397-9767

SOUTHFIELD - Open Mar. 30, 12-2. 22115 Fairway, 3 Bedroom, 1 bath ranch. 1700sqft, $129,900/offer 1-888-306-4937

TROY - OPEN SUN. 1-4
957 Portsmouth, S. of Wattles, E. of Crooks. Fabulous updated 4 bedroom colonial in Washington Square. New maple kitchen, ceramic tile, hardwood floors, large lot, C/A. Only $339,900. Call Mary Bann
248-267-1106
Prudential Chamberlain-Stiehl

TROY OAKRIVER EAST open Sun 1-5 4409 Deacon Ct. 4 bedroom, 2.5 baths, 3 car garage, finished basement. $535,000. 248-641-0255

TROY
Open Sun, 12-3. 6837 Killarney, S. of South Blvd, E. of Adams. ¼ acre with Lake Charnwood privileges. 2300 sq.ft., 4 bedroom, 2½ bath, only $275,000.
734-722-2350

TROY - 3 bedroom 2½ bath brick ranch. Open Sun 1-5. 1586 Hamman N. of Wattles, W of John R $255,500 248-740-0567

W. BLOOMFIELD
OPEN SUN 12-6
7475 LOCKLIN
Desirable N. Shore Union Lake updated home w/100 Ft. lake frontage, 3200 sq. ft., 4+ bedroom, 2 fireplaces, central air. $750,000. (248) 363-2564

WEST BLOOMFIELD
OPEN SUN. 12-4
5337 W. Bloomfield Lake Rd., 2 blocks W. of Farmington, N. off Walnut Lake Rd. Updated 4 bedroom, 2½ bath colonial. Open floor plan with living room/family room & library. Gorgeous backyard with pool & hot tub.
$409,000 248-661-6896

WESTLAND
Open Sunday 1-4
2632 Treadwell,
Palmer & Newburg, across from Sweitzer Elementary. Completely updated large tri-level home with 2.5 car garage/ Detailed highlight sheet at home. Asking $156,000.
RE/MAX PROPERTIES
RENEE LIBERTY
(313) 383-HOME (4663)

Westland
OPEN SUNDAY 1-4
33657 Parkwood
Gorgeous 3 bedroom brick Ranch, 2 baths, finished basement has 4th bedroom, full bath & rec room. Double lot. $199,900. S. of Cherry Hill, enter Parkwood west off Schuman between Wayne & Venoy.
JoeWilliams.com
248-348-3000 / 313-920-7867
RE/MAX 100, Inc.

Westland
OPEN SUNDAY 1-4
Woods Subdivision, 3 bedroom, 1½ baths. Shows like a model. Beautifully landscaped. 281 Landmark, N. of Cherry Hill, E. of Newburgh.
LISA GASKIN
(734)765-1026
Real Estate One...
35015 Ford Rd., Westland

Westland-OPEN SUN. 1-4
35953 Somerset
S/Cherry Hill, W/Wayne.
Newly listed 3 bedroom Colonial with 2 car attached garage and finished basement. Family room with fireplace. Move-in condition. $176,900
MARK DEMERS
RE/MAX 100
(248) 348-3000, ext. 280

WHITE LAKE TWP. Beautiful lakefront home BY owner
Open Sun 1-4. All new exterior/exterior. $280,000.
248-363-5527

WHITMORE LAKE AREA - (exit #50 off US 23 then east ½ mile). Private lake access. 1500 sq. ft. ranch, 3 bedrooms, garage, many major upgrades & roof. Open House 3-24 & 4-7 noon - 4 or by appt. 734-649-3121

## 305 Birmingham/Bloomfield

BEVERLY HILLS - 3 bedroom, 1.2 bath brick ranch, garage, full basement, Birmingham Schools. $225,000. 734-777-7408

BIRMINGHAM - charming 3 bedroom, 2 bath in desirable Poppleton Park area. New roof, furnace, c.a. Excellent move-in condition. $409,900
787 Oakland (248) 433-3789

BIRMINGHAM SCHOOLS
1,700 + sq. ft. home needs some TLC. Investment opportunity. 3 bedrooms, 2 baths & garage. $159,900. Or lease for $1295. Call LATIF, Ralph Manuel (248) 760-1208

BLOOMFIELD HILLS RANCH
Beautiful home country feel. Over ½ acre lot. 3 bedroom, 2½ bath, entire home updated. $359,000. (248) 593-8552

BLOOMFIELD VILLAGE Completely updated colonial. Featuring 6 bedrooms, 3½ baths, 3 fireplaces, den, newer kitchen & baths, finished lower level. $649,500. Call Latif, Ralph Manuel (248) 760-1208

BROOK — JUST LISTED
HEATHERS
FREE STANDING
CLUSTER HOME!
3 bedrooms, 3.5 baths, 1st floor master. Charming. Extensive use of hardwood. White kitchen. Private location! A must see! $575,000 ECH-10LOC
248-646-1400

BROOK — JUST LISTED
ISLAND
LAKEFRONT!
Southern exposure lot with 138 feet of frontage. Older walkout ranch on magnificent lot. Excellent building opportunity in this most desirable Bloomfield Hills location! Value is in the land. $1,150,000 ECH-01KIR
248-646-1400

BROOK — JUST LISTED
MOVE IN
CONDITION
COLONIAL!
Located on a pleasant street in Beverly Hills. Spacious family room & bonus sunroom. Many updates include roof, new windows, 6 panel doors, kitchen cabinets and appliances. $324,900 ECH-40BR
248-646-1400

## 306 Brighton

Brighton
OPEN SUN. 1-4
7375 SETTERS POINTE
2444 sq. ft. Brighton Colonial, 4 bedroom, library, lots of hardwood. Patio and just "new" in 1999! Immaculate condition. Upgrades! $329,900. Call Laura or Susan of Real Estate One, 810-227-5005 or 800-810-0499. Marbry Rd (W) to Hamburg Rd (S) to Sub!
Real Estate One...

FIVE BEAUTIFUL acres. Great location. 3 bedroom, 2 bath brick ranch, extra garage, Florida room, new above ground pool w/patio, large deck, pond, horse, finished basement, lots of extras. $318,000. NO realtors please. (810) 225-6748

FIVE BEDROOM 3 bath quad. 2,800+ sq. ft., 1.8 acres, wooded, rolling, lake privileges. $299,900. Other lots avail. (810) 227-3924

# CROSSWORD PUZZLER

**ACROSS**
1 Mirror logger
6 Grove
11 Funny Raye
12 Luxury vessels
14 Healing plant
15 Subtle suggestions
17 NY neighbor
18 Impractical
19 Rani's garments
20 Frat letter
21 Before noon
22 Eye's nerve
23 Row
24 Prime time series
26 Rugged country
27 Kett of the comics
28 Golfer's shout
29 Spells
31 Eventually
34 Pretred class
35 Bad habits
36 Attend
37 Pallid
38 Second showing
39 Howl
40 Metric mi.
41 Price add-ons
42 Two-piece cookie
43 Ghostly meeting
45 Repeats
47 Minstrels' instruments
48 Barges

**DOWN**
1 Deli buy
2 Crushed grapes, old-style
3 Dog days in Dijon
4 Satisfied sigh
5 — Gandhi
6 Pessimist, often
7 Horses' fodder
8 Laptops
9 Quiet sound
10 Wrote on glass
11 Papas' mates
13 Wakes up
14 Eye part
19 Tough situations
20 Mounded up
22 Eight voices
23 Cat parts
25 Stetson wearer
26 About half of us
28 Concentrates
29 Peddles
30 Shiny paint
31 Racehorse parent
32 Comes to terms
33 Toys on strings
35 Annoys
38 Hotfoot it
39 Black bird
41 High explosive
42 "So that's it!"
44 Roast beef — jus
46 Copies (abbr.)

**Answer to Previous Puzzle**

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| F | E | B | | B | R | E | W | | P | I | S | A |
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| B | U | R | G | | B | E | T | E | | S | I | T |

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STUMPED? Call for Answers • Touch-tone or Rotary phones 95¢ per minute • 1-900-454-3535 ext. code 708

# CROSSWORD PUZZLER

## Answers To Past Puzzles

| | | | | | | | | | | | | |
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3/14/02

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| A | R | M | | H | O | P | I | | I | D | E | A |
| D | E | | H | A | R | P | O | O | N | | L | G |
| E | N | V | Y | | K | I | N | K | | I | T | A |
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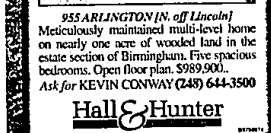
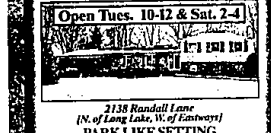
3/17/02

## 303 Open Houses



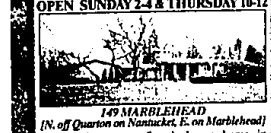
*955 ARLINGTON [N. off Lincoln]*
Meticulously maintained multi-level home on nearly one acre of wooded land in the estate section of Birmingham. Five spacious bedrooms. Open floor plan. $989,900..
*Ask for* KEVIN CONWAY (248) 644-3500
Hall & Hunter

Open Tues. 10-12 & Sat. 2-4



*2138 Randall Lane*
*[N. of Long Lake, W. of Eastover]*
PARK LIKE SETTING
Enjoy the view from this lovely LR w/vaulted ceiling & bay window. Family room with fireplace & double doorwall. Master BR suite w/doorwall to balcony. 4-BR's 3 BA's. $450,000.
*Ask for* KEVIN CONWAY (248) 644-3500 ext. 251
Hall & Hunter

OPEN SUNDAY 2-4 & THURSDAY 10-12



*149 MARBLEHEAD*
*[N. off Quarton on Nantucket, E. on Marblehead]*
Impeccable custom five bedroom home in prime Rudgate area. Extensive updates throughout. Finished walkout level. Newer roof & windows. Four baths, 3 car garage. $1,130,000.
*Ask for* KEVIN CONWAY (248) 644-3500
Hall & Hunter

OPEN THURSDAY 10-12

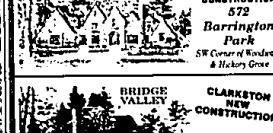
*2070 WEST VALLEY [N. of Long Lake, W. of Woodward]*
Executive Retreat in Bimfld. Hills Newly completed with quality construction & attention to detail thruout. Custom millwork & premium materials. 1st floor master suite w/vaulted ceilings. 5 bedrooms/baths. $1,250,000
*Ask for* KEVIN CONWAY (248) 644-3500
Hall & Hunter

OPEN SUN. 2-4, TUES. 10-12 & THURS. 10-12

*343 GOLFVIEW [S. of Maple, E. of Cranbrook]*
Great condo alternative in popular neighborhood, recent updating throughout. Newer eat-in kitchen has 3 doorwalls in large deck & gardens. Great Rm w/dual FP. $355,000.
*Ask for* KEVIN CONWAY (248) 644-3500
Hall & Hunter

*3043 MAPLE*
*[S. of Maple, E. of Telegraph]*
Spacious 2-BR upper unit located in a private setting w/view of pool. Includes a slate porch, & hardwood floors under carpet. Assoc. fee incl. heat, A/C, water & ground maint. Bloomfield Hills School. $148,900
*Ask for* KEVIN CONWAY (248) 644-3500
Hall & Hunter

OPEN HOUSE TODAY 1-5
*Bloomfield Hills*



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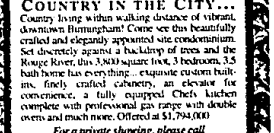

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