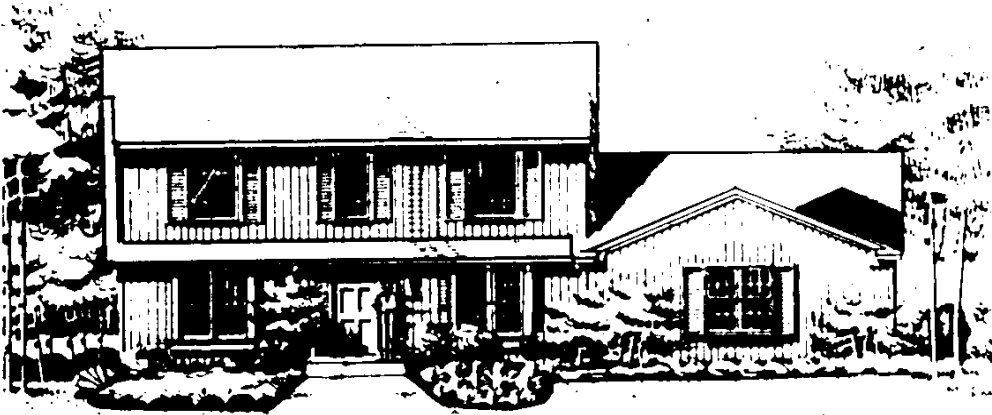


Builder favors buyer participation



Doing it yourself can save up to \$4,000 or \$5,000 on a home like this offered by Karp Homes.

If you like the idea of putting a bit of "sweat equity" into your new home, Sam Karp would like you for a customer.

Karp is saving his customers up to \$4,000 or \$5,000 on construction costs of a \$70,000 home when they do their own painting, finish carpentry, laying floor coverings and hanging doors.

A former Israeli paratrooper, Karp has been building homes, with his customers' help, for the past several years. Most of his work is with 50 miles of Detroit, but he's recently added a new division which will build anywhere in the state.

His outstate homes offer the do-it-yourselfer an even bigger break—Karp builds the shell and you build the rest.

The company has a construction superintendent, Karp says, who visits the houses where the owners are doing the finish work themselves. "He gives them advice, shows them what they are doing wrong, and generally tries to keep them out of trouble," Karp said. The firm also supplies interim financing, since most mortgage companies are reluctant to lend money on an unfinished house. When the house is completed, a regular mortgage is obtained.

Karp's custom homes

start from about \$25,000 for buyers with their own lots. He also has a development, Lakewood Estates, on Middle Straits Lake, near Commerce.

One model is built, a four-bedroom colonial with 2½ baths, a barbecue grill in the kitchen, a family room with a fireplace and a main-floor laundry room. A 22-by-22 garage with a door is standard. The house is priced at about \$60,000, plus about \$20,000 for the lot.

Prospective buyers have a choice of 54 house plans, some designed by Herman York of New York. Karp will build with any of these plans, or start with the basic designs and customize.

The company built 40 homes last year and expects to complete 75 this year.

The Lakewood Estates development is built near the 35-year-old West Acres Subdivision. The old subdivision was built with funds from the late Sen. James Couzens and the federal government to demonstrate that low-cost housing could be attractive when built on large lots where the land was inexpensive.

All the homes built at that time were all two-story designs with concrete block first floors and frame construction on the second floors.

HOMES WITH IMPACT

FULLY WOODED LOTS



SERENITY AMID THE GREAT TREES

200 years ago, rich stands of tall trees flourished in Michigan, providing shelter for small game and birds in their shade. That long-ago beauty still endures at Nottingham Park in Livonia, a community of fine single homes set in a woods so dense you can hardly see the houses for the trees. If you've ever wanted to get back to nature, come home now to Nottingham Park. It might be 200 years before there's another place like it.

Custom-designed 2-story, bi-level and ranch homes, priced from... **\$63,900**

Homes available for immediate occupancy. Brokers are welcome.

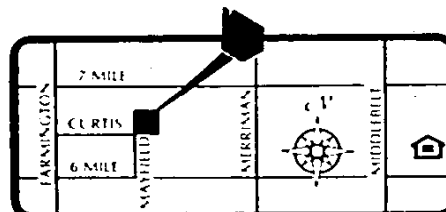
Sales by impact marketing services

Model Phone 478-5630

Built by Crawford, Etter and Bruce, Inc.
On Mayfield (1/4 mile east of Farmington Rd.) between 6 Mile Road and 7 Mile Road
Open daily 1-8, Saturday 12-5, Sunday 12-7, closed Thursday

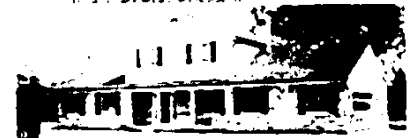
Nottingham Park is ideally located near seven fine schools, over half a dozen busy shopping malls and a dozen churches of all faiths. Expressways are just minutes away. Excellent parks and recreational facilities are also nearby.

Now . . . 100% wooded lots in Livonia's finest residential area.



BRIGHTON'S NEWEST AND FINEST SUBDIVISION "WINANS LAKE MEADOWS"

- 1 1/2 to 2 1/2 acre lots with mature trees and landscaping
- 3 to 4 bedrooms
- 2 to 3 bathrooms
- 2 to 3 car garages
- 1 to 2 car driveways
- 1 to 2 car carports
- 1 to 2 car carports
- 1 to 2 car carports



This prestigious 4 bedroom Colonial features a large family room, formal dining room, large country kitchen with breakfast room, 1 1/2 floor laundry and 2 1/2 baths, and an extra bonus feature of a carport for the owner of the house. 2,000 sq. ft. of spacious elegance on a 1 1/2 acre lot in Winans Lake Meadows.

\$66,000

OTHER HOMES AVAILABLE FROM \$59,900

1 1/2 to 2 1/2 acre lots South on US 24 to Silver Lake Rd. East on Winans Lake Rd. and west on Winans Lake Rd. about 4 1/2 miles north on Pleasant Lake Drive and right on to Tappan's Drive to Wood

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