

# Best colors to help in home sale



JIM JAGOFF/ELDA staff photographer

Q. We've been told by our real estate agent that we'll be able to get a much higher price for our house if we make certain changes, including the color. The style of the house is Dutch colonial, and its original color is a soft blue. What are your suggestions for an exterior color to appeal to as many prospective buyers as possible?

A. In order to appeal to the broadest cross section of prospective buyers, use a warm white with black trim. You could also use soft tints of other colors as long as they are warm in cast, such beige or yellow. Under no circumstance experiment with cool or bright colors.

Many studies have shown that people gravitate most toward the warm end of the color spectrum, other than a universal acceptance of white, especially the black and white combination.

Q. We're thinking of renovating our master bathroom. Since this will involve a considerable investment, we would like to have your thoughts on this project, especially regarding color and style.

A. There are four different approaches to take into consideration before deciding on the final plans for your master bath. Each involves a different use of materials and colors. Some of these approaches can be



Helen Diane Vincent

combined to suit your taste and particular needs. The first has to do with the dominant requirement of cleanliness, or more specifically, the image of cleanliness. Only all white, in a blue-cast, or white combined with very small accents of pale blue or black or yellow convey this image, especially if all the materials are in a high gloss or lustrous finish.

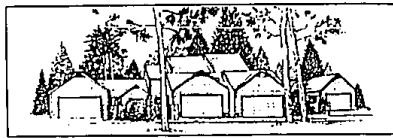
The second approach has to do with the serious problem some people have with waking up in the morning. Wake-up colors contrast a large expanse of a very bright and warm color with white, all in high gloss, reflecting materials. A supreme example would be to use an orange-cast red with white. You would have to dim the lights in the evening when you do not require the additional stimulation.

The third approach involves the perceived need for flattery. All skin tones are enhanced by peach and pink tones as long as the colors are

not too yellow-cast. Use peach tones, for example with cream and try to minimize excessive glass. Pay particular attention to the lighting so that it is balanced and capable of being dimmed. The fourth and broadest approach involves status. Although status colors changed over a period of time, materials that communicate status do not. These types of materials include marble, small-scale tiles, leaded glass, crystal and extravagantly swagged drapery. The fixtures deserve special attention and always look more elegant in brass, pewter or gold instead of the standard chrome finish.

color palettes seem to be enjoying the highest status. The one look plus the greatest emphasis on white, marble tub and sauna enclosures as well as floors. If you combine this status material with apricot, large-scale patterned wallpaper, you will achieve a flattering look as well. The contrasting status look is to utilize dark woods, brass and a dark patterned wallpaper with perhaps malachite incorporated in the fixtures. If you also stay with warm tones in the wallpaper, you will also achieve a measure of flattery. With the wide range of colors in towels, you should not have any difficulty in coordinating towels with any of these approaches.

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## Symphony 'special'

At the Livonia Symphony season opener tomorrow evening, a special attraction will be the appearance of dancer Andrea Hughes. She will perform the difficult Bacchanale from Saint-Saens opera, "Samson and Dalila." For 20 years, she has performed her Mid-Eastern style of dancing in South America, Canada and the United States. Until recently, she was a member of the Livonia Symphony and has a degree from the San Francisco Conservatory of Music. The orchestra's first concert, "A French Spectacular," will begin at 8 p.m. in Churchill High School auditorium, Joy and Newburgh, Livonia. Single tickets at \$9 will be available at the door. Newburgh is under construction between Ann Arbor and Plymouth roads.

# Merrill Lynch Realty

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JOIN US FOR OUR WEEKLY OPEN HOUSE CAREER NIGHT AT OUR NOVI/NORTHVILLE OFFICE. Every Thursday 7 PM - 9 PM 37000 Grand River Road at Halstead, Suite 120 478-5000 • Dave Jensen, Manager



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**MUST BE SEEN!** Terrific Colonial in FARMINGTON HILLS ravine with expansive rooms throughout! This family home showcases 4 large bedrooms, master bedroom with 3 closets and large double vanity baths, fireplace and library. Finished basement boasts gorgeous cabinets, 2nd kitchen and half bath. \$149,900 626-9100



**OPEN SUNDAY 2-5**  
 30180 Spring River, E. of Evergreen, S. of 13 Mile. This 4 bedroom, 1 1/2 bath Colonial offers a great location close to shopping and Birmingham schools. This fabulous home offers some hardwood floors, family room with fireplace, dining room, rec room, full basement, patio and central air. \$115,900 626-9100



**NATURE LOVER'S RETREAT!** Nearly an acre of private setting with lots of trees and wild flowers leading to ravine accompanies this outstanding brick Ranch. Added amenities include chef's delight all appliances kitchen, 3 bedrooms, 2 baths, rec room in finished basement and 2 fireplaces. \$114,500 478-5000 07-B-3303



**OUTSTANDING VALUE!** Farmington Hills is where you'll find your home. This super package comes complete with neutral decor, 2 bedrooms, spacious family room overlooks large deck and backyard enhanced with flowering trees. Room to expand if desired. \$74,500 626-9100 02-B-3310



**OWNER ANXIOUS TO SELL!** Great price reduction. Get 3 bedrooms for the price of two with the exquisite contemporary condo in Southfield. Featuring a ceramic tile foyer, custom mirrors, built-ins, work area in basement, walk-in closet in master bedroom. \$39,900 626-9100 02-B-2408



FARMINGTON HILLS is where you'll find this attractive condo. Expansive rooms include 2 bedrooms, living room, pass thru kitchen and 1 bath. Located in quiet secure area that is close to shopping, hospital and freeways. Very neat and clean! \$49,900 626-9100 02-B-3360



**FANTASTIC BUY IN SOUTHFIELD.** Four bedroom, 2 baths top off this spacious ALL BRICK RANCH located in lovely neighborhood. Offers professionally finished full basement, private fenced lot backs to treed area, large front porch to enjoy summer evenings. \$48,900 626-9100 02-B-3141



Great potential in this custom built colonial in Southfield. Well insulated with beautiful decorating, this open floor plan features 3 bedrooms, 1 1/2 baths, living room with woodburning stove, nice fenced yard and a whole lot more! \$47,500 626-9100 02-B-2407

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