HOME SELLER'S Checklist

The ins-and-outs of selling a home can be overwhelming for the average homeowner.

This checklist will help you get your home ready for prospective buyers:

Remove all photographs, personal art or objects which may distract the buyer.

Replace or repair all damaged or worn-out items such as squeaky door hinges, broken doorbells and burned-out light bulbs.

Place a fresh bar of soap and a clean, new towel in each bathroom before you show your house.

Clear away all unnecessary clutter before showing your house. A rental storage warehouse is a good temporary solution.

Remove all dead and overgrown shrubs, trees and potted plants.

Remove all gardening equipment such as hoses and rakes. Also remove vehicles, boats, bicycles, toys and sports equipment.

Move all magazines, newspapers and counter appliances out of view.

Remember that prospects will be inspecting your closets, so keep them uncluttered, too.

Clean out kitchen cabinets, medicine cabinets, closets and storage areas, including the garage.

Dust baseboards, ceiling corners and ceiling fans.

Repair or reseal the driveway.

Clean or paint the exterior siding, stucco, gutters, trim and mailbox.

Plant some colorful flowers at the front entry.

Add a few colorful pillows to a drab sofa.

Dye old, faded curtains a fresh new color.

Paint your walls and ceilings a light color to brighten the interior and give the illusion of more space.

A few simple touch-ups can make your home stand out from the crowd!

Compliments of: Observer & Eccentric CLASSIFIED ADVERTISING

644-1070 OAKLAND COUNTY 591-0900 WAYNE COUNTY
852-3222 ROCHESTER/ROCHESTER HILLS

DEADLINES 5 P.M. TUESDAY FOR THURSDAY EDITION/5 P.M. FRIDAY FOR MONDAY EDITION

312 Livonia

COVENTRY GARDENS
33639 Hampshire
(N. of 5, W. of Farmington)
One of Livonia's popular subs. 3 Bedroom custom Ranch on slab with 2 car attached garage. Professionally decorated throughout, with ceramic foyer, 2 full baths, fireplace in living room, beautiful lot, mature trees. Above ground pool. All overlooking ravine. $131,900. Call:
STEVE FAULHABER GROUP
Century 21 Hartford North
1-800-289-0160

COVENTRY GARDENS RANCH
Sharp 3 bedroom brick. All appliances stay. Natural fireplace with gas logs. Just move in. Don't miss this one. $134,900.

NO APRIL FOOLS JOKES HERE!
4 bedroom, 1½ bath home on large yard. Rec room, hardwood floors, ceramic tile baths & more. Family fulfillment priced at $104,900.

BEGINNER'S LUCK
Easy living condo at an economy price. 2 bedroom, 2 story, close to everything. Private drive, ample storage space, laundry in unit, finished basement. Priced at $48,900.

Remerica
SUBURBAN REALTORS
261-1600

ICING ON THE CAKE
is this exceptional 3 bedroom brick ranch that backs to a park. Home has family room with fireplace, updates galore, 4th. bedroom in basement with closet and full bath, huge garage, deck and jacuzzi. Don't miss this one at $114,900.

CENTURY 21
ROW
464-7111

JUST LISTED
ABSOLUTELY CHARMING
This 4 bedroom, 2 bath Cape Cod reflects the best of the past, with all the comforts of the present. Lots of custom built-ins. Central air, partially finished basement, and breezeway to attached 2 car garage. All this plus more on a beautiful large lot in central Livonia. $169,900.
MARY MCLEOD
CENTURY 21 ROW 464-7111

JUST LISTED!
Brick aluminum 3 bedroom, 2 car attached garage, 2 full baths, family room, rec room, air, insulation, sprinkler, gas grill. B. 5, W. Newburgh. 15011 Norman. $111,900.
AU-HO, REALTORS (313)960-3275

LIVONIA-A Bunny Hop to School! Welcome to Stoneleigh Village-3 bedroom colonial featured in open floor plan with remodeled oak kitchen, newer vinyl windows. Finished rec room, deep lot, central air & more...Hurry! $159,900.
Fairlane Realty 278-8200

LIVONIA AND AREA:

LIVONIA - HAS IT ALL!
Great 3 bedroom brick Ranch with natural gas fireplace in living room, central air, 2½ baths, newers throughout. Finished basement with bar and full bath. Finished breezeway with laundry area and more! $122,900.

WALLED LAKE - FAMILY HOME!
3 Bedroom Ranch on large lot that backs to wooded area. Florida Room beautifully finished in knotty pine. Finished basement with bar and workshop. Secluded patio and one year home warranty. $105,000.

FARMINGTON HILLS
EXCELLENT VALUE!
5 Bedroom Colonial has entertainment size dining room, first floor laundry, and Florida Room. Fireplace in living room and master bedroom. Hardwood floors. $134,900.

FARMINGTON HILLS
BEAUTIFUL RANCH!
3 Bedroom custom Ranch with a great location. Large family room with beamed ceiling, ceramic tiled foyer, partially finished basement, first floor laundry, air conditioning and 2½ car garage. $184,900.

LIVONIA - BEST BUY!
3 Bedroom brick Colonial with huge country kitchen, spacious family room with fireplace, newer carpeting, nice size bedrooms, hardwood floors, 2 car attached garage and more. $109,000.

CENTURY 21
Hartford South
464-6400

LIVONIA- Rosedale Gardens area. 3 bedroom ranch for sale, lots of amenities. Asking $99,900. Days 624-6612 or Eves. 422-7646

LIVONIA'S FINEST area. Exceptional 2,250 sq ft. home, 4 bedroom, 2½ bath, w/walk-out, large lot w/private park-like setting. $198,900. 35249 Vargo. For appointment, 591-1557

LIVONIA: $73,500. Cozy home on half acre. Country kitchen, bay window, 1½ baths, 2 car garage. 30269 Six Mile. KECK REALTY 383-1111

LIVONIA - 4-5 bedroom quad, 3 baths, large family room with fireplace, 2½ car garage, many updates. N. of 5 Mile, E. of Newburgh. $148,900. 464-4643

LOCATION, LOCATION, Ranch, finished basement, 1st floor laundry. $159,900.
HELP-U-SELL N.N.S.L. 348-6006

METICULOUS HOME
Prestigious Nottingham West quad-level. Features 4 bedrooms, 2½ baths, finished basement, garage, central vacuum system, neutral decor. Only $189,900.
ASK FOR PATRICIA NABOZNY
CENTURY 21
ROW
464-7111

MOVE-IN CONDITION
Great 4 bedroom, 2½ bath home. Updated throughout. Central air, new roof, dishwasher, freshly painted, to name a few. 2 car garage, large lot. $118,500.
REALTY AMERICA 347-2980

NO JOKE!
Spacious ranch with 1600 sq. ft. & 500 sq. ft. bonus to finish. This "GEM" features 3 bedrooms, 1½ baths, 2 car garage & beautiful landscaping. Kitchen totally remodeled and includes all appliances. This home is also barrier free. Asking $118,900. Call:
BOB CRAVER
473-6200
RE/MAX FOREMOST, INC.

NOTTINGHAM WOODS WEST
3000 sq. ft., 4 bedrooms plus den, 2½ baths, wet bar in family room, doorwalled sunroom with wraparound deck, finished basement with wet bar, oak flooring throughout, ceiling fans. New high effiency furnace & air conditioner, sprinkling systems, all new amenities. $242,000. Call after 4pm, 474-1522

OPEN SAT. & SUN. 1-4
39168 Marion-E. of 275, S. of Ann Arbor Rd. Completely updated 3 bedroom, 2 bath brick ranch. Remodeled kitchen, oak cabinets, huge pantry, finished basement, 25x22ft family room with wetbar, newer air conditioning furnace, carpet, shed, wood windows, patio & more! $114,900. Must see! 462-2057

ONLY 1 NEIGHBOR!
Is what you'll find living in this corner ranch home in N.W. Livonia! 3 bedroom, 2.5 bath, sunny den, family room, 1st floor laundry & more! $194,500. Call:
BOBBIE
ERA ACCENT
591-0333

OPEN SUNDAY, 2PM-5PM
ATTRACTIVE COLONIAL
4 bedroom, 2½ bath, formal dining, family room, fireplace, Florida room, 1st floor laundry, new roof, finished basement, 2 car attached garage. $153,900. 464-0419

OPEN SUN. 1-5, 32901 Bennett Ct. Exclusive Burton Hollow Woods ranch, updated kitchen, great floor plan, fireplace $199,900
HELP-U-SELL of NWWC 425-8881

312 Livonia

MUST BE SOLD!
Sellers want this 3 bedroom Livonia brick Ranch sold. Full basement, 2½ car garage, formal dining room, most appliances, 1½ baths. Most terms available. $97,900. Call:
TERRY STILLWAGON
Century 21 Hartford North 525-9600

NEW CONSTRUCTION
$86,900
20340 Floral
Maintenance free two story with a great layout. 3 bedrooms, walk-in closets, 1½ baths, dishwasher, gathering room, basement, quality Andersen windows.
Call For An Appointment
C.L. Lindee, Broker 563-0423

NW LIVONIA - $103,900. Beautiful brick ranch, 3 bedrooms, 1½ baths, updated interior, fireplace, 2 car attached garage, large lot. 473-7627

OPEN & SPACIOUS - Immaculate 3 bedroom ranch, 2 baths, finished basement w/kitchen. $119,900
HELP-U-SELL of NWWC 425-8881

OPEN SUN. 1-4
19425 Whitby
N of 7 Mile, W. of Farmington
Plenty of TLC is reflected in this sharp, clean, and neutrally decorated 3 bedroom, 2.5 bath colonial. Finished basement, central air, sprinkler system and more. In a wonderful family neighborhood. Ready-to-move-in. $174,900.

IN A CLASS BY ITSELF
Attention to detail is apparent in every glance throughout this 4 bedroom, 2.5 bath Williamsburg colonial. Family room with fireplace, professionally finished basement, 2 car attached garage, plus extras too numerous to list. $215,000.

MOTIVATED SELLER
Has priced this home for a quick sale. This 3 bedroom, 1.5 bath colonial has many newer items including ceramic foyer, some carpet, furnace, and humidifier. Natural fireplace in family room, central air and 2 car attached garage. $129,900.

CLASSIC ELEGANCE
This beautifully maintained, neutrally decorated 3 bedroom, 2 bath brick and cedar ranch was built to enjoy. Studio ceiling in great room, central air, sprinkler system, plus *lots of extras!* $189,900.
MARY MCLEOD
CENTURY 21 ROW 464-7111

OPEN SUN. 2-5pm
16508 Fairway. 4 bedroom tri-level, first floor family room, central air, 2 car attached garage, 2 full baths. $142,500.
REAL ESTATE ONE
274-8911

PRIME N.W. Area, 7 & Newburgh. 3-4 bedroom Ranch, 2 full baths, 1st floor laundry, move-in condition. $152,900. Principals only. 591-0628

QUAKERTOWN - 3 bedroom, 2 bath, best ranch in sub. Attached garage, partially finished basement/4th bedroom, large yard & deck. Central air, carpet, hardwood floors & paint all new in 1993. By owner. 953-0066

SEVEN MILE/MIDDLEBELT
2 bedroom, 2½ car garage, walk to mall, newly decorated, appliances. 477-5645 or 981-1391

SHARP BUNGALOW
Ready to move in to...updated bath, newer carpeting, huge master bedroom with walk in closet, finished basement, garage. $75,000.
BETTIE DAVIS
REALTY EXECUTIVES METRO INC.
473-1200

SHARP
3 bedrooms, 2½ baths, 2 car attached garage, large lot well landscaped, new kitchen, energy efficient windows, hardwood floors, immediate occupancy. Home warranty also included. $108,900.
ASK FOR RON LYNCH
CENTURY 21
ROW
464-7111

SPACIOUS 2,540 sq.ft. Colonial. Formal dining room, 1st floor laundry, central air, finished basement, 2 car attached garage, fenced yard w/ inground pool. $174,900. 348-5100
RICHTER & ASSOC.

WILLOW WOODS - colonial, 4 bedrooms, 2½ baths, den, dining room, family room, marble floor in foyer, many features. $219,000 464-0959

WOODED LOT - Spectacular 3 bedroom brick ranch, natural fireplace, aluminum trim. Offering new oak kitchen, new Pella windows, finished basement with full bath, 2½ car garage, much more. $119,900.
Coldwell Banker Schweitzer
KEN GENTILE 347-3050
Pager 306-3042

5 MILE/LEVAN AREA
This 2240 sq. ft. colonial features 4 bedrooms, 2½ baths, family room plus 2½ car garage. Homey touches make this a fine family buy. $159,900. Call Bill Lima. 302-2133
WOLVERINE
Properties, Inc.

313 Canton

BY OWNER, Canton Sunflower Sub. Open Sun. 1-5, 4 yr. old colonial, finest location, premium cul-de-sac lot. 45777 Brynmawr. 454-1096

BY OWNER: Ford & Sheldon-Beautiful updated 3 bedroom, 1½ bath brick ranch, family room. Backs elementary school. $104,900 981-4472

BY OWNER- Sunflower Sub. 2,400 sq ft., 4 bedrooms, 2.5 baths, family room, study, dining room, many newer items. $154,900. 455-5802

BY OWNER - 3 bedroom 1½ bath colonial. Family room, fireplace, fenced yard, updated windows, vertical blinds, air, $109,000. 981-6888

CANTON - OPEN HOUSE Sat. 12pm-5pm; Sun. 12pm-5pm. 4 Bedroom Cape Cod, 2 bath, family room. On commons area. 43732 Delleauwood Ct. $113,900. 397-0843

CANTON'S FINEST SUB, just reduced to $148,900, 4 bedroom colonial, spiral stairway.
HELP-U-SELL of NWWC 454-9535

DISTINCTIVE - 3 bedroom, Colonial, 1900 sq. ft. Updated living. $121,900.
HELP-U-SELL of NWWC 454-9535

Don't Pass
This Up!
ALMOST 4 acres in Canton! Gorgeous brick ranch, 3 bedrooms, 3 baths, formal dining room, huge family room with fireplace and SO MUCH MORE!! 2 barns and lovely landscaped yard, manicured to perfection! Terrific home at a terrific price. $199,900. Call...
Doug or Judy Courtney
Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

FANTASTIC
3 bedroom N. Canton brick ranch priced under $100,000. Features full basement, country kitchen with dishwasher & pantry, central air, and fenced yard. Neat as a pin.

YOUNG FAMILY
needed for this charming 3 bedroom colonial featuring huge kitchen, walk-in closet in master bedroom, Berber carpet, basement, attached garage and private fenced yard. Just $104,800.

IMMEDIATE
Occupancy. Executive colonial in desirable Sunflower Village. Located on a premium lot. Features include side entry garage, basement under entire house, vaulted ceilings, luxurious master suite plus 3 additional bedrooms, marble faced fireplace, and much more. Offered at $183,000.

NEW
4 bedroom 2½ bath colonials located in Sunflower Village from $171,500.
CALL KEN KOENIG
RE/MAX CROSSROADS
453-8700 459-6338

313 Canton

CANTON - Fantastic 4 bedroom 2.5 bath colonial w/formal dining room & living room. Country kitchen opens to spacious family room w/ natural fireplace & doorwall to patio. Backs to park. $137,500. #MG0001.
THE MICHIGAN GROUP
REALTORS INC., 459-3600

FORMER MODEL
Creatively defined space distinguishes this 1986 built Embassey Square former model ranch home. To the three bedrooms and 2 full baths we add a stepdown family room with vaulted ceiling and cozy brick fireplace a bay-windowed living room, twin closets in the master bedroom, snack counter, neutral decor, open stairway to basement, sprinkler system, drywalled 2 car garage, deck...and a price worth pursuing - $139,000.
ROBERT BAKE
Realtors
453-8200

GREAT AT $108,000
This 3 bedroom brick ranch has it all! 1½ baths on first floor, family room, fireplace, full basement, attached garage. But the real goodies are all the improvements: all new Low E vinyl windows, aluminum trim, drywalled basement, new kitchen floor & counter, gorgeous deck - more. Immediate occupancy.
CALL LILLIAN SANDERSON
RE/MAX CROSSROADS 453-8700

GREAT CURB APPEAL!
Beautiful full brick ranch in Willow Creek features 3 bedrooms, open floor plan, family room with natural fireplace, 2 car garage, finished basement & doorwall to large 16x18 deck with sunarbor - $99,500
Century 21
J. Scott, Inc.
522-3200
453-4300

LARGE LOT!
With tiered deck! 4 bedroom, 2 bath home has large rooms, new doors, partially finished basement and more. The details are spectacular! $127,800.
ERA ACCENT
591-0333

Need Offers Now!!
Highly motivated sellers are offering this 3 bedroom, 1½ bath Colonial with central air, living room w/brick fireplace, 2 car attached garage & basement. Plus a one year home warranty. A steal at $106,900.
Call CHRIS.
Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

New Construction
Immediate occupancy on this 1,900 sq. ft. ranch. Features include great room/fireplace, 3 bedrooms, den/library, 2½ baths, first floor laundry, dining room, 2 car attached garage, full basement, kitchen offers island cooktop, oven/microwave and dishwasher, all this and more! Plus a 10 year warranty! $174,000.
Remerica
HOMETOWN REALTORS
453-0012
REMEMBER REMERICA

NEW LISTING $149,900
4 bedroom colonial, master bath, basement, 2567 sq ft., attached garage, located N. of Ford Rd.
Century 21 Gold House. 451-9400

OPEN SUNDAY 1-4. 43957 Arlington, Windsor Park. 3 bedroom brick ranch, family room with natural fireplace, central air, recently remodeled oak kitchen & bathroom! $118,900. After 4pm, 459-5738

OPEN SUN 2-5. 43582 Stuart Ct., 3 bedroom ranch, master lav, 2 car attached garage. $101,500

FREE...List of properties FOR SALE "Call Owner" with prices, descriptions, addresses.
HELP-U-SELL of NWWC 454-9535

PERFECTION describes this Ranch. 2 bath, family room, fireplace, newer windows. $123,900
HELP-U-SELL of NWWC 454-9535

PRICE REDUCED - 3 car garage, 3 bedroom ranch finished basement, huge lot. $103,900
HELP-U-SELL of NWWC 454-9535

PRICE SLASHED
3 bedroom colonial built in 1956 on nice size lot. Master bath, 1st. floor laundry, family room/fireplace, basement & 2 car attached garage. N. Canton location. Just $129,900.
Century 21 Dynamic
728-8000

RED HOT BUY! Huge 2,500 sq ft. N. Canton 4 bedroom central air conditioned well landscaped Colonial. 2½ baths, private 1st floor study, bay in formal dining room, big family room, natural fireplace & wet bar, walk-in pantry in dream country kitchen, 1st floor laundry, finished basement & 2½ car attached garage! A sizzler at only $139,900! Call 454-4400 or 981-2900!

SUNFLOWER VILLAGE boasts of this stunning 4 bedroom CENTRAL AIR CONDITIONED customized QUAD-LEVEL. 2½ baths, large sunken family room/cozy natural fireplace, newer thermo windows, fantastic sun-filled kitchen, cathedral ceilings, island counter & tons of cabinet space, 1st floor laundry, basement & attached 2 car garage! A real gem at only $147,900. Call 454-4400 or 981-2900!
Remerica
COUNTRY PLACE
454-4400 981-2900

SPACIOUS COLONIAL
3 bedrooms, 1½ baths, family room with woodburning stove, updated kitchen, oak cabinets, vinyl windows, basement, 2 car attached garage, largest lot in sub. Asking only $107,900
ASK FOR LEAH GAWTHROP
CENTURY 21
ROW
464-7111

THREE BEDROOM ranch located on quiet street in N. Canton, walking distance to school, park, & shopping. 2 baths, full basement, with extras, new kitchen, roof, siding, air conditioning, carpeting, 2 car oversized garage, etc. By owner. No brokers. $117,000. 459-4084; 248-1183

Wait Till You See
This 3 bedroom Cape Cod featuring maintenance free exterior. 20x20 wolmanized deck off Andersen doorwall. Also vinyl clad windows w/ marble sills, oversized family room w/woodburning stove, finished basement w/jacuzzi, textured ceilings throughout, central air, sprinkler system and finished garage with loft. $123,900. Call...
DAVID JAMES
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

WOW! What a kitchen. Quad 3 bedroom, new windows, large lot, quiet street. $110,000.
HELP-U-SELL of NWWC 454-9535

4 BEDROOM WONDER!
You'll wonder how you can get so much for so little in this 4 bedroom home. Family room has raised hearth fireplace, 2 full baths, deck off of dining area, located across from sub park. Asking $94,900.
CALL LEE OR NOEL
BITTINGER
RE/MAX CROSSROADS
453-8700