#### REAL ESTATE NEWS

### REAL ESTATE LISTINGS

Listings features news and notes about subur-ban real estate. To list an announcement, wite: Listings, Real Estate Editor, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livonia 48150. Our fax number is (313) 591-7279.

Our fax number is (313) 591-7279.

TOP AGENT

Jeanne L. Tilford of Troy, top residential sales agent for Prudential Great Lakes Really-Troy, was honored at the Prudential national convention in San Antonio.

With 10 years' experience in the real estate field, she was recognized as being in the top 1 percent nation-wide and the Elite Chairman Circle Award winner.

She's been in the real estate field for 10 years.

BRANCH OFFICE

Dallas-based Sunbelt National Mortgoge has opened its first branch office in Plymouth at 190
Plymouth Road, Suite 2, as a satellite of its Bligham Farms office.

Pamela J. Hall was named branch manager. A

Plymouth Road, Suite 2, as a satellite of its Bingham Farms office.

Pamela J. Hall was named branch manager. A lending officer with Sunbelt since July, she has 10 years' experience in lending and finance.

Plymouth's "Old-World cherm" and location between Ann Arbor and Detroit has made it attactive to businesses and residents alike, Hall said.

"There is a lot of new housing and a lot of new construction," she said. "There also is a lot of commercial and industrial growth, So it's very competitive here among lenders. We expect this branch to do very well."

Joining Hall in Plymouth is Dick Bone, loan officer, and Lynda Scheel, loan processor. Call (313) 483-5526.

Sunbelt currently serves \$6 billion in mortgage

Sunbelt currently serves \$6 billion in mortgage

loans.

B AWARD WINNERS

Red Carpet Keim Walker & Associates in
Southfield honored three sales associates for 1993.
Owner-broker Judy Walker and brokers
Marcella Gresham and Gwendolyn Williams
were honored for residential sales.
Red Carpet Keim president John Kavanagh,
meanwhile, honced the Southfield office for top
residential sales for 1993.

"This office has continued to rank as one of out
top offices and will continue to do so under the
leadership of Judy Walker," he said.

The network is the nation's largest broker
owned and operated real estate network with 70
pffices and 1,000 sales associates in Michigan.

## Coldwell Banker Schweitzer lauds achievers

Nearly two-dozen sales associates from local Coldwell Banker Schweitzer Real Estate offices were honored as top schievers in 1993 for the Sterling Heights-based company.

"The strength of Coldwell Banker Schweitzer Real Estate comes from

"The strength of Coldwell Banker Schweitzer Real Estate comes from top-producing sales associates like ours who give outstanding customer service and results," said Paul Schweitzer, president.

"For a sales associate to be a success or a top producer, they understand the real estate industry as their own business," he added. "They do extensive personal promotion, which any business would do.

"They have to have organization and provide exceptional service to customers and clients. That means always being in contact with them about what's happening with a sale or listing. The last thing is followay after the sale, being in touch," Schweitzer said.

It's an honor to have these sales associates as part of our organization."

Here are the honorces:

Plymouth — Chris Knight, who generated total sales volume in excess of \$11 million from 127 transactions, showed the way as that office's top sales associate for gross commission income. Knight's sales volume was third beat in the entire company. Lucia Capicchioni generated a

the entire company.

Lucia Capicchioni generated a sales volume over \$10 million, Julian, each over \$6 million, and Mike Schneider, \$3

Birmingham — Rosalee Hill was honored as the top sales associate for gross commission income in that office with a volume of \$5 million from 31 transactions.

Other large producers in the Birmingham office were Pam Dover-Cadotte, \$4 million, and Jean Colby, \$3 million Hill

■ 'For a sales associate to be a success or a top producer, they understand the real estate industry as their own business.'

Paul Schweitzer, president

Bloomfield Hills — Helga Nisonger, the gross commission income leader in that office, generated total sales volume of \$4 million from 21 transactions.

Sharon Nijhof also generated sales of more than \$4 million.

Livonia — Neil
McCloskey and Rick
Borowice were recog. Nisonger
nized as the office's top sales associates for gross commission income.
The McCloskey/Borowice team recognitions. ates for gross commission income. The McCloskey/Borowiec team generated sales volume in excess of \$4 million.

Steve Patterson and Genevieve Patterson were both honored for gen-erating a soles volume in excess of \$2 million

erasing a sates volume in excess of \$2 million.

In Troy — Pat Carolan, who generated total seles volume of more than \$5 million, was recognized as that office's number-one sales associate for gross commission income.

Charles Page and Dan Murphy were both honored for generating sales volume in excess Carolan of \$4 million and Jean Belcher was cited as a member of the \$3 million club.

YEOLDWOLL SPANKER E Water Street Strong In sales: Rick Borowiec (left) and Neil McCloskey led: the way in gross commission income in the Livonia office.

■ West Bloomfield — John Delaney was recognized as a member of the \$2 million club.

## Avoid attorneys with potential conflicts



302 Birmingham

BLOOMFIELD POND VIEWS + SECLUDED AC

**ERA RYMAL SYMES** 

EHA HYMAL SYMES
BLOOMITED TWP
Paralles 101 is first impression on
this spressing 2,230 agr. brict
sach ersammum time, 3 car side
trach ersammum time, 3 car side
trach ersammum time, 3 car side
trach ersammum time, 3 car side
to more 3,12 agr.
Call Ken Genttile
for more side to
pressing side of
pressing side of
348-3000

RE/MAX 100 INC. FRANKLIN-Updated 3 bedroor ranch, 1.5 baths, 1550 eq. ft. ec proximately on 14 acre lot. \$155,900 TRI-VEST REALTY 737-003 TRI-VEST REALTY 737-0030
WESTCHESTER VILLAGE - 3 bedwestchester, 1% baths, 2 Replaces,
central ar. Many upgrades, move-in
condition. By owner. 847-0684

Q. Our attorney, who has represented us for three years, recommended a management company to us, which we hired.

ROBERT M. MEISNER we attempted to terminate the management company hefore the captration of the management company hefore the captration of the management company hear to the training the management company hear to the management company hear to the management company hear training the management company to the management c

Now our attorney will not repre-sent our association, claiming that he has too many other condemini-um associations that are repre-sented by the management compa-ny and he would feel uncomfortable

In representing the association against it. We feel betrayed, both by the attorney and the manage-ment company. What can we do?

ment company. What can we do?

A. Obviously, to the extent that you are in need of legal services, you will have to hire another attorney, presumably experienced in condominium representation, to represent the interests of your association. Perhaps the lesson to be learned from this unfortunate experience is that when you consider retaining counsel, that you specifically eak the attorney whether or not he or she would have any conflict or other problem in representing the association against either the management company or any other contractors who you know are being employed by the association at the time of his or her retention.

retention.
Obviously, it is important to have legal counsel who recognizes their fiduciary duty is owed solely to the as-

BIOOMTIBID

SLOOMFIED VILLAGE TUDOR
Ovably abounds in this charming
home with close modelings, arches,
and hardwood floors. Completely
restored and freshly planted, 3 bedfooms, 3 baths, 2 saystories.
\$45,000. E-61-51-103.

MAX BROOCK, INC. REALTORS

MAX BROOCK, MC. REALTONS

BEPARAYMING RANCH
3 bedroom, 2 beth ranch has large
optimal britishes, invitig from writeregs, large lot wincesy landscaped
yet 3179 500, C-750E-B.

CELLOUINT RINGE REALTY
WRODED BOUILDE RAVINE
Beaching 3 bedroom, 3% bath
ranch, lower sew witten additional
bedrooms and privets bath. Wood
of lite on colouint strike. 1597,000.

**CENTURY 21** 

CLASSIFIED ADS

PLYMOUTH

302 Birmingham

sociation elient, and no other entity, and that they are prepared to vigor... ously and independently represent the interests of the association.

It is also important to ensure that the attorney whom you hire, who is presumably independent of any influence from the management company, can objectively evaluate the terms and conditions of any management contract that is submitted to the association for review.

Robert M. Meisner is a Birming-ham-area attorney concentrating his practice in the areas of condominit-ums, real estate and corporate law. You are invited to submit questions by woriting: Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms, MI 48025. This column pro-vides general information and should not be construed as legal opinion. To leave a voice-mail message for Robert M. Meisner, diat (313) 953-2047, mailbox 1871.

# Observer & Eccentric REAL ESTATE INDEX Menson Mensor REAL ESTATE FOR SALE arton hymoun hornviel Boss restand Garben Cay edition Dearborn Heights rosse Pours comes - Swigsen County ownes - Swigsen County ownes - Swigsen County ownes - Macorta County

EQUAL HOUSING OPPORTUNITY As not estimated in the energiator is subject to the first state of the energiator of subject to write? Say preference, fination or discommission based writer law preference, fination or discommission based resp. cobin, responses, fundate state or notice organ or intensity to make any such preference, finalliation or intensity to make the preference of the subject and the subject to the subject to subject as a freely informed that all develop adversary in mensioner are adults or an end to promoting dual mensioner for adults or an end to promoting dual mensioner for adults or an end to promoting dual consistency and the subject to the mensioner are adults or an end to promoting dual for the promoting to the adults and the subject to mensioner and adults or an end to the promoting to the subject to the

Place your Classified Real Estate Advertisement in more than 150,000 affluent Suburban Detroit Homes

464 Houses 405 Rent Option to Buy 406 Properly Mayril 407 Nobile Homes 408 Dupretes 410 Flast

DIAL CLASSIFIED DIRECT Wayne County

Rochester/Rochester Hills

AST 1000-4 floring
AST 1000-4 floring
AST 1000-4 floring
AST 1000-5 fl VISA

FOR THE LATEST INFORMATION ON OPEN HOUSES - CALL:

HOMELINE WE 302 Birmingham ACCEPT

302 Birmingham
Bloomfield
BIRDINGHAMANACH
WITH many podates never formace, contral act, water health; rook directions and the podates of the

SLOOMFIELD HILLS

4200 Charing Way, No of Wattles, E
off Kensington, Completely update
6(3) Dedroom, 24 both ranch, on N

500 better the Complete of the Compl

BLOOMFIELD HILLS
COLONIAL IN THE CITY
5 bedrooms, 316 beths, pourmet
hitchen, havefour master suite,
wate-out lower level with inchen,
bedroom, bith, saretries from,
whitpool, and fireplace, \$548,000.
ECH-5-HIM.

EC-H-SHUM

DUDTNOOMFELD HILLS

DUTSTANDING CHEETHUT RUN

CONCERN HILLS

LINE H

BLOOMFIELD HILLS 3 BEDROOM TRI-LEVEL

anusm. 3278.000. Owner-Bicker, by appositions.
BLOOMFIELD
3 bedoom before section sizes for proceeding values. Never bracks and for landwood foots, fve-Burningham schools. \$333,900. (OEDDOIRD). COLDWIELL BANKER
Schweitzer Roal Estate

JUST LISTED
Bishamust

ombale Mass:
OPEN SUNDAY 1-4
In 111 Overfull
Missage and the Control of the Contr

301 Open Houses

Bloomheid Hals:

OPEN SUNDAY 1:30-4:31

2018 KEMP

H/Square Lake, W/Frankin

Completed and decorated new co

Bermingham.

OPEN SUNDAY 1-4

11519 Molton

COLDWELL BANKER

Westland
OPEN SAT 1-4
31067 GILCHRIST, N. of Glerwood,
E. of Newburgh. 3 bedroom ranch,
114 baths, partially heished basement. 2 car atteched gursga.
\$79,900. Call RICH ELSMINGER,
Remetica Family \$25-500 Remetica Family 525-5600 WIXDM - 3 or 4 bedrooms. Private large fol. Lake privateges. Over stred 2½ car garage. Mov-in condition. \$128,900. Open Sat. 1-5. 869-1178

BLOOMFIELD HILLS

QUAD LEVEL ON MAGNIFICDENT
LOT: 4 bedrooms, 314 baths, hing
com, chang room, sanity room, updated kinches with new appliances,
pecking a patio sand timeselves to
antiertaining. \$185,000. EC-Hi24HUH MAX BROOCK, INC.

PLYMOUTH

455-5880 464-0205 303 W.Bimfid. Keego Orchard Lake

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI LAKE

O'CHATI LAKE

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI LAKE

O'CHATI LAKE

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI LAKE

O'CHATI LAKE

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI

O'CHATI LAKE

O'CHATI

O'CHATI

O'CHATI LAKE

O'CHATI

O'CH

room house on large lot, Upper Straits Lake privileges. Asking \$124,900, 645-0589 or 669-6873

ABSOLUTELY GORDICOUS
Never, custom built 4 bedroom
transitional style. Extensive use of
mattile and ceramic. Gustity
throughout! Romanic master suite
with jacuum. \$33,500. CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

NEW CONSTRUCTION
EXCLUSIVELY
New homes. Two W. Bloomhad
subdivisions by HOWARD STANLEY
Custom Homes & UNILAND CORP.
From \$190.000 or 1-500-270-9950

851-9930 of 1-600-270-9930
WEST BLOOMFELD GUAD,
A superit Farrity neighborhood is
proud to present this open spection
menaculate 3 bedroom home. I/9
beths, freplace and loads of 1500pec. The best features are this, frep

## bedroom bungslow on tre-lined street, numerous updates, finished base-ment, 2 car garage, mini condition, \$118,900, 455-5800 Contemporary condo with 2 bedrooms, 2 baths, cathedral ceiling, neutral decor with lots of natural light, carport, \$78,900, 455-5880

Lots of character in this charming 3 bedroom colonial, fireplace in living

FARMINGTON HILLS Overlooking the 9th hole of Copper Creek, magnificent 3 bedroom, 3½ bath con-temporary with gournet kitchen, finlahed walk-out, 2 lier deck, and more! \$324,900, 349-1212

Large 3 bedroom ranch on 9/10 acre, numerous updates and improvements, great room with natural irreplace, 2½ car garage, \$87,900, 349-1212

Updated bungalow features white kitchen with dishwasher, large master bedroom, nice decking round pool, basement, garage, \$59,900, 349-1212

WESTLAND WESTIAND
Why rent Dailing 2 bedpompounds of all Root
production of all Root
party of the street
per carpet and paint,
carport, immediate occupancy, \$51,400, 349-1212
SALEM
Build your dream home on
this 2.5 acre sate located in
Salem Township, Great
location, easy access to
expressways, \$80,000,
455-5680



Northville 349-1212

#### SAVE ON OWNER OFFERING

A Cartion Scott designed four bedroom, three bath Ranch situated in Bloomfield Hills on two magnificent acres of stately oaks and large hardwood trees. The skylight od your opens to a large living room with one of timee lireplaces and adjoining dising area. From here Franch doors load to a special returned the house, the great room with parquet floors, cathedral ceilings and the second fireplace. A wall of windows and french doors opens to a low half circle deck, large patlo and inground pool. The updated kitchen has ceramic floors and adjoining breakfast area with a large bow window.



The lower level features an antiqued wood paneled library/den with the third fireplace. All rooms have been updated and professionally decorated. Neutral colors with extensive use of hardwood, the and neutral carpeting bring the living area traffic pattern together. Dramatic views add to the open and alry presentation of this quality home and a sophisticated security system will keep it sale for you.

Outside a chippendale fence encloses the pool area, inground sprinkling system, three car garage, profess (andscaped and maintained grounds with fieldstone walls/stone terraces and brick walks complete this presentation. This is one of seventeen homes on approximately thiny-four acres of park-like grounds, winding gravel road, no aldewalke and no fenced property. It offers relaxed family living with great entertaining apportunities. Situated near Cakland Hills Country Club yet located minutes from migor expressways and convenient shopping.

This home will be listed April 15, 1994 for \$340,000. To take advantage of a \$25,000 savings on a pre-broker sale call 433-3076 to schedule an appointment on April 2.



322 Hornes - Macima Courty 223 Hornes - Macima Courty 224 Hornes - Sourcan Hornes 255 Raif Estae Services 255 Raif Estae Services 255 Raif Estae Services 256 Doctor Buddens 250 Doctor Buddens 250 Doctor Buddens 250 Apart

364 Ligney Ward

COMMERCIAL/INDUSTRIAL

SALE OR LEASE

#365-372

366 Dree Bunnes Sale Sale base

37 Bunnes & Professor

Budges Sale tease

38 Commend Refe

38 Commend Refe

38 Sale sale was referenced.

REAL ESTATE RENTALS

O PLACE AN AD

301 Open Houses BIRMINGHAM, Quarton Lake. Open Bun. 2-5. 3 bedrooms, 2½ baths, modern kinchen, fireoloce in hing room, skr. Brished basement, neu-tral decor, storage gators, movels condition. \$245,000. 540-9531 ondition. \$248,000. 549-931 R. ROOMFIELD HILLS - Dpen Bun-ley, 1-4. 6047 Snowshoe Circle, off Pibert Lake Rd. 3 bedroom, 2 bath fisch witherry, hardwood floors, Asuchia tirsed 1 scre lot, Bloomfield (Bis Bchools, Gilbert Lake privi-goe, \$248,000. 844-4549

The Bicrock, Older Large S44-149 September 194 (2014) September 194 (201

STATE OF THE STATE

301 Open Houses 301 Open Houses BIRMINGHAM - 2 bedroom brick burgelow, updated in and out, treshy planted, new furnace, hard-wood floors, basement, fenced lot, walk to domitiows, 8135,000. Open Bun, 1-5, 247 Southlawn. 647-6132 Bun. 1-5, 247 Southleam. 647-6132 FARMINGTON HILLS OPEN SUIN 2-5 3-1350 Blousier Circle B. Orle, W. of Farmington LARGE colonial, Bloray, Phéhad walk out lower level, Immediate co-comment. 351-6900. Ext. 50, or Pager, 279-7658.

CALL HOMELINE OPEN HOUSES

ed Sixon Brohlon and X-may 4 U.B. 23. 2787 Mohis 5158,900 ERA GENTRY REAL ESTATE 510-847-7500 ad II. condo. Close to and X-way entrance to 1-96 23. 2787 Monte Vista.

591-0900

644-1070

852-3222 953-2232

953-2020 24 Hours A Day With New Listings Added right up to The Weekend

BEVERLY HILLS Over 2 acres of prime propertyl This 2200 sq. ft. home needs 1 LC. Select it motivated and wants an offer Just Beted - \$299,900, Call \$51-9770 ERA RYMAL SYMES BIRMINGHAM - 1231 E. 54 Mec. 3 bedroom, 1 bath ranch. \$55,900. 647-5708