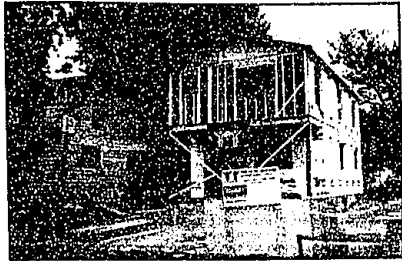


**Going up**



**Dig assist:** Coldwell Banker Schweitzer Real Estate is teaming with Habitat for Humanity to build a 1,050-square-foot house in Royal Oak for a single parent with two children. The 17-office real estate company has committed to raising \$10,000. Sales associates also help with the work. "This is our way of supporting and giving back something to Oakland County," said Betty Barbour, sales associate in the Bloomfield Hills office and Schweitzer's coordinator for the effort. To become eligible, the family whose house is now under construction in Royal Oak had to complete 250 hours of sweat equity working on other Habitat for Humanity builds.

**Real estate briefs features news and notes on professional associations, office activities, upcoming meetings and seminars, new services/products and available consumer publications.**  
Write: Real estate briefs, Observer & Eccentric Newspapers, 26251 Schoolcraft, Livonia, 48150. Our fax number is (313) 591-7279.

**OLD HOUSE RESTORATION**  
The Real Estate Investors Association presents a program on old house restoration 7 p.m. Tuesday, Nov. 7, at the Southgate Ramada on Northline Road one block east of I-76.  
Cost is \$10 for non-members. Beginning landlords interested in a free introduction package should call Wayne Koehler, president, on the hot line at (313) 277-4168.

**BUILDING ON YOUR OWN**  
Livonia Community Education and Oakland Builders Institute offer a four-week seminar on how to build a house on your own or with a contractor 7-10 p.m., Mondays and Wednesdays, Nov. 20 through Dec. 13 at Riley Middle

School, 16565 Henry Road, Livonia.  
Cost is \$170 and includes a building textbook and course manual.  
For a free brochure or information, call (810) 651-2771. To register, call (313) 620-9277. Registration required by Nov. 16.

**803-LO DEVELOPMENT**  
Coldwell Banker Schweitzer, (800) 368-1281, is the real estate firm marketing the new Bois Blanc Island Community on Bois-Lo Island.  
Initial plans call for 62 residential lots on the north end of the island ranging in price from \$90,000 to \$270,000, U.S. funds. There are 26 waterfront lots, 26 backing onto a proposed golf course across from the water.  
The island marina currently contains more than 100 slips. A five-minute car ferry will be available year-round.  
The amusement rides have been sold and removed from the island.

**BEST EXHIBITS**  
Several exhibitors at the Fall Remodeling Show sponsored by the Building Industry Associa-

tion of Southeastern Michigan last month in Novi received booth awards for creative and innovative displays.  
Best kitchen and bath display went to Woodland Kitchen & Bath Gallery of Livonia; best use of space for large displays, Hillside Furniture of Bloomfield Hills; and best window/door display, Pozzi Windows of Walled Lake.

Other winners were Lee Wholesale Supply of New Hudson, best of show; Glass Block Sales of Warren, best use of space for small displays; Mr. Enclosure of Warren, best backyard display; and D&B Landscaping of Detroit, best landscape design display.

**BIRMINGHAM-OPEN SUN 4, 1238 FRANKLIN BLVD.**  
W/wood deck. Super location near downtown Overland lot offers many expansion possibilities. Charm and quality of wet plaster, cove ceilings, hardwood, a formal dining room and fireplace. Great related kitchen and wonderful master! The crowning touch is the huge fenced and treed yard! This one's a charmer! \$194,000.

**Call Rosalee Hill at 988-2244 or 450-0317**  
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Ever wonder what a real estate agent can do for you when selling your home? You may be surprised at the range of services offered.

When you agree to list your home with an agent, the agent is also agreeing to provide you with professional representation. The agent represents your best interests, as they relate to the sale of your home.

Early in the relationship, you will receive two valuable types of advice. The first is market information, which consists of price comparisons, terms being offered by other sellers, and time on the market.

This is a valuable element when making your price decision. Price your home too high and you'll experience a "no sale." Price it too low, and you give away valuable equity.

The second bit of advice relates to the condition of your property. Your agent has seen homes which sparkle with pride of ownership... as well as those crying for attention. The first will sell, the latter probably won't. Listen closely to your agent's suggestions for improving the salability of your property, and you will avoid low offers and disappointment.

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Once a suitable buyer has been located, your agent can assist with financing and will follow up on the many details which precede completion of the transaction.

Expect to have contact with the agent often during the selling process. It is important that both of you share information as it becomes available. Remember, the agent is working on your behalf to achieve a sale. Choose an agent who provides these valuable services, and enjoy a memorable sale.

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**FARMINGTON HILLS RANCH - ALMOST AN ACRE**  
3 Bedrooms, brick, 1.5 baths. One level. Over 1000 Sq. Ft. Vaulted ceilings, Dining Room, Fireplace, Modern kitchen, room & all appliances. Circular drive. Fabulous lot. \$168,900. CALL RUSS MESSINA (554442)



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Upgraded cabinetry, light fixtures, and floor covering throughout. This 3 bedroom, 1.5 bath colonial. Bedroom ceiling fans, lovely two story foyer with half round windows. TROY, \$182,900 Call RICK ROSEN EL, 248

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with 2nd fl. bath, 3 DR's super professional finished rec rm with bath and 18 x 10 barn. Sun porch, garage, C/A. QUICK POSSESSION Owner Amxious - \$96,000



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Finest area only 3 blocks from Herndon School. Spacious new oak kitchen & brick rm, formal DR, nat fireplace, 3DR, 2 car garage, carpeted rec room, treed lot. Possible Lease option - \$1,350. FLEXIBLE TERMS. Beware! \$142,900



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Super condition & over 2,000 sq. ft. 3 BR's, 2 1/2 baths, family room, formal DR, French doors to huge deck, new kitchen, granite counter, master bath with separate shower. Priced below appraise to sell. \$94,000

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**BLOOMFIELD HILLS SCHOOLS**  
Cathedral ceiling and fireplace in spacious living room, great dining room. Large family room with fireplace and custom built in. Four bedrooms, 2 1/2 baths. Family kitchen. Plus a very private treed lot. \$254,900



**WALK TO BIRMINGHAM**  
Spacious trees standing condo with 1st floor master. Great room with fireplace and large dining area overlooking very private rear yard with deck. 3 bedrooms, 2 1/2 baths. Bought after in town Birmingham. \$233,000.



**BIRMINGHAM SCHOOLS**  
Great open floor plan. Living room with fireplace. Kitchen with breakfast room with eating space. Two bedrooms, bath and a full, laundry room. Deck and located in the desirable area of town in Birmingham. Two car garage. \$142,000



**FARMINGTON HILLS**  
Dynamic ranch well located in sub. Perfection at it's best. All new carpet, windows and more. Many other updates. 3 bedrooms, 2 1/2 baths and in town basement with office or bedroom. Attached garage. \$229,900. CARL or MARLENE STEINEL 646-5000 ext. 240



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East side, Pool, 2 bedrooms, 2 baths. Over 1700 Sq. Ft. Built 93. Underground parking, elevators. Contemporary, modern. Wonderful views, balcony. All appliances. \$144,000. CALL RUSS MESSINA, (505)14 and (505)16