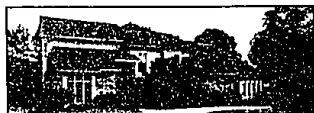


# Century 21<sup>®</sup>

## Today, Inc.

presents these  
fine homes...

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### WEST BLOOMFIELD

Stunning contemporary has great room with fireplace, formal dining room, library, gourmet kitchen, 4 bedrooms including fabulous master suite. Finished lower level with rec room and exercise room. \$314,888. 1700

**CENTURY 21 TODAY (248) 855-2000**



### FARMINGTON HILLS

On 1 acre parcel, unique cedar Colonial has great room with plank floors and 2 way fireplace to kitchen, family room, library, 4 bedrooms, 2 1/2 baths. Finished basement has rec room with wet bar. \$282,000. TE331

**CENTURY 21 TODAY (248) 855-2000**



### BLOOMFIELD HILLS

Ultra contemporary detached condo on cul-de-sac overlooks golf course. It has 3,043 sq. ft., great room with marble fireplace and wet bar, formal dining room, finished lower level with sauna and more. \$399,500. SI-1174

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### WEST BLOOMFIELD

An impressive marble foyer welcomes you into this updated Colonial on cul-de-sac. It has living room with fireplace, formal dining room, family room, kitchen with breakfast room, 2 1/2 baths, finished basement. \$247,777. HE582

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### SOUTHFIELD

Knock-out, updated brick ranch on over 1 1/2 acre ravine lot that backs to Rouge River features 3 bedrooms, 2 1/2 baths, living room with fireplace, great room, family room, 3 plus attached garage, many more amenities. \$192,900.

**CENTURY 21 TODAY (248) 647-7321**



### WEST BLOOMFIELD

Located in Pine Lake Estates with lake privileges. Fabulous 3 bedroom, 2 1/2 bath Colonial offers step down living and family room, double sided fireplace, sharp updated kitchen. One year home warranty. Bloomfield Hills Schools. \$209,900.

**CENTURY 21 TODAY (248) 647-7321**



### SOUTHFIELD

Large, 2,500 square foot Colonial offers 4 bedrooms, 2 1/2 baths, finished basement, newer kitchen, central air, updated throughout. Wonderful location. \$174,900.

**CENTURY 21 TODAY (248) 647-7321**



### SOUTHFIELD

Stunning 4 bedroom, 2 1/2 bath Colonial in Beacon Square offers living room, family room, dining room, updated kitchen with nook, basement, 2 car attached garage, many updates. This one is a real gem! \$174,900.

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## Mully from page F1

ways: 1) an initial premium collected at closing and a smaller renewal premium collected each month or 2) as a single premium with a lump sum paid at closing that covers the insurance costs for a prescribed number of years. These plans are best used when the mortgage insurance premiums are to be financed.

Another mortgage lender, Northwest Mortgage, offers two excellent mortgage insurance programs that reduced the cost of mortgage insurance to the home buyer.

Traditionally, mortgage insurance has meant

- a higher monthly payment
- higher closing costs
- one kind of mortgage insurance offered at one price

Northwest offers a program

called mortgage insurance Choices, which includes Traditional mortgage insurance, No mortgage insurance and Discount mortgage insurance. The No mortgage insurance program is designed to maximize tax advantages, so the mortgage company pays the insurance. This is ideal if you have limited savings, have a good income and want to maximize tax benefits or expect to refinance or relocate within seven years.

Discount mortgage insurance is an attractive option if you intend to live in your home for more than seven years, prefer to pay for mortgage insurance yourself yet want to save on monthly premiums, or want the ability to cancel mortgage insurance in the future.

With Traditional mortgage

insurance, the home buyers pay the mortgage insurance in the traditional way. On the purchase of a \$100,000 home, the monthly payments will all three options are within \$8.50 of each other. For more information, call Melissa Beyer at Northwest (248)374-0664.

David Mully is with Continuity Programs Inc., a marketing company in Walled Lake that specializes in customer lead generation programs for mortgage loan officers and real estate professionals. To contact Mully at CPI, call 1-800-521-0026 ext. 227.

You can access Mully's previous Mortgage Shopping articles on-line at <http://www.observer-eccentric.com/realstate/mully/archives.html>

## Check older homes, buyer urged

BY COUNTRY LIVING MAGAZINE FOR A SPECIAL FEATURES

Every experienced real-estate agent, builder and restoration specialist advises buyers — especially novice home buyers — to have an aging home examined by a professional home inspector before laying down one penny.

While some aging residences may require no more than fresh paint, John H. Ingersoll said. Other older homes possess flaws serious enough to jettison anyone's purchasing plans.

"A country house, 25 to 30 years old, shouldn't show much deterioration, but a house more than 60 or 70 years old could present a buyer with all kinds of problems," said Jerry Roth, president of G.M. Roth Design Remodeling, Inc. in Hollis, N.H.

The following are a few of the most common structural defects people may encounter, ranging from the most difficult to fix to the least serious.

Professionals who deal with country homes on a daily basis have provided

repair-cost estimates based on a hypothetical 2,000-square-foot two-story house with an attic.

**Damaged framing.** A post-and-beam or balloon-frame house, 90 or more years old, almost surely has gone through structural changes.

**Sinking foundation.** Repairing the foundation itself can run up a bill of \$500 to \$1,500 if stones are missing in one location, or from \$10,000 to \$20,000 if an entire foundation has settled, according to Dan Bawden, president of Legal Eagle Contractors in Houston.

**Termite damage.** Termites can rot an old house from the bottom up. Repairs could be as simple as replacing a foundation beam with treated wood, a project in the \$200 to \$600 range. But the price for a repair could soar into the thousands if the infestation has spread over the years.

**Roof leaks.** The cost of repair depends on how long the leak continued without attention. The dollar amount can range from less than \$100 for closing the leak

with roofing mastic to spending many thousands on tearing out siding, walls and floors to reach and replace rolled framing.

**Crumbling chimney.** "Repairing a central chimney can cost anywhere from \$8,000 to \$12,000, or more if a lot of repair work is needed," Roth said.

**Wiring.** Rewiring calls for snaking new cable from a circuit breaker to a sufficient number of outlets for modern living. The cost could easily run to more than \$1,000.

**Nonthreatening flaws.** Bringing a house up to date and adding creature comforts also raises the cost of repair.

"Even giving a face-lift to an old bath falls in the \$1,500 to \$6,000 bracket," Bawden said, "but tearing out and beginning again or adding a new bath could cost \$25,000."

Roth and Bawden agree that new insulating windows to replace loose-fitting, single pane sashes would range from \$250 to \$700 per opening, depending on material and insulating sophistication.



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ROYAL OAK

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## Cranbrook

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WEST BLOOMFIELD



BEAUTIFULLY MAINTAINED RANCH in Beverly Hills. Superb location on dead end road. All new kitchen with appliances. Hardwood floors, 3 bedrooms, 2 1/2 baths with bedrooms & bath on lower level. Many updates, quick possession. \$370,000

**OPEN SUNDAY 3-5**



POPULAR BINGHAM WOODS condo with 2 1/2 baths, 3 bedrooms, 2 fireplaces. Updated baths, kitchen with breakfast nook. Ceramic in foyer, first floor laundry, deck off dining room & master suite. \$258,000

**7274130AK**



SPACIOUS AND OPEN FLOOR PLAN describes this Bloomfield Hills ranch. Over 2300 sq. ft., 3 bedrooms, 2 1/2 baths. Updates include: ceramic flooring, double oven, countertops & much more. A delightful home.

**734062LED**



OWNER SAYS SELL! Just reduced. This sharp 3 bedroom, 1200 sq. ft. bungalow has a new garage, fireplace, dining room, hardwood floors and all appliances clay. Easy walking distance to downtown Royal Oak. \$124,500

**726844TH**



MAGNIFICENT BLOOMFIELD GEORGIAN COLONIAL with updates. Great room deluxe master, library, 1st floor laundry, 2 fireplaces, new roof, professionally landscaped, dock, 3 car garage. Cul-de-sac.

**740011MAX**



BRICK COLONIAL IN BEVERLY HILLS with Birmingham School. Family room with fireplace and wood floor. Two car attached garage. Private yard with deck, sprinkler system. New carpet thru-out. Great family neighborhood. \$208,500

**735886HIA**



BEAUTIFUL UPDATED RANCH. Vaulted ceilings, recessed lights, skylights. Newer kitchen, bath, furnace, windows, roof & plumbing. Lots of closets. Large walk out deck. Great location. Must see to appreciate. May buy furnished. \$139,900

**73967HUF**



THIS HOME LIKE NEW. This 1700 sq. ft. four bedroom ranch has Birmingham schools. New windows, kitchen, hot water heater, furnace, carpeting and much more.

**716163EVE**



5-6 BEDROOM WALKOUT RANCH on 2 breathtaking wooded acres overlooking the ravine. A very private cul-de-sac setting in the heart of Franklin. 3,900 sq. ft. 2 full kitchens, terraced gardens, 2 tiered decks.

**718460FRA**



CHARMING BIRMINGHAM RANCH Three bedrooms. Hardwood floors. Finished basement, deck, landscaped. Much updating since 1990: furnace, carpet, water heater, kitchen and bath remodeled. Central air.

**730588VIL**



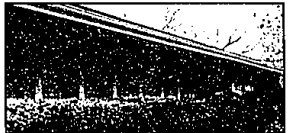
BUILDERS OWN HOME in North Ferndale. 3 bedrooms, two and a half baths. Walk-in closets. Three years better than new. Whirlpool tubs. Too much to list.

**73957GRE**



BERKLEY BUNGALOW Hardwood floors, cove ceilings, neutral, two and a half car garage and deck.

**739216PHI**



1.2 ACRES WOODED Privacy surround this spacious contemporary ranch. Cathedral ceilings, three fireplaces, six bedrooms, five baths. Finished walkout lower level with kitchen, in-law suite. In ground pool.

**723493BIN**



REDUCED! CHARMING "CREAM PUFF" RANCH, 3 bedrooms, open floor plan, many updates. Two car garage-attached. Large deck overlooking beautifully landscaped grounds. \$205,000

**730483BIN**



SOLID VALUE All brick ranch home with open floor plan. Hardwood floors within walking distance of Burton school and recreational facilities. Three good sized bedrooms, two baths, central air.

**731610TAL**



SHARP BIRMINGHAM BUNGALOW Three bedrooms, living room with hardwood floors, kitchen with oak cabinets. Deck off back. Huge upstairs master suite. Skylight. Tastefully decorated. Two car detached garage.

**7351223CHA**