

Attention Classified Advertisers

- Checkout These Early Holiday Deadlines -

Your advertising is important to us and we don't want to leave any ones ad out of the paper.

Thursday, July 4th Publication
Real Estate Section
3 pm. Fri. June 28th
Noon-Mon. July 1st

303 Open Houses

LIFE MOVING AT WARP SPEED? TRAFFIC MOVING AT A SNAIL'S PACE? ESCAPEI

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130 or Boonle ext. 108

FARMINISTO HILLS

OPEN ISBN 1-4-1, 3387

RHORS SWIFE WINTER BIME ON CASE. W/F Emilyston. Adorable home on beautiful private prime lot wicircular drive. Some never hadrone. Some never hadrones, updated kinchen w/breakfast bar area. Updated bath, newer windows & C/A. This one toward C/A. This one politic opportunity \$181,000 (22054412) Call Bonnie ext. 108 or Diane W. ext. 130

CENTIBLY 21 MADTÉCION.

GENTURY 21 HARTFORD (248) 478-6000

OROSSE POINTE WOODS
Open Sun 1-4. Estate Sale
2119 Brys. Over 1200 sq tr
charming bungskow skyle horne.
2 Car garage & baservert.
Car garage & baservert.
Down Terms.

Call Larry VanZandt 248-473-6205 ReiMax Great Lakes

HIGHLAND

¥

Help Wanted Display 3 pm-Mon, July 1st

Liners Class 300-880 5:30 pm-Mon. July 1st

Sunday, July 7th Publication

New Hömes Section | All Real Estate Apt. Ads | Automotive Display 5 pm-Weds. July 3rd | 5 pm-Weds. July 3rd | 5 pm-Weds. July 3rd

Help Wanted Bisplay 5 pm-Weds, July 3rd 5:30 pm-Fri, July 5th

Answer to Previous Puzzle

WHEELS MIR ALL TOLE S DEF OPLE

ACCT ALA

* Please call early to place your ads and avoid the last minute holiday rush.

Wayne County(734) 591-0900 Oakland County.....(248) 644-1070

Rochester/Rochester Hills (248) 852-3222 Clarkston, Lake Orion(248) 475-4596

Fax Your Ad.....(734) 953-2232

TOLL FREE.....(800) 579-SELL 🔆

Observer & Eccentric

All Ads Run Online FREE! A Value Of Up To \$87.00



Thomas Ervin

Let's Talk About Real Estate

"WHAT TO DO IF YOUR HOME ISN'T SELLING"

Are you a person who currently has your home for sale? If so, are you becoming worried about the fact that you are not getting any offers? If your home is not selling, you must take some kind of actions. The longer the house sits on the market, the more difficult it will be for you to negotiate a decent selling price.

The selling price of every home is dependent upon three factors; the asking price, the home's condition, and its location. You must analyze each factor.

THE ASKING PRICE

THE ASKING PRICE

How did you decide upon your asking price? Was it based upon wants and needs or actual market facts? Many sellers don't pay any attention to the selling prices of homes around them. People often think their house is different and should not be compared with other homes. Some sellers need a certain amount of money from this house in order to buy the next house. Although understandable, this approach is often totally unrealistic. Your home is only worth what a willing buyer is ready to pay, regardless of what your personal needs may be.

THE HOME'S CONDITION

Your home's condition may be holding up the sale. Is it as clean as it should be? How about the physical condition of the kitchen appliances, woodwork, floors, walls? Does it appear that your home has had good care? How about your decor? Neutral color are usually acceptable to most buyers. Does it appear cluttered or overcrowded?

IT'S LOCATION

You can't do anything about your home's location buy you may have to adjust your asking price to properly reflect its location. The reputation of local schools will impact buyer demand either positively or negatively. Adjacent homes can either add to or detract from the appeal of your home. Maybe you are asking too much when considering the value of neighboring homes.

ADVICE: Your Realtor knows what is necessary to sell your home and still allow you to receive the highest possible selling price. Get the assistance of an expert in a matter as important as the sale of your home.

Visit Tom's website at www.tomervin.com 303 Open Houses

303 Open Houses

FARMANOTON HILLS - OPEN SUR. 1.20-Sev by appt. 31173 Apphenoc, 574, WiDhale, Beauth Apphenoc, 574, WiDhale, Beauth Colorada in Flaminous Colorada in Jacobson West Production Colorada in Flaminous Colorada in Desagrature, west-inococor on line 10, 245-708-4550. onerce Twp.
OPEN SUNDAY 1-4
255 Cherry Grove Ln.
of 14 Mile, E. of Ded N, 01 14 Mue, E. Ol Decker 993 built, 3 bedroom, 2½ bath blonial localed in desirable 550w Ridge Sub. Newer neu-al carpet, hardwood floors, in-hed basement. \$305.900. (248) 960-3507

ARAUNGTON HILLS - Open let & Sun 11am-3pm, 29875 lighmeadow, 3200 sq. ft. ranch, acks up to beauthul pond ares. 275,000. For into or private howing call (248) 359-3434. FARMINOTON HILLS Open Survival Continue 21 Towns Picke (734) 326-2600 (734) 326-2

FARMINGTON HILLS
Open Sun 1-4. 38483 Evolution with Hasted, 8, of 13
MSe, Hard to find 3 bedroom ranch in Copper Creek.
Squesky clean shows six model! Reduced in \$216,000.
Call Larry VanZandt
28.473-8205
Refillary Great Lakes FERNDALE FINDI - 632 W. Mar-shafi. 2000+ sq. ft. (wifinished basement). 3-4 bedrooms, 2 tull baths, completely renovated. Open Sun. 1-4pm. \$195,900. Murst seel. (248) 231-4840.

West Bloomfield Detached Condo

Nat. it. use may very uncucurant noor path. 2 from 2, 2 faith, which a dining room, any don, kitchen with attached breaklast n, abundy room, 2-der garage, private deck any upgrades. Outstanding location near 2, synagogues, churchs, bubble library, rity chubs, goir covered as thropping.

Prime followith bearant serting:
\$379,990

First Realty Comp 248-626-1375 Principals Only



July 25th, 2002

303 Open Houses

GARDEN CITY 1-4pm 28550 Block N/Ford, EAROSK 2 bedroom Ranch with

newer windows & some carpet. WHY HENT? \$99,900

WHY HENT? \$99,900
WESTLAND 1-4pm
37500 Glenwood, W/Newburgh,
4 bedroom, 14: bath custom brick ranch on % acre w/c car attached garage, applances, freplace, CA, family room & updates, \$231,900
Canting 24: 77

Century 21 Towne Pride (734) 326-2500



\$305 Elmgate Bay, Orchard Lake, Michigan
Once in a lifetime offeringi 14,000 square foot custom home on Upper
Straits Lake. Cher's kitchen with separate dining area offering views of
the lake. Seven bedrooms and an elevator to the in-laws spartment
which has separate enterance. All on Upper Straits Lake and three acres.
This is a one of a kind home!

**Ref most information, forms it constitutes call:

We Americo All Types of Real Estate Re Communical & Vaccint Land

303 Open Houses PUBLISHER'S NOTICE

LIVONIA - By owner - brokes welcome. Open Sun 1-4, 14154 Arrian. Beautrilly! landscape Spacious cotonial, in-two quarters (4th bedroom) or family room, 2's baths. Florida room, 2's baths. Florida room, or family florida in the second for the second florida in the

LIVONIA- By owner, Open Sun. 1-4pm. 32925 litinois. S. of Phy-mouth, E. of Fermington. Updated 3 bedroom ranch, 1/5 baths, 2 car garage, large lot. \$174,000 (734) 422-8315

Livenia
COVENTRY GARDENS
COLONIAL
Beaufint 4 bedrooms & 3 full
betins windbased kirben, betinflooring. Most windows, new
root, electrical, humace rebuil
2001. Impressive birck fireplace
is family room, Backs to creek.
Must EGRIGIA MONROE
248-548-249.00
248-548-54440

HIGHLAND
Open Sun. 1-4pm
339 Herilage Farms Dr. 2
edroom ranch with 1½ batts
jpdales include kilchen, win
lows, furnace and central sir
\$198.500
CALL KATHY OR DON REMERICA: HOMETOWN ONE (734) 420-3400

HOWELL
TOPER SHIGHLAND
HILS M-39
W. of US 22,
was bast lowwood Gof Course in
What Colf Dr. Open Sun 124
New Construction, 1,856 sq.1,
special manufacture, 1,856 sq.1

INKSTER

OPEN SUN. 2-5 851 Geoffrey Ct.; S. of Cherry hill, W. of Middebet, Sharp : bedroom brick ranch with a remodeled kitchen, 1½ baths inished basement. 2 ca

LIVONIA - By owner. Open Sun., 12-4pm, 32418 Meadow-brook. 3 bedroom, 14 bath ranch, Brished basement, 24 car garage. Move-in cond. \$179,900. 734-261-9587

VUCTION

bedroom colonial w/ac \$369,900, 734-427-1904

raminal status or national origin, or an intention, to make any such preference. limitation or discrimination.* Familial status includes children under the age of 18

LIVONIA - Immaculate, 3 bed-toom, 1½ bath, brick ranch with finished basement & 2½ car attached garge, Many updates including fandacaped yard, Must seel \$109.000, For appt car 734-522-3474, or Open Sun, 10-2, 8859 Grown St. (W of Wayne, N of Joy).

UVONIA - Open Sat. 12-3pm, Sun. 12-4pm, Astorable 3 bed-room, 1-5 bath bungakov, move-in cond. Updated kitchen, bath-raufwood Bors, new CA, In-ground sprinklers, pod & much more. 9602 Cavell. \$159,900. 734-525-2633.

LIVONIA OPEN SUN 1-4 3 bedroom 115 bath brick ranch, updated kitchen å bath, Pella windows, large deck, mished basement, neutral decor, 35915 Oover, N. ol Joy, W. ol Wayne, \$187,900 734-422-0408

LIVONIA
OPEN SUNDAY 12-3
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becamen featuring 24 between
taste sports ner, room in the
basement, Immediate occupancy, 8506 Norman St.
Asking 249,500
CALL LOU RONAYNE
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KELLER WILLIAMS

vonia OPEN SUNDAY 1-4PM 31290 Hilbrook

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Beauthul spacious floor plas
Renovated throughout Livoni
schools. A must seel Call Shen
Jordan.
Century 21 Town & Country
(248) 642-6100 office
(249) 318-8400 cell

LIVCNIA OPEN SUN 1-4 4 bedroom 2½ bath, paritly in Ished besement, 2 car attache garsge, large comer lot, 16176 Fairway, oil 8 mile, \$255,000 Arbor Ridge Really (734) 422-7267

LIVONIA Open Sun., 1-5, 3165 Curis (N of 6, W of Merriman)

Livonia: Open Sun 1-4, Spring Valley Sub 32150 Pembroke, N7 MI, EFarmington, Clean, neutral 3 bedroom 2 bath broke ranch, finished basement, 2.5 garage, Updates; windows, 2.4, floors \$182,000 246-982-5874

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handsea, familial status or national religion.

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UVONIA - OPEN SUN., 1-5PM 9061 Texas (5 of W. Chicago, W. of Marriman) 3 hadroom back ench, central eir, finished base-sent, \$184,900, 734-421-4716



KELLER WILLIAMS Call KIM ISAAC (810) 534-2088

LIVONIA

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Sed Firmin Sun. 12-3.

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REMERICA:

HOMETOWN II (734) 453-0012 LIVONIA - OPEN SUN 12-3 18612 Shadyside, E. of Farm Ington, S. of 7, 2 bedroom, 11 bath, basement, \$156,000 248-478-6242

LIVONIA - Open Sun 11-2. Beautifully remodeled 3 bed-room, 3 bath ranch. A must seel 9425 Butwell, N. off Joy. E. of Nus. \$212,000. 734-462-6409

CROSSWORD PUZZLER

33 Leaves out 35 Deadbott 36 Casts a vote 37 Scance sound 38 Crooked 42 Baby fox 43 DC Initials 44 Speed off 45 Old Euphrator

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NOATH-VILLE HISTORIC DISTRICT UNDER SZOOKT OPEN SUN. 1-4 24 LINGTON. 4 stress W. 24 LINGTON. 24 24 LI

303 Open Houses

NORTHVILLE

OPEN Sun. 1-5, 43756 Wes
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Just 14sted w/waszanty.
\$304,800.

Meb-u-Set 248-348-1694

NORTHVILLE RETREAT Open Sunday 1-4 46187 Boomcrest NMan St., Wolf Clement

LETA KEKICH REMAX 100 (248)348-3300 X135

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OPEN SUNDAY 1-4

PATTI MAIDA (248)348-3000 REMAX 100

Now OPEN SUNDAY 1-4pm 24481 Bonne Brook, N/10 Mile, W/T atl, Mint condition Control of C



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