



AUGUST NEWSLETTER

● ● ● Upgrades That Make Sense:

We recently added two large 20' Locust Trees to our backyard after we enlarged our brick paver patio and made changes to our landscaping. Wow! What a difference! Our patio is actually enjoyable to use now. The next article will give you the reason we invested in this home improvement.

5 Affordable Luxury Features Buyers Love!

1. Automation: Your home can automatically anticipate your living habits and adjust your temperature, let you know if anyone rings your doorbell, let you see who is on your porch or in your yard, turn lights on or off, turn alarm systems on or off, make sure your doors are locked and almost everything can be done via cell phone. Automation like this used to cost thousands of dollars, but today you are talking hundreds of dollars. These features done properly can save you hundreds of dollars in your utility costs and your valuable time & gas, that you might spend going back home because you forgot to lock your doors or leave a key for someone. Automation is affordable today. Just check out the numerous dealers on the internet on home automation.



Home Automation

2. Outdoor Living:

So called "Outdoor Rooms" are becoming very popular today and can even make or break the sale of your house. You obviously can spend a lot of money on huge patios, elaborate landscaping with waterfalls, and magnificent outdoor kitchens, but you can also do inexpensive items such as:

- ◆ Planting a garden in the yard or wall hanging
- ◆ Installing outdoor seating
- ◆ Planting a few trees
- ◆ Installing a bird or bath feeder



Just put your grill and outdoor furniture on your patio or deck and enjoy the outdoors.

3. Customizing Your Home:

Make your home unique with special character. These small projects are high in aesthetic impact & feeling for a relatively low investment of time & money.

- ◆ Adding crown moldings or baseboards;
- ◆ Adding interior or exterior shutters;
- ◆ Painting moldings, baseboards, mantles and door trims a contrasting color to the surrounding areas;
- ◆ Replacing doors and lighting fixtures
- ◆ Replacing dated faucets, sinks, toilets and hardware- even recessed lighting soffits and door handles;
- ◆ Painting exterior eaves, doors, trims and fences



4. Custom Built-Ins/Closet Systems:

Closet systems, bookshelves, built-in desks, kitchen storage areas, mud room cabinetry, etc. They all have luxurious features because they efficiently use space in your home to eliminate bulky furniture that takes up valuable space.

You might be surprised to realize how affordable it can be to build a desk or closet organizer into your existing space. Or, get up to speed on all the off-the-shelf built-in alternatives that are on the market, like a kitchen nook dining set in lieu of built-in banquette. Think creatively: placing a day bed under a window with a bookcase on each end is a fantastic alternative to building a window seat between built-in shelves. Look for built-in alternatives on Craigslist or Freecycle, then have it painted or reupholstered, to get a luxury custom look at a very low price.



5. Dedicated Spaces:

Like custom built-ins, dedicating a space for your favorite activity is a special luxury, even if the home is not otherwise, especially luxurious. The purpose is to dedicate a space for your hobby or activity such as painting, sewing, golf, collecting, decorating, exercising, reading, scrapbooking, office work, gardening, dancing, woodworking, recreation, and more. Paint and decorate this space and make a place for the supplies that are needed for this activity or hobby. For example, paint an office the color that will boost creativity or enhance reading. A sewing room should have ample storage or shelving for all the threads, yarns, needles and materials you use on a regular basis. Make sure the furniture, tables, or chairs in that space accommodate that activity. Be creative and enjoy!!



CAR FOR SALE

2008 Chevrolet Trailblazer LT for Sale! - \$11,500



2008 Chevrolet Trailblazer LT for sale! Super clean and fully loaded. Includes sun roof, full power, 4 wheel drive. Its a 6 cylinder, 4.2 liters with 88,000 miles. All leather interior.

Sincerely,



Larry, Marianne, India & Clarissa

The Williams Team
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COUNTRY ESTATE

BUILDERS OWN HOME - CUSTOM BUILT & REMODELED IN 2008

OVER 8,000 sq.ft. OF LUXURIOUS LIVING

RENT TO OWN THIS MAGNIFICENT HOME

VERY AFFORDABLE- INCLUDES 25% RENT REBATE AT CLOSING



4540 DANBI Drive, Metamora 48455-9762

SPECIAL FEATURES:

- ◆ INCREDIBLE ENTERTAINING POSSIBLE
- ◆ 1500' DREAM HEATED WORKSHOP
- ◆ 2 HORSES ALLOWED PLUS POLE BARN
- ◆ HIGH SPEED INTERNET AVAILABLE
- ◆ 2 MASTER SUITES
- ◆ ENDLESS RECREATION
- ◆ VERY PRIVATE 5 ACRES (AT END OF ROAD)
- ◆ UP TO 8 CARS STORAGE POSSIBILITIES
- ◆ LOW COST TO LIVE: LOW TAXES, NO HEAT BILLS POSSIBLE & INCOME STUDIO APARTMENT ON-SITE



Gourmet Kitchen: 20x15



Dining Room: 15x14

Gourmet kitchen with cherry cabinets and high-end stainless steel appliances.

5 BR, 4.2 BA

Lifetime Roof Warranty

Purchase Price: \$729,900

*Purchase-Lease Price: \$4,500/mo.

Deposit: \$30,000

SEE MLS #214073186



Living Room: 21x20



Master Suite: 26x23



Heated Workshop: 47x34



Finished Walk-Out Basement

*To learn more about our Purchase-Lease Program, visit our website below.



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210 W. University Drive • Rochester, MI 48307



2333 HIDDEN TRAIL Drive, Sterling Heights 48314-3741

Fantastic upgraded upper Sterling Heights brick colonial. 4br, 3 full baths w/many new features; Granite in kitchen w/ stainless steel appliances, Light fixtures, windows, carpet, H2O, fans & front door. Includes formal dining room & Large study plus living room & great room w/ cathedral ceilings & gas F.P. Mstr suite is large with big mstr bath & wic. Also has complete sound system speakers inside & outside of house with surround sound. Includes ADT security system plus 4 outside cameras. Basement completely finished with its own full bath. Outside patio is oversized & includes sprinkler system. \$300 cleaning fee. 1 1/2 months Sec. deposit. Non- Smoking home.

Sq. Ft. : 3,043

Bedrooms: 4

Baths: 3.1

.25 Acres

\$2,600

MLS #214077456