

Newsletter 2017

October



Quote of the month: “Stay happy, don’t complain, don’t waste energy on things you can’t control.” Anonymous

I—Mistakes to avoid when building a house!!

- A. **Materials:** Don’t assume buying cheap and saving money on your materials is the best decision for your new home. Make sure you use quality materials that will stand up over the years, especially wood floors and roofing materials.
- B. **Energy Efficiency:** Everyone wants to save money. If you select energy efficient greatly sealed windows you will save a lot of money and also use green materials when ever possible. If you can afford, use Geo-Thermal Heating, will reduce your heating bill in half, and of course, use the maximum insulation you can afford.
- C. **Design for the future:** Obviously plan your design for your current needs but also plan for your future needs. Do you plan on having children or take care of parents in the future? Do you have a hobby or a sport that takes some space? Will your house accommodate your future plans? **Early planning can save a lot of money in the future!**
- D. **Store Space:** When you build a house, do not overlook extra closets and storage space. Extra shelving and cabinets, garage and basement storage areas will become very useful the longer you live in your house.





E. **Decision, now or future:** Design your floor plan for your current family's needs but also think about your future and what other people think when you sell your house. I have seen owners put huge hot tubs in their basement that cost a small fortune only to realize that there was no way to take it out of the basement when they move, or they would not put any tub in the master bath because they only use the shower only to have a difficult time selling their home because their was no tub. One strong suggestion, have a Realtor review your house plans to avoid a design that will be difficult to sell when you are ready.

II—**Home Construction on a rise:**

The following facts are from the Homebuilders Association of South Eastern Michigan:

- A. 503 permits was issued in Macomb, Oakland, Wayne, and St. Clair Counties in August.
- B. 3,577 permits issued in this area since January 2017.
- C. 1,710 of these 3,577 were issued in Oakland County.
- D. Value increased by 8% from \$253 to \$273 in these counties this year.
- E. The following is the increase in average home value by county.



1. Wayne County: \$285,000
2. Oakland County: \$281,000
3. Macomb County: \$255,000
4. St. Clair County: \$188,000

These numbers conclude that so far 2017 is the best building year since 2006.

III—Home Show: The Novi Home Improvement & Garden Show

Is coming up and we will be there. We have free tickets for 4 people if anyone wants them—first come, first

serve. This show has all kinds of special products to help improve your home, such as doors, windows, flooring, pictures, building materials, roofing, decks, sun-

rooms, landscaping and hundreds more products for your home. They often have big discounts on many of these products so please take advantage, our booth is # 1041 and we are in the 2nd aisle as you enter the show. Please stop by and ask for your free book!



Showcasing Home and Landscaping Trends for **65** Years!

- The Novi Home Show is the one-stop destination to find home improvement products and services for every type of project imaginable, decorating and landscaping exhibits as well as experienced businesses available for consulting or hire.
- Boyce Thompson, author of *The New, New Home* will demonstrate innovative new home products for 2018.
- Tour multiple manufactured home models from Michigan Manufactured Housing Association members.
- HBA's Super Surplus Sale: appliances, cabinets, furniture and more!

COMPLIMENTARY TICKET

SHOW HOURS:
Friday 2-8 p.m. • Saturday 10 a.m.-8 p.m. • Sunday 10 a.m.-5 p.m.

Ticket good for one complimentary admission. Must be presented at show entrance. Box office closes one hour prior to show closing. Expires October 15, 2017.

Dates: October 13-15;

Show Hours: Friday 2-8 p.m. • Saturday 10 a.m.—8 p.m. • Sunday 10 a.m.—5 p.m.



Enjoy this great warm October!

Larry, Gisele and Agatha

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356 SILVERVALE Drive, Rochester Hills 48309

\$359,000



Impressive 4 bedroom 2.1 bathroom brick colonial only minutes from expressways and The Village outdoor mall. You will love this huge kitchen with extra large island and counter space. Has big breakfast area and private dining room. Upstairs the huge master bedroom and bathroom with walk in closet will exceed your expectations. Also has 3 more large bedrooms. For fantastic living enjoy the large family and living rooms with gas fireplace and wet bar. Includes first floor laundry and crown molding through out. Outside you will enter entertaining on your large private deck and enjoy the professionally done landscaping. Includes sprinklers system. House has many updates. Roof 2015, with windows 2014, New siding and hot water heater. House all prepped for a generator. Large open basement completely carpeted. House priced to sell-very motivated seller. MLS# 217043788

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49114 DRIFTWOOD Drive, Shelby Twp 48317

\$399,000— LAKE FRONT



VERY MOTIVATED SELLERS AND WILL LOOK AT ALL OFFERS. Most desirable lakefront on forest lake. Live in luxury w/resort like living in this beautiful 4bdrm 3.1bthrm brick colonial. Includes dramatic circular staircase in foyer, large kitchen w/ island lots of counter space. All appliances included. Formal dining rm & extra-large breakfast rm w/desk area. Huge great rm has vaulted ceiling, wood floors, wet bar & gas fireplace. Has large laundry rm on main floor + 3 car garage. Includes separate liv room w/wood floors & spacious library. Includes master br, dream master bath w/bay window, plus 3large br. The w/o finished basement is an entertainers delight w/ possible 5thbedroom kitchen & bar area. Outside you have huge deck overlooking gorgeous view of lake patio outside of walk out basement. New furnace2014, roof2009, some newer windows in 2017.original owners. 3chandeliers are excluded. #MLS 217067680

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