

# Real Estate Viewpoints



Eugene Pettis

## Searching For A House?

Any experienced real estate man will tell you that the single most important point to consider in buying a house is location. The word location refers in general to the neighborhood and to the people who live there.

What factors add up to a good location? That depends mostly on your personal preferences. You may prefer a neighborhood where most of the people are of a particular social level, or who are in about the same economic group as your family. Or you may prefer a "mixed" neighborhood, with more variation in groups, personalities and economic levels.

Whatever your preference, be on the lookout for changing neighborhoods, where one specific group is moving out and another moving in. If that is the situation, be sure the incoming group is the type you want as neighbors. This is not a matter of making an easy and satisfactory adjustment to the community. Changes are not always for the worse; they can often be for the better. Therefore, bear in mind that change alone means little. The important thing is that your neighbors should be of the type you expect and not come as an unpleasant surprise.

Location also means accessibility. Perhaps most important of all, if you have children, is accessibility to schools. Their school will probably be determined by the physical situation of your property. Inasmuch as almost all suburban schools are good, this should present no serious problems. However, schools do vary in methods; and if this is important to you be sure the house is in a school district acceptable to you.

Consider, too, the location of shopping areas in relation to the property you are considering. (If there's a second car available, you'll have a wider choice.) Wives often find that desirable stores are badly located in relation to the house, and this makes shopping a very wearing and time-consuming process. Deliveries of heavier goods from the shopping area are often delayed or refused, if the house is not conveniently located. Yet, being too close to a shopping area means early morning noise and excessive traffic. Finding the proper location involves being not too close, nor too far away from a shopping area.

A new house or an old one? That's one of the most basic questions presented to home seekers before they start their search. The most important factor - but not the only one is price. Generally speaking, older houses are substantially cheaper than new ones, all things

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considered. For some people, this makes the older house a necessity, not a matter of choice. If you have a large family and need a four-bedroom home, for example, it is likely that there will be a substantial difference in cost between a new house and an old one.

However, price may not be the only reason for preferring an older home. Often, the community you choose may be a neighborhood of older homes, with little or no land available may consist of isolated lots; and a new house would, of necessity, have to be custom-built, which would cost considerably more than an older home, or even a new home in a development.

In considering the space you need, remember to distinguish between actual space and usable space. Newer homes generally are built in more compact fashion. Because of current high construction costs, most builders make use of every square foot of space. Therefore, if you are considering an older house, be sure that it has the usable space you require. Don't be deceived into thinking it has more space than the new house merely because it covers a larger area.

An older home also generally needs repairs and rehabilitation. A modern tiled bathroom and a streamlined efficient kitchen will cost several thousand dollars. Be sure to add the cost of these repairs to the purchase price to determine the true cost of the house.

Few people know enough about construction to estimate the cost of repairs and usually underestimate them. Before you buy an older house, you should get the advice of an expert, a professional builder or architect, who can tell you what you'll have to spend. In addition to the obvious items, such as a new kitchen or bathroom, he can inspect the plumbing and wiring and advise you as to their condition, and thus protect you from an unanticipated major expense.

When you have computed the purchase price of the older house plus the required repairs and alterations, you can then determine whether the house is a good buy compared to the new houses you have seen. The total cost of the older house should be substantially less than a new house with about the same space, at least 20 percent lower - before you should even consider its purchase.

One compensating cost factor is that the landscaping of an older house has usually been completed.

## WBTB To Rebroadcast "Great Movie Stunts"

Harrison Ford, who stars as the intrepid, swashbuckling hero Indiana Jones in the Steven Spielberg-George Lucas adventure thriller, "Raiders of the Lost Ark," stars in an hour special "Great Movie Stunts: Raiders of the Lost Ark," one-hour special that provides a behind-the-scenes look at that film's most astonishing stunts and pays tribute to a collection of the world's great movie stunts and stuntmen, to be rebroadcast Wednesday, May 26 at 8 p.m. on WBTB, Channel 3.

Ford narrates the special, which surveys a wide range of feature

films, 1930's action serials, and silent movies that inspired or contributed to "Raiders" principal stunts, while Glenn Randall, the film's stunt coordinator, and Terry Leonard, Ford's stunt double, demonstrate and explain how some of the stunts were filmed. "Raiders" executive producer George Lucas and director Stephen Spielberg - who between them have created "Jaws," "Star Wars," "Close Encounters of the Third Kind" and "The Empire Strikes Back," four of the top-10 grossing films in history - are seen in footage shot on various locations

in England and Africa as they were filming their epic cliffhangers.

"Great Movie Stunts: Raiders of the Lost Ark" focuses on three of the principal stunts in the film: the death-defying truck chase, the hairbreadth escape from the colossal speeding boulder, and Indiana Jones' dexterous wielding of the bullwhip to extract himself from one desperate situation after another.

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