

**304 Farmington Farmington Hills**

**CITY OF FARMINGTON**  
Owner transferred Ready to move or rent. New kitchen including stove & refrigerator. New furnace, wiring, carpeting. Call for details. Immediate closing and garage. \$19,900

**FARMINGTON HILLS**  
Brick ranch with 3 bedrooms, country kitchen, 90 sq. ft. car garage, walking to shopping. \$24,900

**Real Estate NETWORK**  
Omar Sanderson, Inc.  
474-3000

**COUNTRY RIDGE**  
Between 100th and 110th Sts., OFF 13 Mile Rd.

In the woods in a new country! To see this site on the 1981 Builders Golden Shovel Award winner for Best design on overall floor plan. Home has 2 story all glass garage room with balcony off master suite. Will be ready to move into in 30 days. Priced at \$129,900. Ask about our Special Financing. Call can be seen daily 11 AM or after. Information call 474-3000

**IMAGE PLUS**

LAND CONTRACT V/F:  
2 bedroom, paved driveway, newly styled kitchen, new gas furnace, located in W. Farmington. 3 bedrooms, 2 1/2 baths, \$129,900. \$130,000 down 1200 sq. ft. including 1 1/2 acre zoning. Moving quickly.

**NEW WORLD SUMMIT**  
427-3200

**LOW CONTRACT TERMS**  
A custom built raised Ranch built into a hill. 4 1/2, 2200 sq. ft. home with a large bedroom, 2 1/2 baths, 2 fireplaces, a fantastic kitchen with appliances, a heated central, family room that's simply outstanding. Family room that's simply outstanding. Large 2 car side entrance garage. Large tree lot. \$129,900

**HARRY'S WOLFE**  
COMPANY  
421-5660

**RANCH**  
Executive home, 2400 sq. ft., 3 bedrooms, 2 1/2 baths, 2 car garage. Large family room, cathedral ceiling, fireplace. Finished basement, wet bar, drop down, appliances. Large landscaped yard. Farmington Hills. \$249,000. Call 474-3000

**Century 21 HOME CENTER**  
476-7000

**LAND CONTRACT**  
2 bedrooms each with large living room and dining area. 2 car garage. Immediate occupancy. \$129,900

**Century 21 TODAY**  
478-1040

**AETNA REALTY**

**WEST BLOOMFIELD**  
PRESTIGIOUS W. BLOOMFIELD LAKE ESTATES, Open Sun. 1-4, N. of Walnut Lake, W. of Farmington. Gracious colonial reflects quality throughout. Approximately 3,500 sq. ft. Marble entry, hardwood flooring, custom kitchen, 2 fireplaces and so much more to enjoy, 4 bedrooms, 2 1/2 baths, family room and library. Zoned heating, central air, and sprinklers. Lake privileges. Assumption for land contract terms. \$192,600. 626-4800

**BEVERLY HILLS**  
WHY WAIT? HERE'S THE HOME FOR YOU in prestigious Beverly Hills. 3 good-size bedrooms, 2 full baths, burglar alarm system, circular drive. Modern ranch only \$69,900. 559-8333

**SOUTHFIELD**  
OPEN SUN. 1-4, 23827 Clarkson, N. of 10 Mile, E. of Berg Rd. Gorgeous colonial, over 3,000 sq. ft., 4 bedrooms, 2 1/2 baths, first floor utility room, library, family room with massive fireplace, wet bar and built-in with island work center. Attached garage. Professionally landscaped. \$94,500. 559-8333

**OPEN SAT. 1-4, 28455 Sutherland, N. of 11 Mile, W. of Greenfield.** Outstanding maintenance on this House Beautiful, inside and out. 3 bedrooms, built-ins, large lovely kitchen. Beautiful landscaping, garage. Creative financing and assumable mortgage. \$49,900. 559-8333

**REDUCED TO \$69,900. "STEEL"** custom built 3 bedroom, 2 bath ranch. Spacious, well-maintained. Custom draperies, extra large kitchen with built-ins, breakfast room. Gorgeous paneling in family room, central air, convenient location. 559-8333

**JUST REDUCED TO \$75,900.** Excellent assumption or land contract. Best of 2 worlds - Birmingham schools and Southfield services for this delightful all brick ranch. 3 bedrooms, 2 baths, family room, recreation room, central air, new carpeting. Home warranty. 559-8333

**12 MILE-LAHSER AREA** - Country living in builder's own custom built home on 1/2 acre. All amenities in this magnificent 4 bedroom colonial completely re-decorated. First floor laundry, walk-in cedar closet on second floor, 2 full and 2 half baths. Circular drive, sprinkling system, extra insulation and much more. Land contract or blend mortgage available. Come See. \$135,000. 559-8333

**FARMINGTON HILLS**  
ARE THESE LOW INTEREST LAND CONTRACT HOMES WITHIN YOUR BUDGET?

**"4 BEDROOM"** Colonial with large kitchen and super closets, recreation room, attached 2 car garage above ground pool. Quick occupancy and priced to sell, \$61,000. 544-1700

**"OCCUPANCY FOR SCHOOL"** - prestigious winged colonial, large foyer, library, 2 1/2 baths, formal dining room, family room with fireplace and built-ins. First floor laundry, central air, 2 car attached garage. Recreation room. \$109,500. 544-1700

**DRAKE-13 MILE** - Practically new colonial backs up to Commons area and pond. Decorated with wallpaper and tilework. Ready to occupy in time for school. \$119,500. 544-1700

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**304 Farmington Farmington Hills**

**"FARMINGTON HILLS"**  
Beautiful 4 bedroom, 2 1/2 bath home with many amenities. Hard to come by in family room. Located in a great neighborhood. Call for details. \$174,900. Call 474-3000

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**SPACIOUS 4 bedrooms Colonial with library and dramatic interior (over 2,200 sq. ft.).** Top with crown molding, marble, top in family room. Located in a great neighborhood. Call for details. \$174,900. Call 474-3000

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**OPEN SAT. 1-4PM**  
**FARMINGTON HILLS**  
Spectacular ... best describes this entire property! The setting is superb, especially the fabulous circular brick patio overlooking the Commons Park ... the appointments are all top-notch in this 4 bedroom pillared Colonial ... for it is complete with Contemporary style family room, central air, finished basement, 1st floor laundry, also library, and so much more. Plan to spend an hour touring, this exceptional Realty. Good terms at \$149,500... 34134 Gloucester Circle - N. of 13 Mile, off Farmington Rd.

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**WEST BLOOMFIELD**  
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Just N. of Maple Road

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**SOUTHFIELD-LATHRUP**  
1591 Woodward Ave.  
Just South of Long Lake Rd.

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**BIRMINGHAM-BLOOMFIELD**  
31 S. Main  
Downtown-CityCenter

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**LAKES AREA**  
7338 Cooley Lake Rd.  
Union Lake

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**Wabeek Condo Bloomfield Hills For Sale By Owner**

Beautiful, exquisitely decorated, custom 4 bedroom, 3 1/2 bath condo in Wabeek Pines, two stories plus completely finished walkout lower level with 12 foot wet bar, features marble foyer, mirrored walls, formal dining room, library, 2 decks and patio, lovely tree view all rooms, meadow off bay windows, private front courtyard.

**851-1083 \$298,000**

**THE HOME TEAM**

**WEST BLOOMFIELD OFFICE**  
7285 Orchard Lake Road

**ROCHESTER OFFICE**  
1205 W. University Drive

**Weir, Manuel, Snyder & Ranke**

**DURBIN**  
THE DURBIN COMPANY-REALTORS

**LAKE FRONT LIVING**  
Picture perfect lot with view of Bay Point Country Club. Features 3 bedrooms, 1 1/2 baths, porch, deck & lake living. Terms available. \$145,000 DWE 851-1300

**WEST BLOOMFIELD CONDO**  
Sharp, clean, contemporary two bedroom condo with two full baths. Super location in West Bloomfield. Excellent assumption possibilities. \$85,900 LFHA 851-6000

**QUALITY BUILT ROCHESTER COLONIAL**  
Features include 4 bedrooms, 2 1/2 baths, custom decorating with wallpaper, family room with California 40 wood panel stone fireplace and wet bar adjoining brick walkout covered patio. \$118,900 DRE 851-8144

**HIGH ASSUMABLE MORTGAGE**  
Beautiful large colonial 2 full and 2 half baths, 1st floor laundry, fieldstone fireplace, family room, library, sprinkler system, newly decorated, central air, huge cemented dog run \$127,500 SSH 559-8181

**CONDO LIVING AT ITS BEST!!!**  
Spacious well maintained condo in Rochester. 3 bedrooms, 2 1/2 baths, attached garage. This is a prime riverfront unit! Excellent terms. \$90,300 SBHT 647-5500

**10-10 YEAR LAND CONTRACT POSSIBLE**  
From lovely woods to lot custom crown molding this four bedroom colonial is elegant. New carpets, fire alarm, sprinkling system, and much more. Special financing available. \$142,900 OFHA 851-6000

**A PERFECT CONDOMINIUM**  
LAND CONTRACT POSSIBLE. Attractive 2nd floor ranch with beautiful view. Move-in condition for this two bedroom, two bath W. Bloomfield condo with neutral decor. \$97,500 LWA 851-1300

**ROCHESTER SECLUSION**  
Spanish quid custom built on 3.9 acres minutes from Rochester. Five bedrooms, central, family room, 4 baths, finished recreation room, upper and lower garages. Good terms and drastically reduced to \$215,000 RRO 651-8144

**LOVELY BRICK RANCH**  
Simple assumption possible. Newly decorated 3 bedroom, island kitchen, den, 2 baths, screened in wood deck. Immediate possession. \$65,000 MBHU 647-5500

**HIGH ASSUMABLE MORTGAGE**  
Possible in PEBBLE CREEK at 10 1/2%. Private court setting for lovely end unit "L" model. Finished lower level, 3 1/2 baths, library plus recreation room and fourth bedroom. Will lease \$1100/mo. \$185,000 PWE 851-1300

**VILLAGE OF FRANKLIN**  
A truly delightful home with a first floor master suite and four additional bedrooms. \$220,000 FFHA 851-6000

**LUCKY LUCKY YOU**  
If you can own this four bedroom colonial in Beacon Square. Large rooms, great yard and MANY MANY EXTRAS! Immediate occupancy, land contract possible. \$112,500 DSE 559-8181

**CLASSIC CAPE COD**  
Authentic Cape Cod on nearly an acre of beautiful grounds. Four bedrooms, hardwood floors and central air. Walk to Beechwood Recreation Center. \$89,500 NDHI 647-5500

**VACANT WOODED ROCHESTER SITE**  
Country setting in prestigious Christian Hills