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We reserve the right to classify, revise or reject any want ad. Want ads may be placed until 4 p.m. Tuesday for the Thursday edition and 4 p.m. Friday for the Monday edition. No cancellations accepted after noon Tuesday for Thursday editions or noon Friday for Monday editions. No cancellations before first insertion. No cancellations on Double Action Ads. The Observer & Eccentric Newspapers will not issue credit for errors in ads after the first incorrect insertion. Report any errors immediately. Phone Room hours are 8:30 a.m. to 5:30 p.m. Monday through Friday.

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302 Birmingham Bloomfield

BIRMINGHAM BY OWNER — Price reduced to $1,000. Ranch 3 bedrooms plus den. 2 baths. Finished basement with wet bar & office. Some solar. Assumable mortgage. $43,500. 647-0318.

BY OWNER — Exclusive 3 bedroom brick, gas forced air, dishwasher, central air, fireplace, 2½ baths, 2½ car garage. Many extras. $62,900. Open Sunday 1 PM. 6 PM. 646-1278.

ENGLISH TUDOR — 4 bedroom, 3 full baths, and 2 half baths. Large family room, fireplace, wet bar, large kitchen, dining room, living room. Three car garage. Many extras. $83,900. 647-5667.

BIRMINGHAM — 3 bedroom brick ranch, large kitchen with breakfast area, family room, dining, all 1 level. 1½ baths, full basement, 2½ car garage. Walk to schools, shop. $70,900. Call owner 644-3008. Days 549-8030. Eves. 642-1513.

BIRMINGHAM — by owner, central, 3 bedroom, 2 bath, fireplace, gas heat, air conditioned, large forced garage. $79,750. 646-9252.

ATTRACTIVE
Pillared Colonial
Bloomfield Village
$119,500

3 bedrooms, 2½ baths, family room, den. Beautiful elevation, 1st floor carpeting and draperies, all in excellent condition. 3 fireplaces, circular driveway. Lot 180 x 338. A home's very large. Lower level. Reasonably priced at $119,500. For appointment phone 362-7010.

BRICK RANCH — 3 bedroom, 2 large bedrooms, 1½ baths, 2 car attached garage, family room, fireplace, wet bar, 1 bedroom with full bath, paneled recreation room, fenced yard, well landscaped. $63,900.

BIRMINGHAM BY owner, 4 bedroom Colonial, 2½ baths, 1st floor family room, fireplace, formal dining, kitchen appliances, large dining, full basement, 2½ car garage. $61,500. 642-8260.

BY OWNER — Charming, gracious ranch. 3 bedrooms, 2 baths, family room, fireplace, 2½ baths, central air conditioned, 2½ car garage, 1st floor laundry, family room, fireplace, 1½ baths, fireplace, dining, 2½ baths, breakfast area, 2 bedrooms, 1 bath, large 1½ car garage. Basement. Many extras. $67,500. 646-3257.

FOR RENT OR SALE BY OWNER — Lakefront Brighton home, 4 bedrooms, 2 baths, 2½ car attached garage, 1½ acres, 1½ miles from Brighton. Shopping, walk to Brighton High School. $48,900. 646-9671.

BY OWNER

3 bedrooms, 1½ baths, Colonial, in Southfield with Birmingham Schools. Family room, fireplace, 2½ car garage, many more extras. OCCUPANCY AT CLOSING. Call for details.

$51,000
855-2237 642-8258

302 Birmingham Bloomfield

NEW GEORGIAN Colonial 4 bedrooms, 2½ baths, brick, 2½ car garage, circle drive to elegant, pillared entrance. $87,500. 626-2590. 338-0066.

WING LAKE PRIVILEGES — 3 bedrooms, 2½ baths, 1 fireplace. Large screened porch. 1½ acres. Bloomfield Hills Schools. Owner. $129,900. 851-6889.

BIRMINGHAM AREA
$38,990
WILLIAMSBURG ROW
by Pulte Homes

2 story colonial homes (1,250 sq. ft. plus basement), charming kitchen, family room with fireplace, 2½ baths, 2 bedrooms, master bedroom suite, and sitting room, 1st floor laundry, 2½ car garage. Walk to schools, shopping, and recreation. Call Sales Manager 851-5700 or 334-3400.

Pulte Homes

Thompson-Brown

KENDALLWOOD SUB DIVISION, brick and ledge rock, maintenance free, 3 bedroom ranch on partial wooded ½ acre lot with many extras, rock gardens and flagstone terrace, panelled recreation room with artificial electric fireplace and dry bar, screened covered and carpeted rear porch, move-in condition. Immediate occupancy. $56,900. Call 476-8700.

Thompson-Brown

304 Farmington West Bloomfield

PRIVACY & TREES SURROUND this neat 3 bedroom brick ranch in Rimed. Carpeting, fireplaced family room, dining room, finished recreation room with wet bar, ingrained pool and many extras you'll enjoy. Condition is excellent and priced to an excellent assumption. Convenient to shopping and schools. Call and see it for yourself, you'll be glad you did. Call 476-8700.

Thompson-Brown

WEST BLOOMFIELD
LAKES AREA

Impeccable 4 bedroom two story in beautiful setting. 28 x 18 fireplaced family room, screened in porch, finished recreation room, huge country kitchen with built-ins, all this in beautiful neighborhood and West Bloomfield schools. Only 2 years old. Transferred owners motivated, sure to your good fortune. $64,900. Call 362-6227.

UNION LAKE PRIV

Charming and very traditional is this one story home nestled on a wooded 75 x 200 lot abounded with plantings. 3 large bedrooms, natural fireplace, screened porch, garage, excellent neighborhood with Lesure Lake Beach, fishing and boating privileges. Only $53,900. Call 362-6227.

WEST BLOOMFIELD
OAKS LAKE PRIV

Adorable 3 bedroom ranch with fireplace and open cathedral ceilings, situated on large treed site in excellent neighborhood where you can walk to the beach or your boat will pass. $28,900. 362-6227.

OLD ORCHARD
Inc. Realtors

BY OWNER

Fine Lake Boat & Lake Privileges go with this beautifully landscaped 3 bedroom Colonial. Bloomfield Hills Schools. Sunken living room & family room, formal dining room, first floor laundry, master bedroom has dressing room with vanity, 3½ tiled baths, panelled basement with wet bar. $81,500. 626-6348.

W. BLOOMFIELD S. Schools. 3 bed room brick, quad level, maintenance free, 25 x 13 ft. family room with fireplace. 2 full baths. Glass lake rights out the front door. Many many extras. $59,900. Broker Owner. 682-1222.

304 Farmington West Bloomfield

CONTEMPORARY

Brick ranch on over an acre family room, 1½ baths, oversized rooms. 3 car garage. Close to Lake and recreation area. Needs some cosmetic repairs. $49,900.

Great American
681-8040

304 Farmington West Bloomfield

FARMINGTON HILLS

Want a house that needs some paint on inside and your repairs? Then this is for you. 3 bedroom, fenced in backyard, all facilities including paved streets. For only $29,900. New mortgage only. Call Gary Tousley.

GARY L. TOUSLEY REAL ESTATE
476-2905

304 Farmington West Bloomfield

ACCUSTOMED

TO LUXURIOUS COUNTRY LIVING, see this spacious 3 bedroom brick ranch with family room, fireplace, 2 car garage. SPRING BROOK SUB. and 1,293,861 beautiful treed lot.

ELLIS 476-1700

304 Farmington West Bloomfield

WILL BUILD TO SUIT

Various models scattered here with Walnut Lake privileges. $33,900 thru $48,900. See model and place.

LAVERNE EADY
& ASSOCIATES
626-4711 275-4422

Farmington Hills Ranch. Take advantage of this serious seller. Brick 3 bedroom with 2 full baths, central air conditioning and attached 2 car garage. One owner maintained estate sale lot. Special at $47,900.

681-6600
Cranbrook
Assoc. Inc. Realtors

FARMINGTON 23063. Warner. 3 bedroom brick, gas heat, new roof, 1½ car garage, tiled & paneled basement with bar, neat, brick. Walking distance to shopping centers etc. Ideal home for handy man. Priced to sell. $37,500. Firm. Buyers only. 476-3278.

WHAT A BUY

FARMINGTON HILLS. All brick 3 bedroom ranch with formal dining room, family room, 2 full baths, 2 car attached garage. Large lot and more. Just $38,900.

Century 21
HARTFORD N. 261-2000

FARMINGTON HILLS. Here is that executive home. High ish & full with over 1 acre of land. $69,500.

FARMINGTON HILLS. Want to feel good while living in this super sharp 3 bedroom ranch with full basement. 2 car attached garage, with automatic door opener. Extra nice bathroom fixtures, all facilities. Lot 78 x 125. Immediate occupancy. $38,900.

HERE is that 3 bedroom brick ranch with a full basement you have been looking for. For only $29,900.

THREE Bedroom aluminum sided ranch with full basement. House has over 1,000 sq. ft. big kitchen. Sharp. Home. Asking. $29,900.

GARY L. TOUSLEY
REAL ESTATE
474-2915

West Bloomfield

Four bedrooms, two and one half baths. Huge kitchen formal dining room, 23 ft. family room with quality brick fireplace. All this plus Central Air. Underground Sprinkler. Great assumption and immediate occupancy. $64,900.

Century 21
ROBEC PROPERTIES
851-7711

304 Farmington West Bloomfield

WOODCREEK HILLS

(North Farmington Hills most prestigious development. Regional director just transferred. Immediate occupancy possible. Quality built and maintained. 4 room 3 bedroom, 2½ bath Colonial. Home literally wooded setting, overview premium lot. Walkout lower level services a gorgeous inground swimming pool. Executive's elegant and proper decor. Area of property equivalation. Neighborhood of $100,000 to $200,000 homes. Subject property priced for fast sale. Call 553-9?0.

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
478-5904

PICTURE PERFECT

Finished 4 bedroom brick colonial on large treed lot. The original owners have kept it perfect. Lots of thoughtful improvements. Large family room with fireplace. Lots of storage. Home is ready for your family. Hurry for this. Large in-ground swimming pool. Lots of extras. Priced to sell. $69,900.

WOLFE
COMPANY
33233 Seven Mile 420-0133

REDUCED by Community Farmington Hills. Big, sunny 3 bedroom, 1½ bath, family room, fireplace, fully carpeted. Big 2½ car garage. $58,900. 553-0282.

West Bloomfield

Build a home on 1 acre lot in your best neighborhood. Excellent Schools. Middle Schools close. Try Fishing in nearby lakes. Convenient to shopping, churches, & schools. Asking only $51,900. Call owner for private showing.

Century 21
ROBEC PROPERTIES
851-7711

RAISED RANCH

(North Farmington) Custom built, assumable mortgage, quick occupancy, convenient location, 3 bedrooms, 2 full baths, spacious kitchen, family room with fireplace and dry-wall, 2 car patio, dining area, carpeted and $7,000 garage. All this and more for only $53,500.

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
478-5904

304 Farmington West Bloomfield

FARMINGTON HILLS. Wildwood Trail. 3 bedroom ranch. 1½ baths, panelling, 2 fireplaces, gravel on 2 acres. $60,[illegible]. By appointment. 478-3734.

WEST BLOOMFIELD RANCH. Nice, clean, move-in condition. Spacious living room. 2 full baths, sharp 2½ car family room with built ins. Lot 100 x 200. Assume mortgage and large treed lot. Exclusively. 538-9[illegible].

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
478-5904

FARMINGTON HILLS. 23301 Tuelane. 3 Bdrm. Ranch. N. of 14 Mile, E. of Middlebelt. Fireplaced. $18,900. $3,900 down, assume or mortgage at 8½% or [illegible]. 553-8262.

W. BLOOMFIELD
$53,990

[illegible]

PULTE

SHARP! Real with quick [illegible] 3 bedrooms, 2½ baths, family room, fireplace, patio and 2½ car garage. $63,900. Call details.

chamberlain
626-9100

306 Southfield Lathrup

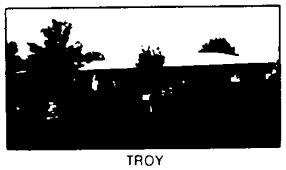
SOUTHFIELD. Make offer on this lovely 2 bedroom brick ranch. 1½ baths, basement, garage, [illegible] Call [illegible]

CANTERBURY GARDENS. By owner. Lovely 3 bedroom brick ranch, carpeting throughout, full basement, gas & refrigerated air, shaded large treed in yard. Lath. [illegible] $34,500. Assume $22,500.

LATHRUP VILLAGE. LUXURY REDUCED to $48,900

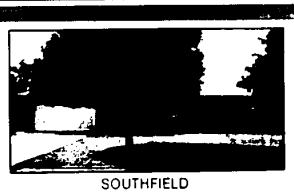
Immediate occupancy on this elegant custom 3 bedroom brick ranch. Formal dining room, family room, 1½ baths, 2 car attached garage, lovely kitchen with dining area. Large fenced lot on a great tree lined street in Lathrup. Call 352-3400.

BEDCARPET REALTY



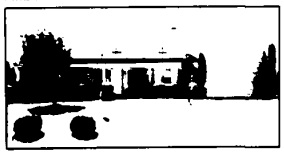
TROY

Birmingham Schools. Tastefully decorated 3 bedroom brick ranch on beautiful, large lot in prime area. Homey country kitchen, fireplace, 1½ bathes, basement, attached 2½ car garage. Only a sampling of the features you will appreciate! $53,500. Call 646-1600 (41937).



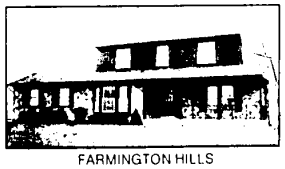
SOUTHFIELD

Looking for a quality 3 bedroom ranch?? This is it! 2 full baths, huge living area with natural fireplace, central air with air purifier, built ins in modern kitchen, family room, full lot, basement, 2 car attached garage. $62,900. Call 559-2300 (41590).



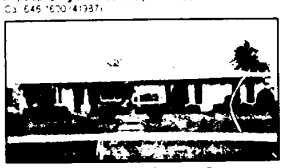
FARMINGTON HILLS

Come live in a happy neighborhood. Immaculate brick Colonial with 4 twin size bedrooms, 2½ baths, 1st floor laundry for Mom and a full basement for Dad. Gas heat, city water, public sewers for everyone's convenience. Plus an area that kids feel that it's great to be alive! $74,500. Call 851-1900 (41393).



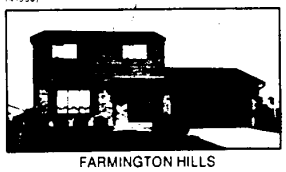
FARMINGTON HILLS

Large Colonial with 4 bedrooms plus main floor den. All the space and features in an executive home! Neutral colors to fit your choice of additional decor to make it truly your home! Excellent location, condition and attractive mortgage assumption. $93,900. Call 477-1111 (41581).



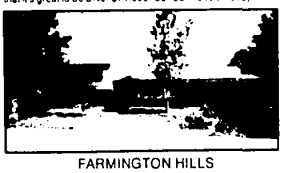
FARMINGTON HILLS

Attractively styled ranch with extensive use of stone in nice country setting. Private entrance to in-law suite. Fine custom features throughout. 4 bedrooms. $82,900. Call 851-1900 (41057).



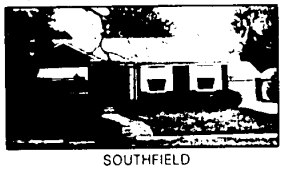
FARMINGTON HILLS

Colonial with central air conditioning, large patio, 20x13 family room with fireplace. Beautiful decor and tasteful landscaping. All in mint condition. $59,500. Call 851-1900 (42009).



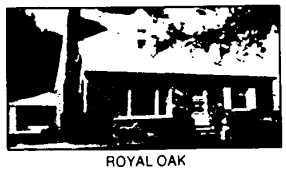
FARMINGTON HILLS

Delightful brick tri-level in Kendallwood. 4 bedrooms, den, family room, large raised dining room, 2½ baths, oversized 2½ car attached garage. Owner transferred. Terrific assumption. $65,900. Call 851-1900 (41354).



SOUTHFIELD

ATTENTION. Quality seekers you've found that quality home at a price you can afford! This 3 bedroom brick ranch is quality built throughout and has underground sprinklers, attached garage, and more! $45,000. Call 559-2300 (41523).



ROYAL OAK

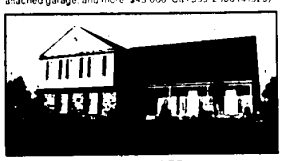
Two full baths in this solid 3 bedroom brick home with full basement and a 2½ car garage. Raised patio off dining room overlooks a fenced yard. Close to schools and transportation. $43,900. Call 646-1600 (41810).

Real Estate One.

EQUAL HOUSING OPPORTUNITY

BIRMINGHAM

Be a Bingham Farms Gentleman in a beautiful country setting! Five acres with room for horses and tennis courts. An intriguing, spacious 4 bedroom home with sky light, artists' studio, paneled family room, screened and glassed sun porch. Heated 20x50 pool, cabana with bath room facilities and dressing rooms, gas barbecue enhance family life and entertaining! A 2.30 acres buildable lot is part of the package. $145,000. Call 644-4700 (39233).



ROCHESTER

Great Oaks Golf Course at the front door. Country setting for lovely family home. 4 bedrooms, 2½ baths, family room with wet bar, fireplace, huge deck for entertaining. Master bedroom suite with study, dressing room. Roman sunken tub. Just 1½ years old. Owner transferred. 3200 ft. of gracious living! $104,000. Call 644-4700.

SOUTHFIELD

Brick 3 bedroom ranch. Full basement, 1½ baths. Well maintained home. Convenient area close to schools, churches, shopping. Great for all ages! $33,500. Call 644-4700 (40106).

FARMINGTON HILLS

Charming and functional 3 bedroom ranch planned for family living in good area. 2 way fireplace separates living room and full dining room. Large kitchen with exceptional table space. Finished recreation room, central air. $54,900. Call 644-4700.

Immediate Occupancy on this transferred owner's 4 bedroom ranch. Oversized side entrance 2 car garage, natural fireplace, two plaster construction, slate entry foyer plus 125x135 lot. $44,900. Call 477-1111 (41874).

WATERFORD

This 3 bedroom home with family room and fireplace is on the canal leading to Cass Lake. The best buy in town! $33,900. Call 851-1900 (42165).

SOUTHFIELD

21176 MIDWAY, OPEN SUNDAY 2-5. Best buy in town, 3 bedroom ranch with big kitchen and spacious panelled family room with beamed ceilings. Huge treated tree shaded lot on a quiet protected street. Gas heat, carpeting, draperies. Off Lahser Rd., S. of 9 Mile Rd. Call 559-2300 (42082).

ORION

72 Lake Orion frontage with 2 homes. Excellent for young family. 2nd home for rental income. Great fishing, swimming, boating. 30 miles from Detroit. $44,900. Call 646-1600 (41879).

SALES

LAST WEEK (September 24-30)	119
LAST MONTH	650
YEAR TO DATE	4257

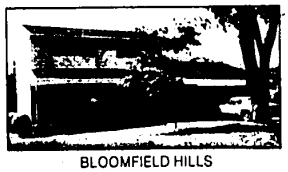
CAN WE SELL YOURS NEXT?

WEST BLOOMFIELD

Choice type 3 bedroom Colonial on end de sac of never houses. Completely finished, walk out basement with 12 ft. bar, den on 1st floor, outdoor living room. Bloomfield Hills Schools. Overlooks Wabeek. $75,700. Call 644-4700.

REDFORD

Dell House! Exquisite ranch complete in all respects. Central air, finished recreation room, 1½ car garage, carpeted. Fresh throughout. Absolutely unbelievable. $35,900. Call 455-7000 (41717).



BLOOMFIELD HILLS

Sharp 3 bedroom Colonial under a huge cottonwood poplar tree. Bloomfield Hills Schools. Move-in condition. Raised terrace with gas barbecue. $52,900. Call 644-4700 (41654).