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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. Wayne County 522-0800. Oakland County 644-1070. Customer Services 261-8600.

302 Birmingham Bloomfield

BEVERLY HILLS
OPEN SAT & SUN 2-5 PM
Cheerful 3 bedroom Ranch features living room, dining L, 2 fireplaces, chinese galore. Lake new carpeting, drapes. Basement, fenced yard, garage. Walk to bus. EASY TO BUY. 4229 Buckingham.
BIRBY CO 645-1744
Evenings 646-2431

BLOOMFIELD TWP. New Colonial under construction in Vernor Estates. Three large bedrooms, plus sitting room, one half acre lot. Bring delivery. $125,900. Colquitt Realtors. 646-1650

"Feel the Natural" ambiance of this Bloomfield Hills tri-level with three bedrooms and 3½ baths on nearly 2 acres in Rudgate with apple trees and many others surrounding this quality custom built home including such features as complete fire and burglar alarm system, brick foyer, beamed studio ceiling in the gathering room, attached greenhouse with separate heat, indoor grill and more. $147,500

EARL KEIM
Realty North, Inc
642-3500 681-3700

BLOOMFIELD VILLAGE. 2 new Colonials to be built this Spring. See plans and lot locations. Colquitt Realtors. 646-1650

BIRMINGHAM New Tri Level, approximately 1600 sq.ft. to be built on 100 x 133 lot. $52,500. Colquitt Realtors. 646-1650

OPEN SUN 1-5, by owner, well built custom ranch with West Lake privileges. 3 bedrooms, huge 1 library or 4th bedroom, 2½ baths, 2 way fireplace serving family and living room, central air, on park like 1½ acre plot. Bloomfield Schools. 6242 Dakota Circle. East off Franklin. North of Maple. 594-5000 Call 626-6918

302 Birmingham Bloomfield

OPEN SAT & SUN 2-5
4812 FAIRWAY
(S of LonePine. W of Middlebelt)
NEW GAMBREL COLONIAL. 4 bedrooms highlighted by quality detailing, accentuated by unique open floor plan, includes 1st floor library, impressive marble foyer, master bath with sunken tub, walk-out basement with optional SAUNA. Central air, more extraordinary features! $142,900.
HAIL & HUNTER, INC
644-3500 626-5900

BIRMINGHAM 3 bedroom brick Ranch, Adams - Maple area, living room dining el. kitchen with built-ins and eating area, 2 baths, full basement, 2½ car garage, move in condition. $44,500
Days 549-0830 Eves. 642-3513

BEVERLY HILLS By Owner. 4 bedroom brick ranch, 3 baths, 20x40 pool, attached 2 car garage. Over 1 acre, 2 fireplaces, beautifully landscaped. $65,500. 671-Mortgage. Days 935-3232 After 5P.M. 647-4232

302 Birmingham Bloomfield

Spanish Lovers Attention

Your own private European Manor overlooking a ravine with winding river. This Manor has solid old world charm with fireplaces, thick cut stone walls outside, a slate roof, and wet plaster walls inside. But it has been updated including new furnace with central air conditioning & modern kitchen.

Possibly the most spectacular Spanish-English decor you've seen. Warm yourself and friends by the FOUR HANDCRAFTED FIREPLACES (including the 15x25 master bedroom!). Enter the Banquet hall downstairs. Relax by the warm fireplace in the library as you enjoy your favorite book.

The heavily treed lot includes almost 1½ acres but is cushioned by nearly 10 acres of pure nature. Four floors including 4 or 5 bedrooms, 2½ bathrooms, all in TOP condition. All this and Birmingham School District too.

30720 LAHSER ROAD
BIRMINGHAM
(Just S. of 13 Mile Rd.)
OPEN SATURDAY
February 5, 10 to 5 p.m.
Weir, Manuel, Snyder & Ronke
644-6300

302 Birmingham Bloomfield

OPEN SUN. 2-5
1035 Rock Spring, Bloomfield Hills
Drop by to inspect this exceptionally lovely home in Hickory Heights, offering 4 bedrooms, 2½ baths and many desirable features for a realistic price. W. off Adams, S. of Long Lake.

LAVERNE EADY & ASSOCIATES
626-4711 275-4422

BEVERLY HILLS BY OWNER. Maclaskentere free 1½ story, 3 bedrooms, 1½ baths, fireplace, dining room, finished rec room, garage. Fully carpeted. Convenient to shopping, transportation, Birmingham Schools, or Queen of Martyrs. Asking $47,500. Open Sunday, 2-5PM. 642-5326

BLOOMFIELD HILLS SCHOOLS. Custom 3 bedroom ranch, family room, 2 baths, attached garage, convenient location. $46,500, make offer. 344-6447

BLOOMFLD HILLS
Four bedroom colonial offers family comfort plus outstanding ease. Large sunny room, 2 full - 2 half baths, library, central air, large deck with canopy. Recreation room and custom extras. Contemporary flavor. $131,900.
CRANBROOK
Assoc. Inc. Realtors
Birmingham

CUSTOM built Cape Cod, near Quarton school. Must sell. 4 bedrooms, library, central air, 2½ car garage. $73,500. 645-1768

Rent with Option
2 bedroom ranch in Birmingham, dining room and basement. Great for starting out. Rent $235 a month. Price $22,900.
O'RILLEY REALTY
644-8844

BIRMINGHAM-ADAMS School area 3 bedroom brick colonial with family room, breezeway, attached garage, new roof. Aluminum siding, central air, updated kitchen, quality construction throughout. Excellent condition. $69,500. 646-6572

BLOOMFIELD SQUARE- Immediate occupancy. $74,750 luxury townhouse condominium. Beautifully located on Long Lake Rd., quarter mile E. of Woodward. 2½ baths, 2 or 3 bedrooms, den, private walled courtyard, full basement, attached 2 car garage, 2nd floor private sun deck off master bedroom suite. Approximately 2100 sq. ft. living area. Call 855-1616 for appointment. Open Sun. afternoons. Robert S. Binder Building Co.

302 Birmingham Bloomfield

LOVELY BRICK RANCH for the smaller family or retired couple in desirable Beverly Hills. Has circular drive, professionally landscaped, 3 large bedrooms, heated Florida room, plus cozy family room. Large kitchen with all built-ins. Convenient 17x11 first floor laundry. Central air, full basement.

LOVELY BRICK COLONIAL overlooking Walnut Lake. Immediate possession. Still in time for ice boating, fishing, snowmobiling and year-around recreation. Has 4 bedrooms, 2½ baths, library, family room, plus music room. Central air, intercom throughout, much more.

Call today for private showing.

CORA SUSIN
REAL ESTATE
-Personalized-
Real Estate Service
Birmingham - Bloomfield
642-1757 644-2635

QUICK POSSESSION. 4 bedrooms, 2½ bath Colonial, fireplaced family room. Country kitchen, gunite pool on acre lot. Bloomfield Hills schools $73,900. 625-8184

BIRMINGHAM SCHOOLS 3 bedroom brick ranch, fireplace, basement, attached 2 car garage. Occupancy June 15. $43,900.
DOROTHY
LINDEMAN
Real Estate
644-0330

ADAMS & 15 MILE, 3 bedroom ranch, 2 baths, full basement, large fenced yard. $42,500. 642-5328

BLOOMFIELD ON THE LAKE. Luxurious living in Pompeian. 4 bedroom ranch with HEATED POOL and cabana. Cathedral ceiling, living and dining areas, outstanding family room, fabulous master suite and bath with sunken tub. Complete extras. $135,900.
ROBERT WOLF CO.
332-9555 res. 626-6353

Franklin Village
CHARMING 3 bedroom brick ranch on large treed lot with privacy. Heated breezeway, fieldstone fireplace. Ideal location, move-in condition. $52,900.

SHARP BRICK ranch, 3 large bedrooms, 1½ baths, knotty pine porch could be family room, full basement, mint condition. Large treed lot, one owner. $60,900

SNYDER KINNEY & BENNETT
FRANKLIN VILLAGE 626-9600

LEAVING TOWN?
Don't Want To Sell!
Consult us about our rental and/or property management service. Over 8 years experience in management field. Competitive rates.
GOODE REAL ESTATE
1411 N. Woodward MI 7-1855

BIRMINGHAM SCHOOLS, 13-Greenfield, 2 (possible 3) bedroom ranch. Circle drive, large living room with bay window, family kitchen, patio. $35,500. Fowler Real Estate. 399-6733

302 Birmingham Bloomfield

In-town Bungalow
Located in the Holy Name section of Birmingham. Big living room and large separate dining room. Second bedroom has bay and could be den. Eating space in kitchen and self-cleaning oven. Good closets. Attic storage. Central air. Privacy fenced patio yard. $41,900.

Assumable Mortgage
Spacious ranch for the smaller family in a private setting. Living room has fireplace. Huge breakfast area with fireplace and BBQ. 2 bedrooms. 2½ baths. Garage with openers. Refrigerator, freezer, washer, dryer, drapes, attic fan, fire alarm. Immediate possession. Birmingham Schools. $59,000.

Valley Woods
Brick colonial near St. Regis. Dining room. Family room with fireplace & bookcases. Open kitchen with eating area is carpeted and has pantry. 4 bedrooms. 2½ baths. Tiled basement, first floor laundry. Walk-in closet. Garage door openers. Sprinkling system. Assumable mortgage. $54,500.

SNYDER KINNEY & BENNETT
BIRMINGHAM MI4-7000

FRANKLIN ESTATE with all the comforts - custom ranch with 3 bedrooms, 2½ baths, family room, large heated pool. 2 fireplaces in 25x18' family room & in large living room. Deluxe kitchen with barbecue, alarm systems - pool assumption. Just reduced to $112,500

chamberlain
626-9100

302 Birmingham Bloomfield

THREE BEDROOM, 1 bath, older colonial, near Barnum School. $30,900. Will consider land contract. Call after 6 P.M. 625-3459

Contemporary Life
The ultimate in modern living will be put into construction this month in the Village of Franklin. This most efficient energy home will give the new owner ultra features that could not be available anywhere else. For those who enjoy the good life.

VAN HORN
646-2400

BEVERLY HILLS, Metamora Green, colonial, 4 bedrooms, 2½ baths, separate dining room, fireplaces in family and living room, full tiled basement, glassed in porch, large patio, large professionally landscaped yard, close to Birmingham schools and St. Regis. Owner. Open Sat. & Sun 1-6. 647-2435

BENNINGTON GREEN
Immaculate Farm Colonial, 4 bedrooms, 2½ baths, family room with fireplace, central air, brick and aluminum, large lot overlooking Wabeek. Bloomfield Hills Schools. By Owner. $62,500. Assume 5¾% Mortgage. 851-9083

ADAMS WOODS. Green Glen model. Sharp with 3 bedrooms and studio. 2½ baths, beautiful family room - patio - court yard. Fully carpeted. Very assumable mortgage. Quick occupancy. $89,950. By owner. Days 302-1229. Evenings. 652-6913

TREED PRIVACY on ½ acre in Franklin. 3 bedroom ranch with remodeled family room, 3 fireplaces, lovely porch, kitchen has built-ins, outside floods. $64,500

chamberlain
626-9100

BRICK RANCH, treed acre on hill, lake privileges, walk Birmingham schools, 2-3 bedroom, new furnace, roof, and sinks. $53,900. 626-8987

302 Birmingham Bloomfield

BLOOMFIELD HILLS WOODLANDS ESTATES ON GILBERT LAKE
Lots available with lake privileges from $33,000. Enjoy water & summer fun. Sailing, tennis, cabanas, & swimming pool. Be secure with gatehouse, in this prime location. Enter on Timberlake Road, just east of Telegraph, south of Lone Pine. Your builder or ours. Call:
851-7441 or 642-1300
Also custom condos available for spring delivery. Ranch or townhouse models 2 & 3 bedrooms, separate dining room, library, studio living room with fireplace, 1st floor laundry, 2 car attached garage with door opener. Sales office open 1-6:30 Daily. From Noon on Sunday.

ATTRACTIVE California tri-level, 5 bedrooms, 3 full baths, large family room, dining, dinette, beautiful landscaped area, trees, only $79,500. 647-0630

BLOOMFIELD HILLS Luxury condominium, 3 bedroom Colonial, 2½ baths, basement, attached garage. $88,900. 651-0387

302 Birmingham Bloomfield

BUILDER'S OWN custom 1976 Tudor Colonial on beautifully treed near ½ acre in Bloomfield Hills. Concrete circle drive leads up to 3-story foyer with quarry tile floor. Arizona Limestone fireplace in 24x32' family room, private library, all new kitchen - laundry appliances. Master Bedroom with 3 walk-in closets. 27x12 kitchen. 2nd floor laundry. 4 wood decks. 3150 sq. ft. of finished living area. Must be seen. Just listed $159,000.
ASK FOR TOM TAUNT
chamberlain
647-5950

304 Farmington West Bloomfield

Farmington Hills
2,600 SQ. FT.
Elegant 4 bedroom colonial with circular stairs, 23 ft. living room, dining room; huge kitchen with builtins, paneled family room with fireplace, library, wood windows, custom home with many extras. $77,900.
Jerry F. Edwards & Assoc.
477-4700

West Bloomfield. Outstanding, sloping lot with pond and stream, cathedral ceilings, central air, large ledge rock fireplace. All this comes with a 2 bedroom, contemporary Ranch in a nice neighborhood.
CENTURY 21
Fair Towne Co.
851-0900

W. BLOOMFIELD by owner, immaculate condition, 4 bedroom, 2½ bath spacious bi-level on beautifully landscaped ravine lot with stream and trees. Central air, electronic air cleaner, patio off of walk-out 23 x 13 ft. family room. Deck off large kitchen. Custom features, many extras built-ins. Two car garage with automatic door. 651-0387

FRANKLIN VILLAGE
ACREAGE
LOW ASSUMPTION
(#6) Gently rolling, heavily wooded terrain cradles this charming 4 bedroom Cape Cod. Featuring a family room, formal dining room, 3½ baths, and more. This home offers an extraordinary opportunity for private, elegant living in an atmosphere akin to Old New England. Call for more details. $104,000. ML33820

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

COUNTRY CHARMER, quality built 3 bedroom home with 2½ baths, on over 2 acres, easy access to US 23. See through fireplace between dining room and living room, full walkout lower level, could be ideal place for family room with fireplace if finished. Carpeting and some additional extras work are needed to complete this fairly new home. Large 32x24 garage. Priced to sell at $39,700. Toll free 1-800 552-0313.

EXCELLENT STARTER or retirement home. Near 3 bedroom ranch, full basement, partially finished, attached garage, large lot, Bass Lake privileges. $34,900. 363-7117.

LARGE HOME built in 1969 with over 2600 sq. ft. of living area. Has 5 bedrooms, 2½ baths, family room with fireplace, gas heat, full basement, plus 30x30 barn with 6 stalls and loft. Water and electricity. Completely fenced for horses—all on 5 acres. $47,900. South Lyon Schools. Toll free 1-800 552-0313.

LOWER STRAITS LAKE Privileges, delightful 3 bedroom brick ranch with over 1300 sq. ft. of living area, baseboard hot water heat, 26x15 living room, 1½ baths, large fenced lot. A nice home for $40,900. 363-7117.

SHARP, "NEW" 3 bedroom home, family room with fireplace, 2½ car garage, large lot, Brighton Schools. $69,900. See this "BEAUTY" today! Toll free 1-800 552-0313.

"NEAT" 3 bedroom home with Cooley Lake privileges, 17x11 living room, large finished porch, partial basement, large lot, land contract terms $23,500. 363-7117.

ENGLAND
REAL ESTATE
1-363-7117 632-7427
3063 Union Lake Road 12316 Highland Road
Union Lake Hartland
REALTORS

OPEN SUNDAY, 36503 MALLORY DRIVE, Livonia, Beautiful wing Colonial, 4 bedrooms, 2½ baths, family room, formal dining room, carpeting, first floor laundry, pool, garage, $74,900

OPEN SUNDAY, 21125 HUGO, Farmington Hills, 3 bedroom aluminum sided ranch set on about an acre, family room, carpeting, Central Air, garage, $35,900

OPEN SUNDAY, 11385 ROCKLAND, Redford, BRAND NEW, 3 bedroom brick ranch home, completed and waiting for you to move in, carpeting, full basement, $31,990

OPEN SUNDAY, 8258 HOLLY DRIVE, Canton, quick occupancy - on this lovely 4 bedroom 2 bath Cape Cod, fully carpeted, brick front 2 car garage, $44,500

OPEN SUNDAY, 19328 KINLOCH, Redford, great starter home, 2 bedrooms, carpeting, treed lot, immediate occupancy, $19,900

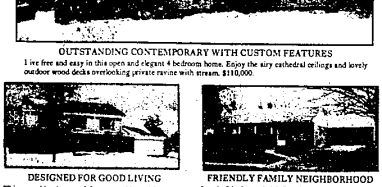
Martin, Ketchum & Martin 522-0200

THE HOME YOU ALWAYS WANTED ...BUT THOUGHT YOU COULDN'T AFFORD!

Nestled close to downtown Farmington City, this attractive four bedroom brick masterpiece features attached two car garage, central air conditioning, two full baths, family room with full brick wall fireplace, gas heat, kitchen bar and dining room. All for the unbelievable low price of $54,900.00. Call for appointment today to see this outstanding value and ask about new lower mortgage interest rates. A good time to buy is now!!

Farmington Realty Company
ROGER WALKER—REALTOR
33216 Grand River, Farmington
476-5900

MAPLE ASSOCIATES MLS REALTORS



OUTSTANDING CONTEMPORARY WITH CUSTOM FEATURES
1 lot free and easy in this open and elegant 4 bedroom home. Enjoy the airy cathedral ceilings and lovely outdoor wood decks overlooking private ravine wash stream. $110,000.

DESIGNED FOR GOOD LIVING
This superbly decorated home sparkles with extras galore! Four bedrooms, beamed main floor study with custom built-ins and floor length shutter windows. Professionally landscaped yard with garden and patio area. $82,900.

FRIENDLY FAMILY NEIGHBORHOOD
Lovely 3 bedroom brick Ranch with fenced backyard. Paneled family room features wood stove, carpeting and open access to kitchen for ease when entertaining. Home is very well-maintained and ready for you to enjoy! $36,900.

KEEP WARM AND HAPPY HERE!
Snuggle up to a cozy fire in this living room of this comfortable, custom built Ranch. 3 bedrooms, 2 full baths, and family room. Spacious and heavily treed lot is great for family picnics. $47,900.

BRIGHT AND LIVELY
OPEN SUNDAY 1-4
Feel the breath of spring when you come inside this professionally decorated home. Fresh sunshine colors in living room, beamed family room with fireplace and open well-planned kitchen. Recreation room finished in barnwood. $64,500. 6846 LESLEE CREST - S. of Maple and E. of Orchard Lake

855-9100 • 642-6500 • 642-3000

AETNA REALTY

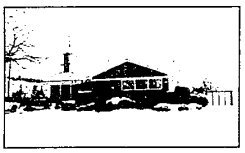
SOUTHFIELD
Beauty Has Been Captured
in this massive 5 bedroom 5 bath pillared Colonial with attached 2½ car garage. Family room with raised hearth fireplace, formal dining room, kitchen extraordinaire, double hobby rooms in full basement and central air. Extras too numerous to list. Call 626-4800 for particulars and appointment.

SOUTHFIELD
OPEN SUNDAY 2-5
18882 ADDISON -One Block S. of 10 Mile, E. of Evergreen. OWNER TRANSFERRED -MUST SELL! 3 bedroom 2 bath custom ranch. Oak panelled beamed ceiling family room with raised hearth fireplace. Deluxe kitchen, central air, attached 2 car garage with automatic openers and circular drive. Asking $54,900. Call 559-8333

SOUTHFIELD
A FAMILY DELIGHT
that's this attractive 3 bedroom 1½ bath ranch in lovely neighborhood. Well-planned spacious kitchen has adjoining Florida room plus enjoy many fun family hours in the finished full basement. Call today at 626-4800 for additional details...

LATHRUP VILLAGE
For The Seeker of Quality
this custom built "Antonelli" ranch offers 2,000 square feet of gracious and spacious living in elite section of Lathrup Village. Extraordinary family room with built-in T.V., formal dining room, unusually large kitchen and breakfast area with built-in china closet, 2½ car attached garage. $59,900. ASK FOR VALERIE at 559-8333

NOVI CONDO
TAKE AN "INSIDE" LOOK
at this super special Condo in Novi. 3 bedrooms include master bedroom suite with walk-in closet. Extra cabinets and pantry in sunshine kitchen. Beautiful decorator touches throughout and attached garage. Swimming pool. For an "inside" look call today at 626-4600



SOUTHFIELD
A Jump Ahead of the Market
is this 4-5 bedroom Tri-level priced in the lower 50's. Large family room, formal dining room, 2½ baths, central air and 2 car garage. Fantastic bonus in a newly installed heated inground swimming pool. Don't pass this excellent Tri-level by...call today at 559-8333

SOUTHFIELD
OPEN SUNDAY 1-5
24100 INKSTER -OWNER HAS TWO HOMES -MUST SELL!! Secluded 3 bedroom Bi-level ranch sits on 2 magnificent acres with private lake. Interior features include a finished lower level with huge wet bar, family room, den, separate dining room, central air and dual fireplaces. Offered at $77,500. Call 559-8333

NORTH SOUTHFIELD
WITHIN YOUR MEANS
is this charming 4 bedroom North Southfield residence. Newly decorated inside and out features include remodeled kitchen, lovely carpeting, 1½ car garage and attractive corner location. Quick occupancy with FHA or VA terms possible. Just $24,900. Call 559-8333

SOUTHFIELD
FIRST OFFERING
Absolutely breathtaking 5 bedroom Colonial in a rustic 2 acre setting. Living room, dining room, massive kitchen and breakfast room. Family room with wet bar plus refrigerator. 2 huge recreation rooms, 2 story marble foyer, circular staircase. Exterior features include a 40x20' inground heated pool and cabana on manicured lawns tended by auto sprinklers. $119,000 ASK FOR VALERIE at 559-8333

SOUTHFIELD CONDO
START PACKING!!
This 3 bedroom 2 bath CONDO located in the 11 Mile - Inkster area offers immediate possession and excellent terms. Separate dining room, family room, attached garage and more. Reduced in price to $48,900 for fast-sale. Move today...call 626-4600

AETNA REALTY CO.
559-8333
24469 Greenfield
Southfield

Member of U.N.R.A.
Birmingham-Bloomfield & South Oakland County Multi-lists

626-4800
5640 West Maple
West Bloomfield

BRIGHTON -HARTLAND

FOUR BEDROOM COLONIAL on 2 acres. Family room, fireplace, full basement, 2½ baths. Like new condition. Brighton Schools. L 07671 $66,900.

EXCELLENT STARTER HOME. Completely remodeled, fully insulated, drywalled, all new carpeting. Privileges on Rush Lake within 100 ft. L 07723. Only $23,500.

HOWELL AREA provides a quiet setting convenient to freeway. Three bedroom ranch with full basement, family room, fireplace. Beautifully decorated. L 07671. $47,900.

Century 21
Brighton-Towne
1-229-2913