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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 591-0900 • Oakland County 644-1070 Customer Services 591-2300.

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304 Farmington West Bloomfield

FARMINGTON HILLS, 11 Mile & Middlebelt, 4 bedroom, 2½ bath custom built Colonial. Formal dining room, extra large family room with fireplace, large first floor utility room, central air & many custom features. Immediate occupancy. $89,900. Call 855-7868 days. After 6PM. 474-6269

Farmington Hills
FIRST OFFERING
Clean and complete brick ranch featuring 3 bedrooms, 2 baths, built-in oven and range, carpeting throughout, family room and an attached garage. OPEN SUNDAY 2 to 5 - 22018 ONTADO, South of 9 Mile, west of Inkster Rd. $49,500
CENTURY 21
TODAY 478-1040

FARMINGTON HILLS
COLONY PARK
FIRST OFFER on this executive English Tudor in one of Farmington Hills most prestigious sub division. Features include heavily wooded lot, 1 spacious bedrooms, library, full finished basement, all the other amenities which make this a must see! Realistically priced at $130,900.
RYMAL SYMES
851-9770

Farmington
$24,900
Cute starter home on large fenced 70 ft. lot with 2 car garage. Just listed. Be the first to see 255-8200
Integrity,
Realtors

Farmington
$44,500
Three bedroom Tri-level featuring kitchen built-ins, multiple baths, family room, fireplace, carpeting throughout and of course a 2½ car garage. Villa Capri sub with swim club available. Call 525-4200
Integrity,
Realtors

FARMINGTON HILLS, 4 bedroom Colonial, family room, attached garage, central air. Natural fireplace, $69,900 478-0732
FARMINGTON HILLS
Super cape cod with four bedrooms, three full baths, beautiful Bay window in living room - central air and many other extras. $88,900.
Century 21
ROBEC PROPERTIES
851-7711

FARMINGTON HILLS
OPEN SUN. 2-5
Move right into this exceptionally sharp three bedroom ranch with full almost finished basement and beautiful family room. Don't miss this one at only $72,500. 27661 Westcott Crescent - N. of Eleven Mile - W. of Inkster.
Century 21
ROBEC PROPERTIES
851-7711

FARMINGTON HILLS
KIMBERLY SUB
Offers this elegant 4 bedroom brick quad with large slate foyer, formal dining room, spacious kitchen with built-ins, 30 ft. family room with fireplace, den or 5th bedroom, 2½ baths, and much more. First time offered. $94,900.
FARMINGTON HILLS
ROLLING OAKS
Prestige living can be yours if you act today, only 2 homes left. Spacious 4 bedroom brick colonial overlooking Commons. 22,050 sq. ft. brick ranch with 3 bedrooms. Located on cul-de-sac. Priced from $87,900 to $94,800.
FARMINGTON HILLS
CHOICE BUILDING SITE
Next to Canterbury Commons—2,300 sq. ft.—3-4 bedroom brick quads. 2,000 sq. ft. colonial with 4 bedrooms, priced from high 80's or will custom build from your plans or ours. Other sites available.
ASK ABOUT OUR HOME PROTECTION PLAN
Realty World
JERRY F. EDWARDS & ASSOCIATES
553-8100

Farmington Hills
Captivating Colony Park Colonial. Tastefully decorated and spacious too! 4 Bedrooms (Huge master bedroom suite). 2½ baths, front library. Large family room and screened terrace. Beautiful kitchen and large breakfast room, overlooking Redwood deck and patio, nestled in the trees. 1st Floor laundry, fully carpeted. Tennis Courts, Swim Club and Schools nearby.
CENTURY 21
SECONTINE ASSOC.
626-8800

W. BLOOMFIELD Lake Estates, beautifully decorated, Dutch Colonial, 5 bedrooms, 3 full & 2 half baths, formal dining room, spacious kitchen with built-ins, 2 fireplaces, full finished basement with wet bar, central air, zoned sprinkling system, lake privileges & many extras. Buyers only, $152,500. 681-5094

304 Farmington West Bloomfield

YOU WON'T FIND AS SHARP AND AS CLEAN a split-level in Farmington Hills as this roomy 4 bedroom home. Enjoy the Insulator Fireplace in a spacious 25 foot family room that walks out to a large treed lot. There's a bright cherry kitchen and unusual closet and storage space. Move in immediately and enjoy this perfect family home. Better hurry though! Call 553-8700. $79,500.
Thompson-Brown
WEST BLOOMFIELD
Neat aluminum ranch, 2 bedrooms, large living room. Lake privileges available on Middle or Upper Straits Lake. Only $31,900.
EARL KEIM
Realty North, Inc.
681-5700

304 Farmington West Bloomfield

FOUR BEDRM. FAMILY HOME Central air, formal dining room, hardwood floors, natural fireplace, generous eating area in cheery kitchen. Comfortable family room in basement, screened porch views treed yard. Neat & Clean. Call 553-8700. $59,900
Thompson-Brown

FOUR BEDROOM, 2½ bath, Colonial, by owner. Central air, fully landscaped, sprinkler system, 2½ car attached garage, basement, patio. Newly decorated, close to shopping & schools. High $80's. 649-4565 or 851-3288

FRANKLIN VILLAGE
Exceptional value, 2 bedroom brick ranch plus den. Fireplace, garage, large lot. Room for expansion. Immediate occupancy $64,900.
Call Pearl Geiger
AETNA
626-4800

FRESH SPIRIT
A beautiful Colonial in Farmington Hills, loaded with extras to make life more enjoyable. Central air, dressing room, door opener, gas BBQ, & much more for you to see. $79,900.
CENTURY 21
Gene Darke 2
851-6700

Fruehauf Farms
"TRADITIONAL HOMES"
Select homes from $98,950. 2500 to 3200 square ft. Birmingham schools. Middlebelt at Walnut Lake Rd.* Several homes will be ready for summer occupancy.
BINDER HOMES
855-1616

HILLTOP HAVEN
ONLY $65,900
WEST BLOOMFIELD - Magnificent view from this hilltop ¾ acre. Beautiful custom brick ranch with 3 bedrooms (master with bay window), 2 baths, 2 natural fireplaces, formal dining room, family room and rec room, walkout basement, patio, 2 car attached garage, in prestige Lone Pine-Middlebelt area. Hurry!
CENTURY 21
Hartford 414, Inc 478-6000

IN W. Bloomfield, beautifully decorated 3 or 4 bedroom Quad, on completely landscaped large lot. $78,000 661-2358

NEW HOME
Three to four weeks until completion. 3345 Parkland Dr. W. Bloomfield (Prestigious Powder Horn Sub). Home situated on top of ¾ ACRE LOT. 3500 sq ft. Spectacular kitchen and bath with top of the line Kohler fixtures (2 full, 2 half baths) ceramic kitchen and foyer flooring, fieldstone fireplace, burglar alarm, best of materials, many other features. $189,750. Appt. at your convenience
Devon Const.Corp.
557-5559

NEW TRI-LEVEL 3 bedrooms, family room, den, lake privileges 2508 Square Lake Rd. Open Sunday 1 PM - 5 PM 628-7976

OPEN SUNDAY 1-4PM. By owner W Bloomfield Multi-Level Contemporary 3 bedrooms, 2½ baths, family room, fireplace. Much More. Professionally decorated & landscaped. 5701 Culpepper Ct. in Potomac Village $89,900 661-0087

W. BLOOMFIELD Lake Estates, beautifully decorated Dutch Colonial, 5 bedrooms, 3 full & 2 half baths, formal dining room, spacious kitchen with built-ins, 2 fireplaces, full finished basement with wet bar, central air, zoned sprinkling system, lake privileges & many extras. Buyers only, $152,500. 681-5094

304 Farmington West Bloomfield

OPEN SUN 1-5
5947 Eastman
West Bloomfield
N. of Walnut Lake, W. of Inkster
NEW CONSTRUCTION with Walnut Lake privileges, Birmingham Schools. Choice of carpet color, 3 bedrooms, walk to shopping $59,900
LAVERNE EADY & ASSOCIATES
626-4711 275-4422

OPEN SUN. 2-5
EXCEPTIONAL VALUE! This lovely new colonial offers 4 bedrooms, 2½ baths, family room with wet bar, parquet floored library, ceramic tile foyer, central air. Decorated luxuriously throughout. A beautiful home! Just reduced to $121,900. 5545 Whitehall Circle. N off Walnut Lake, W. of Middlebelt.
Chamberlain
626-9100

OPEN SUN. 2-5
2886 Warner Drive, north of Commerce, east of Union Lake Road. Prestigious Green Lakefront simply loaded with extras. Brand new kitchen, master suite perfectly secluded. Breathtaking lot that features a summer playhouse $129,900. Ask for BARBARA ZEE
363-7155
The Durbin Co., Realtors

OPEN SUN. 2-5
20814 Oak Valley, south of 14 mile, west of Farmington Road. Beautiful pillared colonial, located in Rolling Oaks. Four bedrooms, 2½ baths, family room, glamorous center island kitchen, professionally landscaped. $118,900. Ask for MARCIA VAN CREVELD.
851-1200 661-0992
The Durbin Co., Realtors

OPEN SUN. 2-5
4233 White Birch
West Bloomfield
Comfort filled Colonial designed to meet the demand of active family living and gracious entertaining. 4 Bedrooms, 2½ baths, library, family room with adjoining glass enclosed terrace. Large kitchen and breakfast room, newly panelled and carpeted rec room. Dual furnace with central air. This is a spotless home. (North of Walnut Lake Road, West of Orchard Lake Rd. and Near Tennis Courts). At a price Sure to Please
CENTURY 21
SECONTINE ASSOC.
626-8800

OPEN SUN. 2-5
6683 Willow, W. of Hiller, 4 bedroom colonial, family room, dining room, basement, attached garage. Screened porch. $85,900.
EARL KEIM
Realty North, Inc.
681-5700

W. BLOOMFIELD beautifully landscaped tri level, 3 bedrooms, 2½ baths, formal dining room, family room with fireplace & bar, large kitchen, breakfast room, 2½ car garage. Mint condition. Private swim club. Buyers only. 855-2661

W. BLOOMFIELD
OPEN SUN. 1-5
2480 BEECHVIEW LANE, one block east of Middlebelt, corner Square Lake Road, elegant 3100 sq.ft. Bi-Level. Four years young, master bedroom suite plus 4 additional bedrooms, sewing room, panelled den, fireplace, spacious family room, 2 zone heat, central air, modern kitchen, built-ins. Attached garage, all on three acre pond. Reasonably priced in the nineties. See it Sunday.
CENTER REALTY
Lathrup Village 424-8700

304 Farmington West Bloomfield

Sprawling Ranch
FARMINGTON HILLS - 4 bedroom ranch, 2½ baths, formal dining room, family room with fireplace, full basement, doorwall to multi-level patio, 2 car garage, ½ acre lot and choice 13 Mile-Farmington Rd area. $72,500.
5 ACRES
FARMINGTON HILLS - Magnificent wooded paradise, horses allowed. Stone and frame ranch, spacious living room with natural fireplace, formal dining, full basement, 2 car garage
MINT $34,500
FARMINGTON HILLS - Beautiful 3 bedroom aluminum, country kitchen, 20 ft. master bedroom, basement, 2 car garage, 60 x 170 lot.
TREED ½ ACRE
FARMINGTON HILLS - Stunning brick split-level custom quality. 4 bedrooms, 2 baths, dining room with bay-window, 2 fireplaces, beamed cathedral ceiling in family room, sun-deck, 2 car attached garage. North woods secluded atmosphere. Mid $80's.
CENTURY 21
Hartford 414, Inc. 478-6000

Want To Live In Farmington Hills
Here's your chance with this freshly listed 3 bedroom ranch. Country kitchen, family room and large lot. Unbelievable at $28,900.
Century 21
HARTFORD S. 261-4200

304 Farmington West Bloomfield

THIS FOUR OR FIVE BEDROOM, COLUMBIAN COLONIAL with attached side entrance 3 car garage and circular front drive gives you pastoral living at a popular price. Enjoy the magnificence of bountiful trees and shimmering lakes for a minimum expenditure. Immediate occupancy. Call 553-8700. $87,500.
Thompson-Brown

WALNUT LAKE privileges, Birmingham Schools, 4 bedroom, 3½ baths, 1972 custom contemporary, cathedral ceiling, living room and formal dining room, fireplace, family room, walk out basement, 2 car attached garage, treed double lot, assumable mortgage, 7¼%, by owner. 626-6499

WOODS WOODS WOODS
Ole 17 Beautiful custom ranch on nearly 1 acre 3 bedrooms, 2 baths, formal dining room, family room, library, screened porch, 2 fireplaces. All exquisitely decorated and in move-in condition. Swim and tennis club membership available. Call for details. $81,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

WEST BLOOMFIELD-4 bedroom, 1½ bath brick ranch with carport. Large patio. Newly carpeted and painted. Near lakes & playground. 5599 Ivanhoe. Open Sun. 2PM-4PM. $39,600. 682-5273

WEST Bloomfield, 3200 sq. ft., 4 bedroom, 2½ bath, den, 24' family room, Graybil custom kitchen & nook, overlooking fully landscaped pool & spas. 661-2970

304 Farmington West Bloomfield

WEST BLOOMFIELD By Owner. Country English custom home, ¾ acre, magnificent gardens, 4 bedrooms or 3 with upstairs sitting room. 2 full baths, 2 half baths, 2½ car garage. Loaded. $175,000. Call between 11 AM - 5 PM: 851-8848

304 Farmington West Bloomfield

WEST BLOOMFIELD, 14-Middlebelt. Attractive 2,100 sq.ft. 3 bedroom Brick Ranch. Treed ¾ acre, cul de sac, large living, family dining, 3-way fireplace, 2 baths, A.C. By owner. 855-5500. By Appointment. 626-8328

304 Farmington West Bloomfield

WESTLAKE Sub - 4 bedroom colonial, large family room, central air, wooded lot, 2 car attached garage. Open Sunday 2-5 P. M. 30227 N. Stockton, Stockton intersects Middlebelt - 2 streets south of 10 Mile. $64,900. 476-8923

LONG LAKEFRONT, Hartland Schools. Over 4,500 sq. ft. of gracious living area in this 3 level contemporary home with 4 spacious bedrooms, master bedroom features private bath and dressing room plus an excellent view of the lake. This fine home has 2 fireplaces, deck, den, second kitchen in lower level, 3 car garage. 110 ft. of water frontage and many other extras. $215,000

FOX LAKEFRONT, sharp 3 bedroom ranch, family room with fireplace, nice kitchen/dining area plus snack bar, deck, fenced yard. $53,800. Commerce Twp. Walled Lake Schools.

SECLUDED 4 bedroom ranch on 10 acres. Family room with fireplace, full walkout basement, attached 2 car garage, plus 24x30 barn. BEAUTIFUL COUNTRY VIEW FROM EVERY WINDOW. Hartland Schools. $87,000

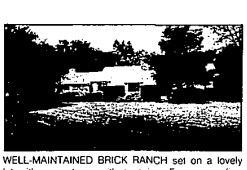
IF YOU ARE LOOKING FOR THE PERFECT COUNTRY HOME IN THE FENTON AREA this is it! It has been professionally restored and the owners' selection of materials are without compromise in quality and good taste. It is charming and large and has 3 bedrooms and endless other features! Priced to sell at $88,750

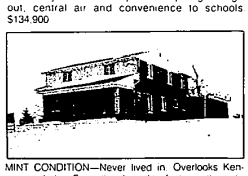
ENGLAND
REAL ESTATE
1 363 7117
3063 Union Lake Road
Union Lake
REALTORS
632 7427
12316 Highland Road
Hartland

MAPLE ASSOCIATES MLA
REALTORS®

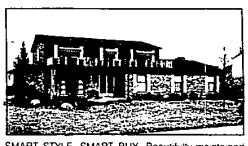
BEAUTIFUL FAMILY HOME offering 4 bedrooms, 2½ baths, library and a delightful family room leading out to a lovely landscaped redwood deck. Super buy at $77,500

SHARP BRICK AND FRAME ENGLISH TUDOR Open the front door to a beautiful circular staircase. Gracious living is offered in this 4 bedroom, 2½ bath and family room with fireplace. Carpeting throughout, central air and convenience to schools. $134,900


WELL-MAINTAINED BRICK RANCH set on a lovely lot with many trees with a ravine. Enjoy cozy fireplaces in both the living and family rooms. Private area, yet accessible to X-way. Super buy at $72,000


MINT CONDITION—Never lived in. Overlooks Kensington Lake. Exceptional quality features throughout. Features 4 bedrooms, 2½ baths, rec room with fireplace. Added enjoyment is deck with magnificent view of the lake. $110,000

A RENOVATOR'S DELIGHT! Here is a chance to "do your thing" and improve your property at the same time. Great potential, super location. $26,900


SMART STYLE, SMART BUY. Beautifully-maintained and decorated Colonial. Four bedrooms, 2½ baths and a delightful patio for entertaining with awning and gas BBQ. Central air. Quality features must be seen to be appreciated. $148,000

City to City Serving the County
MAPLE ROAD AT LAHSER
642-6500
EXCLUSIVE REPRESENTATIVES FOR
Abbey homes
CUSTOM BUILDERS
MAPLE ROAD AT ORCHARD LAKE
855-9100

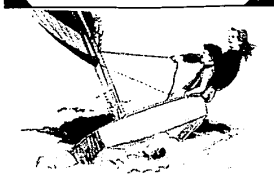
LAKES AREA LIVING
"Fun Photo Album"

OPEN SUNDAY 2-4
GREEN LAKEFRONT
Your dream come true: Select buyers who have waited for their private secluded yet close to it all Green Lake, this is it! Open dining area between formal living and family room, viewing the water, tennis court, 4 plus bedrooms. Open for buyers this Sunday 2-4. Your hostess—Margie Copeland. $159,900.00. Take Commerce Road West of Orchard Lake Road to 3300 Wellington Drive, follow signs or call 363-8307.

WESTACRES
MIDDLE STRAITS LAKE PRIVILEGES
Charming two story home in this most prized area has three good sized bedrooms, huge family room, two fireplaces, carefully treed 100' x 408' yard, private beach. $79,500. Call Mary Lampman at 363-8307.

COMMERCE LAKEFRONT
All water sports are yours to enjoy on one of Oakland County's finest private lakes with this compact, very sharp two bedroom home with spectacular view. $41,900. Terms!

OLD ORCHARD INC REALTORS
363-8307



ARE YOU WILLING TO GAMBLE $60,000
Here are some Consumer tips from N.O.C.B.A.
- Deal with a reputable builder.
- Know your rights.
- Know and Understand your allowances for well and septic, floor covering, light fixtures, etc.
- Read and understand the contract.
- Do business with an N.O.C.B.A Member. We can assist you.

When You Look For a Builder, Look For This Symbol!
Call or Write:
NORTH OAKLAND COUNTY BUILDERS ASSOCIATION
CARL B. TUGGLE, Executive Director
6997 Tusen Blvd., Suite 2-C
Waterford, Mi. 38095
623-9515

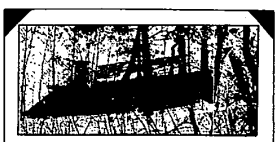
Great Starter home located in West Bloomfield on a large lot, fenced in back yard, plush new carpeting in dining area and living room. 3 bedrooms. $34,500.00 Call 624-7900 or 363-7119

Beautifully decorated 3 Bedroom, full basement. Oversized lot in Commerce Twp. Priced to sell at $42,900.00. Call 624-7900 or 363-7119

Century 21 "of the lakes"
Call 624-7900 — 363-7119
8888 Commerce Rd.
Union Lake, Michigan 48085

CUSTOM HOMES

DON'T WAIT! Start thinking about building your new home now! Will duplicate this 2105 sq. ft. 4 bedroom wing-Colonial on your lot for 63,900.00. Many features including a full basement. Will build on your or ours, your plan or ours, designer services. Free Estimates.
Discuss your building plans with the Builder. Call 666-2770 for an appointment.
Call for an appointment
666-2770
Member North Oakland County Builders Association.
ACCENT BUILDING CO.
666-2770
Member South Eastern Michigan Builders Association



COUNTRY GENT'S RETREAT
Spacious grandeur and rustic landscaped acreage lend to the exquisite quality of this 5,000 sq. ft. home in Clarkston. Reconstructed 150 year old barn contains a 43 ft. stone fireplace, cathedral ceiling in living room, magnificent dining room, expansive country kitchen with built-ins and pantry, 5 gracious bedrooms, 3 full baths, 2 half baths, den with a view, loft/game room, spiral staircase, swimming pond and many other unique features for the unique country gent. $250,000
McCullough Realty, Inc.
4479 Pontiac Lake Road
Pontiac, Michigan 48054
681-6100

REALTY WORLD PROFESSIONALS

OPEN HOUSES — SOUTHFIELD
SUNDAY 2 - 5
ONE OF A KIND—Three bedroom aluminum ranch in convenient location features 1½ baths, family room with raised hearth fireplace, large laundry room and 1½ car garage all on 75' x 245' treed lot. 20 x 20 workshop. $36,900. 21274 Midway - E. of Lahser - S. of 9 Mile.

CAPE COD in Southfield features 2 bedrooms down and 2 upstairs (need finishing). 2 full baths and 2 car garage with openers on 80' x 104' lot with greenhouse. House needs some work. Priced to sell at $26,900. 20195 WESTHAMPTON - N. of 8 Mile - W. of Evergreen.

JUST REDUCED—Century old 1½ story home in Southfield features 3 bedrooms, dining room, kitchen with breakfast space and 3 car garage on beautiful treed corner lot. Attached 1 bedroom apartment offers good investment potential. Only $36,900. 26247 Franklin Road - S. of 11 Mile - W. of Telegraph.

REALTY WORLD
REALTY WORLD PROFESSIONALS
3250 W. BIG BEAVER RD.
TROY
649-0200