308 Rochester-Troy

IMMACULATE
English Tudor located in one of Troy's loviest subdivisions. Four bedrooms, family room with full wall fieldstone fireplace, formal dining room, library, large kitchen with breakfast nook, central air and wooden deck. Large beautifully landscaped lot. $155,900.
REALTY WORLD PROFESSIONALS
649-0200

INVESTMENT POTENTIAL in this 4.9 acres including older 4-bedroom home. Asking $90,000.
B.E.Jiggens 643-8060

JUST COMPLETED
New colonial with 4 bedrooms and 2½ baths. Featuring highly attractive open floor plan with a vaulted cathedral ceiling in family room and decorative natural fireplace. Oversized 1st floor laundry and much more! Specially priced at $89,900.
Cranbrook
Assoc., Inc. Realtors
855-2200

JUST LISTED
OPEN SUN 1-4
2329 Prestwick, Troy. N off Wattles enter at Wentworth, GREAT FAMILY home located in lovely treed area of Troy. Sensational family room with fireplace, beamed ceilings, elegant formal living room with crown moldings, dining room designed for entertaining, library with lustrous paneling and "gourmet" kitchen. Situated on a lot with lovely formal gardens. Drive over Sunday and see this newly listed property. Great Value at $148,900.
HANNETT INC.
REALTORS
646-6200 645-5700

MAKE OUT
LIKE A BANDIT
Troy-four bedroom Quad Level, packed with extras, such as wet bar, central air, built in stereo component system, fenced yard, boasting raised deck, and large storage shed. Beautifully maintained property. $83,900
CRANBROOK
Assoc. Inc. Realtors
645-5790

NEW CONSTRUCTION. Authentic Williamsburg 4 bedroom colonial with first floor library & laundry room on 115 x 110 ft family lot. Many custom features. 30 day occupancy. Sylvan Glen Sub in Troy. $97,350 Fair-Lane Homes. 641-8000

OPEN SUN. 1 to 4 PM
1660 DUTTON RD. In the hills of Dutton Rd is where this outstanding 5 bedroom, 2½ bath home is located. Walkout basement and rec room. 3 stall horse barn with lights and water. $119,900.

6475 APPLE ORCHARD LANE. Over an acre of wooded hillside is the site for this exquisite and meticulously maintained 4 bedroom, 2½ bath ranch. You must see this one!
SNYDER
KINNEY &
BENNETT
ROCHESTER 651-8100

ROCHESTER, open 1-5 by owner. Custom ranch, nestled on private 1½ wooded acres. Beamed ceiling living room with fireplace, formal dining,all open to deck thru Anderson door walls. Master bedroom suite with library/fireplace, 3 additional bedrooms and family room, plus 3½ baths. $158,500. 652-4961

TROY-3 bedroom brick Colonial, family room with fireplace, dining room and sunken living room, many more extras. $75,900. Call for appointment after 6 Pm. 939-2452

308 Rochester-Troy

OPEN SUN 1-6
ROCHESTER
OWNER TRANSFERRED...Be the first to see this spanking new Quad that offers immediate occupancy to the lucky new owner, who will be overwhelmed by the lovely decor in this four bedroom, 2½ bath, treed property. Boasting a wet bar in the large, outstanding family room; cathedral ceiling in the living room; planked kitchen floor, etc. - spend Sunday "in awe" and on Monday you'll say "yes, yes, yes". $108,900.. 3417 Innsbrook S. of Tinken, E. of Adams - Brookedale Subdivision.
Century 21
BOBEC PROPERTIES
851-7711

OPEN SUN. 2-5
Trees, privacy, and country atmosphere enhance this beautiful 3 bedroom brick ranch. Just N. of Rochester at 210 Mead Rd. Reduced from $89,900 to $82,900. For more details call Wilma Collins 651-6125 or 651-5065

GIRARDOT INC. REALTORS
QUALITY 4-bedroom Colonial in beautiful Long Lake Estates. Central air, family room, 1st floor laundry, finished basement. On nicely landscaped lot. Many extras. Priced in the $80's.
B.E.Jiggens 643-8060

ROCHESTER area - by owner - newly decorated 3 bedroom brick ranch with recreation room in basement & 2½ car garage, on ¾ acre country lot near Bloomer State Park. close to M-59 & I-75. $59,900. Buyers only. For appointment, call 574-2739 weekdays. After 6 P. M. & weekends. 652-0913

ROCHESTER by owner. 3 bedroom ranch with aluminum trim, 1½ baths, family room with fireplace, attached 2 car garage, approx. ¾ acres, attractively landscaped with stone patio. Mid $70's. Call after 6PM 651-3118

ROCHESTER - Custom built bi-level. 2400 sq. ft. of living area. Featuring : 4 bedrooms, large family room with fireplace, sunken den, formal dining area, slate foyer entrance. Located on extra large lot in one of Rochester's nicer subs. Occupancy to suite. Must sell. Make offer. $83,900. 643-2644 or 652-1278

ROCHESTER - colonial, 4 bedrooms, 2½ baths, den, on cul-de-sac, by owner. 373-9736

ROCHESTER GLENS, by owner, 2 year old Dutch colonial, 4 bedrooms, 2½ baths, den, 1st floor laundry, side entry garage, open Sunday 2-4. Owner transferred, must sell. Reduced to $99,800. 651-7058

ROCHESTER
PRE-GRAND OPENING
We proudly announce the pre-grand opening of PINE HILL SUBDIVISION. A community of outstanding colonial, quad level and ranch homes priced in the 90's. Superbly located amidst pine trees on Tienken Rd. between Adams & Livernois. Models near completion and open for inspection.
651-5722 649-3380

ROCHESTER
WILLOW WOOD, large rolling lots with trees, traditional colonial from $100,000. located near Rolling Oaks Country Club. IMMEDIATE OCCUPANCY. Call Nancy 651-7333.
Beachum & Roeser Homes, INC.

ROCHESTER. 4 Bedroom Colonial. Large family room, central air, completely carpeted & draped. Large corner lot, early occupancy. $89,500. Nina Martin Realty, 651-7222 Weekends, 651-3342 651-5623

TROY ATTRACTIVE 3 bedroom brick ranch with arched porch in desirable area. Family room, fireplace, large kitchen, built ins, study, 2 baths, sprinkler system, basement. $78,900. 879-1724

TROY - By owner. Elegant pillared colonial, 4 bedroom, 2½ baths, large family room with fireplace, full basement, 2 car rear attached garage with opener, custom drapes, professional landscaping, central air, 1st floor laundry, humidifier, gas grill, new elementary school within 1 block. $97,500. 879-8096

308 Rochester-Troy

TROY - By owner, Hauntree Sub. 1372 Tennyson. 3 bedroom, 1½ baths, family room, country kitchen, 1st floor laundry, patio. 689-0759

TROY COLONIAL
2 year old wing Colonial, 4 bedrooms, 1½ baths, living room, dining room, kitchen with breakfast room, family room with full wall fireplace and raised hearth, attached 2 car garage, backs up to woods. $81,900. 689-5900

TROY QUAD. Beautiful home, choice sub. 4 bedrooms, air conditioning, fireplace. Over 2000 sq. ft. Immaculate condition. upper $80's 689-8469

307 Hartland-Highland

CHOICE HOME
SITES
Brighton, Hartland
Howell
From ¾ to 10 Acres, Beautiful, Rolling, Wooded from $13,900 - Terms
TOM ADLER
REALTY
Hartland
632-6222

309 Northville-Novi

BRICK CONDO
in move-in condition. Plush carpeted and draped living room, mirrored wall in dinette, kitchen with breakfast area and built-ins. Two bedrooms, 1½ baths, first floor utility room and attached garage. Pool privileges. Novi. $5,500. 557-5500.
Cranbrook
Assoc., Inc. Realtors
25845 Southfield Rd.

BY OWNER - NOVI, 24253 Kings Pointe, immaculate contemporary colonial. Open house Sunday 1-5 PM. For appointment - Call after 5 PM. 348-2964

CUSTOM brick ranch in Novi, Echo Valley Estates, by owner, large lot, trees, pool, family kitchen, 3 bedrooms, 2 baths, fireplace, built ins., $82,500. 349-7567

HORSES?
Having trouble finding the executive home with enough bedrooms and bathrooms, yet on enough acreage where the family can still have their horses? Try this Two acres, four bedrooms, - 2½ baths -den - family room - modern kitchen very sharp! Better yet there is a stable next door and additional acreage available as well. All for $122,500.
EARL KEIM REALTY
Midwest, Inc.
477-0880

HOUSE for sale by owner. $53,000, all brick, 3 bedroom ranch, 2 baths, family room, completely carpeted, excellent condition. Open Sunday 1PM to 6PM. 23800 Meadowbrook Road, Novi.

IMPRESSIVE & PICTURESQUE
MEADOWBROOK LAKE SUB
The perfect family home! 3 with 4 bedrooms, 2½ baths, formal dining room, family room with fireplace, PLUS DEN. Attached 2 car garage, well-water for lawn and City Water and Sewer. A truly handsome home. See it now! Call 553-8700. $99,800.
Thompson-
Brown

NOVI - NORTHVILLE SCHOOLS
6.22 acres, only $124,900. Built in 1974, 2800 sq. ft. 2½ baths, family room, 2 natural fireplaces, 3 bedrooms, library, 2 car garage, FOR GENTLEMAN FARMER! Bring all offers. Call 348-8700.
BRUCE ROY REALTY INC.

NOVI Open Sun 1-5PM. 40891 10 Mile Road. Move in condition. 3 bedroom ranch, family room with fireplace, 1½ baths, basement. 2 car attached garage, quarter of an acre fenced. $53,900. 478-6860

309 Northville-Novi

IN NOVI
Whispering
Meadows
"Traditional Homes"
The Bristol Hill $74,490
The Dunston $84,490
Select homesites. Binder Homes Standard of quality features. Models located W. of Haggerty, S. of 10 Mile on Burton Court.
BINDER HOMES
478-6760 855-1616

NORTHVILLE TWP. - brick ranch, Northville colony estates, family room, fireplace, patio, 3 bedrooms, 2 full baths, 1st floor laundry room, finished recreation room, 2 car attached garage, with automatic door opener, automatic underground sprinkler, burglar alarm system, built in oven, range and dishwasher, many other extras. $90,000. 420-2173

NORTHVILLE ESTATES-most desirable three or four bedroom Tri Level. 2½ baths, large kitchen, dining area, beautifully mature landscape, on ⅓ acre lot with many extras. $105,000 firm. By appointment. 348-2224 or Mrs. Wilton, 453-2483

Northville Centennial
Magnificent restored Early American colonial. Original woodwork, 3 bedrooms, 2 baths, formal dining room, country kitchen, natural fireplace, barn, over 1 acre lot. $84,900.
HEATHERBRAE
Sprawling brick and aluminum ranch in prime area of Novi. 4 bedrooms, formal dining, 2 baths, natural fireplace in unique sunken conversation area. Family room, central air, 2½ car attached garage. New to market. $79,900.
CENTURY 21
Hartford 414, Inc. 478-6000

NORTHVILLE
OPEN SUN. 2-5
1028 Springfield Drive. Charming Colonial in Lexington Commons. 3 bedrooms, (4th bedroom possible) family room, formal dining room, central air, carpeted rec room, attached 2 car garage. Other extras
Ask for Chet Davis
455-1883
REAL ESTATE ONE

NORTHVILLE
OPEN SUN. 2-5
Immediate occupancy on this beautiful California contemporary Colonial. 4 bedrooms, 2½ baths, family room, formal dining room, hobby room, panelled and carpeted recroom. central air, gorgeous inground heated pool, automatic sprinkler system backs to Commons, attached 2 car garage. Many other features. Located at 978 Springfield Court, in prestigious Lexington Commons. $128,000.
Ask for Chet Davis
455-1883
REAL ESTATE ONE

Reduced For Quick Sale
Owner leaving state.
Unique large three bedroom home and aluminum ranch in Farmington Hills on one acre shady lot. Air condition. Large country kitchen has built-ins with solarium floor, formal dining room, two fire places, two baths, 2½ car garage with openers.
Open Saturday and Sunday 1-5
A great buy at $73,000 477-5946

309 Northville-Novi

NOVI
Attractive, immaculate in Village Oaks. 4 bedroom 2½ bath brick large colonial. Excellent location near I-96 and I-275. Near school, pool, park and club house facilities. 22102 Franklin Mill Rd. Occupancy. $80's. 474-6078

NOVI BY OWNER - 3 bedroom ranch, fireplace, family room, 2 baths, large fenced lot, attached garage. $57,900. 478-6896

NOVI IMMED. OCCUPANCY
OPEN SUN 1-5
22562 DEERFIELD - E. of Meadowbrook. S. of 10. Immaculate 4 bedroom colonial on large country lot. Huge family room, fireplace, formal dining room, central air, redwood deck, 2½ baths, full basement, attached garage. SIMPLE ASSUMPTION. Asking $87,500.
CENTURY 21
HERITAGE 348-1300

NOVI - 2 story, 3 bedroom contemporary, cathedral ceiling in living room and open room design make this a unique home. Features include 12½x18 ft. family room, formal dining room, redwood deck, air, hardwood floors with carpets, electric garage door opener, only 6 years old, and its excellent condition makes it look even newer. $77,900. 349-8627

OPEN SUN 1-4
21845 HATHLONE DR. - Connemara Hills, north of 8 Mile, west of Center. Very desirable location. Impeccable 3 bedroom brick ranch on ⅓ acre. Perfect for entertaining. Lavish carpeting. Natural fireplace in family room, full finished basement, attached garage. Almost immediate occupancy. $91,900.
5 ACRES
Beautiful country estate in mint condition. 4 bedroom ranch, 3½ baths, 2 fireplaces, formal dining, country kitchen, full basement, attached garage, land contract possible. $149,900.
CENTURY 21
SUBURBAN REALTY 349-1212

THE ULTIMATE IN REFINED GOOD TASTE.
This very special offering has a room to fill every need, with a master bedroom suite on the first floor and three bedrooms plus a study on the second floor. A beautiful keeping room looks out on a spacious yard that has a feel of the country. The living room has a fireplace and there are built-in cabinets in the formal dining room. For your convenience a first floor laundry, and a fireplace in two car attached garage. $89,900.
Thompson-
Brown

310 Union Lake Commerce

UNION LAKE out your window, charming 1½ story 2 bedroom home, directly across from private beach. Large fenced side yard with old brick patio. $33,500. 363-4572

310 Union Lake Commerce

ENJOY BEING CLOSE
TO ALL YEAR-ROUND
PROUD LAKE
RECREATIONAL AREA
This 3 bedroom, brick tri-level has a family room with fireplace, large lot and attached 2 car garage, quick occupancy. $60,900.
EARL
KEIM
REALTY
15707 Farmington, Livonia
261-1600

IMMEDIATE
OCCUPANCY
Dignified 4 bedroom Georgian Colonial with open - sweeping staircase! Treed lot - featuring beach privileges on beautiful Lake Sherwood.
Move In Next Month!
You Select Colors!
Just $97,900
Sherwood Homes, Inc.
Master Builder
669-1770

311 Homes For Sale Oakland County

IMMEDIATE OCCUPANCY on this three bedroom brick ranch home with finished basement, two baths, two fireplaces, full dining, built ins, oversized garage with opener. $66,500. 652-6535 or 651-8861, ask for box 5611.

311 Homes For Sale Oakland County

HUNTINGTON WOODS
Rambling California Ranch
Overlooks parklike acre of land. Three bedrooms, 2½ ft. family room, attached two car garage. $75,000.
MINT CONDITION
Three bedroom colonial features central air, formal dining room, fireplace in living room, all new decor, 2½ car garage. $65,900.
OUT OF
THE ORDINARY
Two bedroom ranch, with den plus study. Near
Woodward. Two full baths, terrific value, large open plan living and dining room. Terrific value, $63,900.
Call SHIRLEY PEISNER
559-8181 398-9811
The Durbin Company Realtors

HUNTINGTON WOODS PROPER
Spacious 3 bedroom brick Tudor, 2½ baths, 17 x 17½ ft beamed family room, formal dining room, large living room, study, modern kitchen with breakfast area, 2 car garage, new roof, sprinkling system, partially finished basement, and many extras. Move in condition. Buyers only. $84,000. Open Sat. & Sun. 2-5P.M. 2666 York.

HUNTINGTON WOODS. English Colonial, leaded front windows. Beautifully landscaped, tree lined, 1½ size lot. 3-4 bedrooms, 2 baths, central air, modern kitchen, security system, new roof & paint, finished basement, patio with gas barbeque, organic garden. 2½ car garage with door opener, many extras. Serious buyers only. 557-5500 541-3335

311 Homes For Sale Oakland County

BUILDER'S CONTEMPORY ranch, in exclusive Rochester, Lake Orion area includes maximum insulation package, casement windows, 3 bedrooms, 2 baths, professionally landscaped and decorated, drapes, original design. Distinctive qualities to numerous to list. 10 year warranty. Call 693-4078

311 Homes For Sale Oakland County

N. OAK PARK. 3 bedroom, 1½ baths, colonial, 21 ft. family room, finished basement, attached garage, gas barbecue, move-in condition. 542-6588

WIXOM ON Loon Lake. 4 bedroom Ranch, 2 baths, fireplace, 2½ car garage, beautiful Lakefront view, & sandy beach. 624-0696

LIVONIA ESTATE

SURROUNDED BY PINE TREES
Custom contemporary ranch—4 large bedrooms, family room, natural fireplace, 3 full baths, formal dining room, island kitchen, night-club rec room, patio, fruit trees, attached 2½ car garage and much more. Shown by personal appointment. Ask for RAY IAVASILE.

Century 21
Hartford West
420-2100
Ray Iavasile

LAKE AREA LIVING...
Offered by
Your Lake Area Realtors

For Space
Reservation
Call
Observer & Eccentric
Classified
591-2300

UNION LAKE
$54,900.00
1700 sq. ft. four bedroom home with family room, fireplace, 2½ baths, all appliances, basement and 2½ car garage. 300 feet from your private beach. Excellent land contract terms.

2½ ACRES
2400 sq. ft. ranch offers three bedrooms, two baths, two natural fireplaces, family room, two car garage. Built in pool, overlooking Oxbow Lake. Land contract terms at $75,200.00.

Century 21
CEDAR SHORES
309 UNION LAKE RD
UNION LAKE
698-4500

ORCHARD LAKEFRONT
On rolling yard—look out of your spacious windows from one of your 4 bedrooms, library, or formal dining room for a view,that only a home of this caliber can provide you. Asking $249,500. Call 363-8307.

NEW TWO STORY
(LAKES AREA)
Brick and rough-sawn cedar two story home has 4 large bedrooms, 2½ bathrooms, first floor laundry room, fireplace in family room, full walk-out basement, huge kitchen, beautiful West Bloomfield neighborhood. Close to everything! November completion allows time to co-ordinate colors. $95,700. Call 363-8307.

UNION LAKE PRIVILEGES
In most popular area of tranquility. Brick ranch, stone fireplace in family room. Charming country feeling. Full basement, separate formal dining room. Move right in and love it. $73,900. Ask for Margie Copeland, 363-8307.

OLD ORCHARD INC REALTORS 363-8307

Century 21
"of the lakes"

HUGE PRICE REDUCTION: Lakefront home now priced at $58,900.00 recent advertising at $63,900.00. Darling Mural Stone home on large lake lot Natural fireplace, hardwood floors and large rooms, just some of the features of this home. Call 624-7900 or 363-7119.

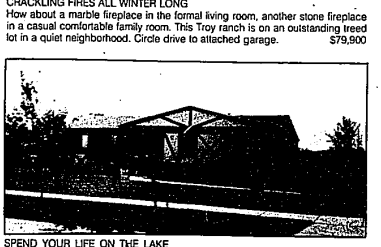
This won't last long three bedroom, large family room. Nice back yard all fenced. Heated oversized garage. Only $44,900.00. Call 625-7900 or 363-7119.

624-7900 or 363-7119
8888 Commerce Rd., Union Lake, Mi. 48085

ASK ABOUT OUR **GUARANTEED SALES PLAN**

EXECUTIVE LAKEFRONT COLONIAL
Spoil yourself, you deserve it! 90 feet of frontage on Exclusive Emerald Lakes. Master bedroom has walk out balcony and separate dressing room. Extras include central air and air cleaner. Central vacuum system and inter-com. Three car garage and automatic opener. Much more, call for long list. $159,000

CRACKLING FIRES ALL WINTER LONG
How about a marble fireplace in the formal living room, another stone fireplace in a casual comfortable family room. This Troy ranch is on an outstanding treed lot in a quiet neighborhood. Circle drive to attached garage. $79,900



SPEND YOUR LIFE ON THE LAKE
Troy three bedroom ranch with privileges on Emerald Lakes. Eat out in summer on lovely patio with gas grill. Ice skate all winter, then warm by a crackling fire in the family room. Many extras here, come see them. $85,500

Member: South Oakland County & Birmingham/Bloomfield Multiple Listing Services.

LADD'S Inc., Realtors

2080 Big Beaver
Troy
649-0450

LADD'S INC. REALTORS

4086 Rochester
Troy
689-5600

Hannett, Inc. Realtors

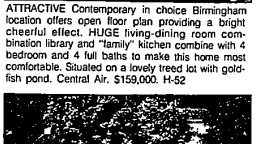
2523 w. maple at cranbrook/birmingham
646-6200

Hannett, Inc. Realtors

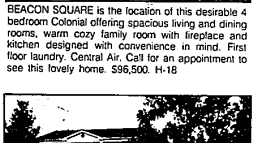
1998 southfield at 14 mile/birmingham
645-5700

ATTRACTIVE Contemporary in choice Birmingham location offers open floor plan providing a bright cheerful effect. HUGE living/dining room combination library and "family" kitchen combine with 4 bedroom and 4 full baths to make this home most comfortable. Situated on a lovely treed lot with goldfish pond. Central Air. $159,000. H-52

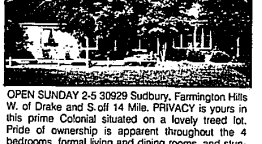
BEACON SQUARE is the location of this desirable 4 bedroom Colonial offering spacious living and dining rooms, warm cozy family room with fireplace and kitchen designed with convenience in mind. First floor laundry. Central Air. Call for an appointment to see this lovely home. $96,500. H-18



OPEN SUNDAY 2-5 30929 Sudbury, Farmington Hills W. of Drake and S.off 14 Mile. PRIVACY is yours in this prime Colonial situated on a lovely treed lot. Pride of ownership is apparent throughout the 4 bedrooms, formal living and dining rooms, and stunning fireplaced family room. The kitchen is very spacious and offers a breakfast room. Professionally landscaped lawn is ideal for outdoor entertaining. Drive over this week-end. H-5

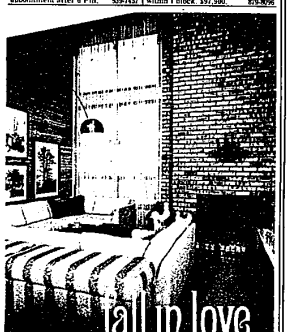


OPEN Sat. & Sunday 2-5 25750 Franklin Park Drive, Franklin W. of Telegraph & N. off 13 Mile. ELEGANT warm Colonial situated on a beautiful treed lot in desirable neighborhood. Formal living and dining rooms, library and lovely fireplace family room with view of rock gardens (special lighting effects) and DELUXE kitchen. Master bedroom features a fireplace and the 3 additional bedrooms are very spacious. This home is very well constructed and offers many deluxe features. Drive over this week-end. H-48



FRANKLIN is the setting of this warm cheery family room situated on a lovely private lot adjacent to wooded area. Gracious step-down living room, formal dining room and paneled family room with fireplace, plus 4 bedrooms make this an ideal family home. Call our office today for an appointment to see this fine property. $98,500. H-43

WIXOM IDEAL family area with privileges to lakeways for summer activities. Designed to accommodate a growing family this home offers 3 spacious bedrooms, formal living and dining rooms, library and handsome fireplaced family room. Many extras have been added to this home including Gas Barbeque Central all Redwood deck and professional landscaping. H-2 $94,500.



fall in love with

2500 sq. ft. of incredible design! Dramatic living room (2-story windows and natural wood burning fireplace, sunken conversation pit, studio ceiling)... library opening onto courtyard (or 4th bedroom, in law suite, at home office)... 460 sq. ft. master bedroom suite (bedchamber opening onto cantilevered deck, balcony library, floor to ceiling wall to wall mirrored dressing area, sunken Roman tub bath)... separate dining room opening onto patio... gourmet equipped kitchen (Tappan smooth surface cook top range, self cleaning oven)... full basement... attached electronically operated garage... etc., etc.

Chamonix
851-3500
Sales Pavilion Open
the European touch
in luxury condominiums

3 models on display from $119,900. are located at Chamonix at Pebble Creek, 14 Mile Road, west of Orchard Lake Road/Carefouse Boulevard entrance/package receiving. Open 7 days a week 12 noon-5:00 p.m. Interiors designed by Englander-Triangle. Children over 14 years accepted. Main Office 626-3500 Sales Office 851-3500