

308 Rochester-Troy
ONE YEAR OLD
 Brick and cedar Tudor in Troy features four bedrooms, 2 1/2 baths, beamed family room with fireplace, formal dining room, first floor laundry and 2 car attached garage. Extras include central air, stained woodwork and patio with gas grill. All this and more for \$103,000.
REAL ESTATE PROFESSIONALS, INC.
 644-8800
 Members of 2 Multi List Services

308 Rochester-Troy
TROY
 FIRST TIME OFFERED... Best Troy location, minutes from I-75, one owner brick ranch, three passively four bedrooms, two baths, large family room with fireplace and walkout window to patio, living room, dining area, large two car attached garage, very large nicely landscaped lot. All this for \$189,900.
Century 21
 ROBEK PROPERTIES
 851-7711

308 Rochester-Troy
TROY
 BIRMINGHAM SCHOOLS Celebrate Christmas in this beautiful new construction. Take your choice of Custom Contemporary or Colonial Tudor. 4 bedrooms, family room, library, 2 1/2 baths, central air, full basement. OPEN SAT. & SUN. 2-5. \$134,500. 2945 Blinbrook, East of Adams, between Big Beaver and Warrills.
Century 21
 FAIR TOWNE CO.
 626-8000

308 Rochester-Troy
SOMERSET
 Real Estate
 649-6800
QUALITY BUILD
 Beautiful 4 bedroom brick Cape Cod in Troy featuring spacious family room with fireplace, breakfast room, custom dropers, 2 1/2 baths & central air, full basement. OPEN SAT. & SUN. 2-5. \$134,500. 2945 Blinbrook, East of Adams, between Big Beaver and Warrills.
Century 21
 FAIR TOWNE CO.
 626-8000

308 Rochester-Troy
Earl Keim
 GREENTREES
 FORMER MODEL - dramatic contemporary quad level with 4 bedrooms, spacious family room, natural fireplace, cathedral ceilings, crown molding, living room, formal dining room, enlarged country kitchen. \$150,900.
 TROY - sharp 3 bedroom ranch with family room, natural fireplace, comfortable living room, modern kitchen with appliances, 1 1/2 baths, full basement, tiled and painted, patio with gas grill & 2 car attached garage. \$99,900.
 CRYSTAL REALTY 689-8844

308 Rochester-Troy
Norwood
 No. 1, Inc. 464-2800
 ENJOY almost 5 acres of wooded property with pond along with this 2 1/2 story, 4 bedrooms, 3 1/2 baths, 2 car garage, full basement. \$149,900. Call 437-1231.
 ALL AMERICAN REALTY 378-1000

309 Northville-Novi
Executive Home
 Four bedroom colonial offers 2 1/2 baths, walk-in closet, formal dining room, attached garage, central air, family room with fireplace.
Norwood
 No. 1, Inc. 459-2800
 FIRST SHOWING
 A large Colonial with 4 bedrooms. The master bedroom 22 ft. with a privacy both plus 1 1/2 other baths, a great kitchen plus a formal dining room, family room with brick wall fireplace. A special feature in this home is a first floor laundry and many custom features including a 2 car attached garage and a gorgeous lot. Don't miss seeing this one! \$118,500.
 HARRY S. WOLFE
 COMPANY
 3278 Five Mile 421-5460

309 Northville-Novi
RUSSY ABOUT QUALITY?
 This home can pass the test. Every thing you could want in this 3 bedroom home with acreage and a lot. Two more features to list. Duration? For information call:
JAMES C. CUTLER
 REALTY
 340-0303
IN NOVI
 Whispering Meadows
 "Traditional Homes" \$77,000
 The Danville Hill \$89,000
 The Danville
 Select trend homesites. Blander Homes Standard of Quality Features. Models located W. of Highway 6, off I-94 in Novi. 487-6700
BINDER HOMES
 478-5616
NORTHVILLE
 New showing golden home - made for springing dreams & living happily ever after. Lovely, immaculate with living room, 15 ft. formal dining room, 4 bedrooms with walk-in closets, cherry kitchen, den and family room & many other amenities. Call for details. \$118,900.
 NICHOLS REALTY 348-3041

310 Union Lake Commerce
 UNION LAKE area, lake living without the expense. 1 1/2 acres from beach and boating, plus golf course access to state land. Call on this home. 1 floor home, 3 bedrooms, 2 1/2 baths, stainless steel, \$257,000.
311 Homes For Sale Oakland County
 Avondale Schools
 3 bedrooms brick & aluminum Ranch with attached 2 car garage. 1500 sq. ft. fireplace, carpeting. This home is in excellent condition. Immediate possession. \$63,500.
REALTY WORLD
 GILL DAVIS
 545-5400
 BERRYKILL - St. John's Woods, 4 bedroom brick Cape Cod, 2 1/2 baths, 2 fireplaces, formal dining room, patio, 1 1/2 car garage, immaculate condition. \$127,300. 209-8507
 LAWSON - 3 bedroom, large living room, fireplace, kitchen, utility, attached porch, driveway, 2 car garage. \$99,900.
RED WING TICKET WINNER
 Valerie Cyburt
 18371 Myron
 Livonia, MI 48152

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

GREEN LAKEFRONT WEST BLOOMFIELD SCHOOLS
 Absolutely charming "English Cottage Styling" on a hill viewing private Green's, 2 fireplaces and kitchen to love while cooking, walk-out family room, perfect sand beach. MUST SEE to appreciate all the extras \$179,900. Call Lynn Cope land at 363-8307.
COUNTRY ESTATE
 NEAR ALPINE SKI AREA
 An unmatched view is yours from the 41 ft. deck on this 2300 sq. ft. brick and cedar two story with 3 large bedrooms, library full extending over family room huge walk-out basement, 25x30 garage. All this situated on a beautiful 1.7 acre rolling wooded parcel with pond, in secluded area of fine homes. \$107,900. Call Pat Loy for appointment. 363-6307.

BUY OF THE WEEK!
 Nice three bedroom ranch with full basement, all aluminum exterior, fenced yard, 1 1/2 car garage, full basement, full kitchen, full bathroom, full laundry room. Inflation lighter at \$34,900.00.
LAND CONTRACT
 Save closing costs on this sharp colonial with four bedrooms, 2 1/2 baths, family room with fireplace, interior, built-in full basement, immediate closing and occupancy at \$78,000.00.
Century 21
 309 UNION LAKE RD. UNION LAKE 698-4500

NEW ORCHARD CREST NORTH WEST BLOOMFIELD SCHOOLS
 This 4 bedroom brick colonial has first floor laundry, central air conditioning, underground sprinkler, finished recreation room, all extras expected included, area of fine homes, immediate occupancy. \$109,500. Call 363-8307.
OLD ORCHARD INC. REALTORS
 363-8307
 6545 Commerce Rd. West Bloomfield

Century 21
 "of the lakes"
 Fight the cold and warm your toes on these chilly winter nights as you cuddle around your own natural brick fireplace. A beautifully decorated four bedroom, 2 1/2 bath, maintenance free Dutch Colonial in "Super Sub". Priced at only \$49,900. Call now before it's too late! 624-7000 or 363-7119 (SSE Media Circle)
 Sharp 3 bedroom brick ranch with privileges on two lakes. Two car garage. Newly build lot. Newly decorated interior. (Hurry! Won't last at \$44,900. Call 363-7119 or 624-7000. 1881 Thornhill)

Call Observer & Eccentric
 Classified For Space Reservation
 591-2300

OPEN HOUSE
 OPEN SATURDAY & SUNDAY
 1:00-5:30 P.M.
 DRAMATIC DESIGN BY DALLAS on a beautiful wooded site in Bloomfield Township. This exciting home holds premium appointments into a spacious four-bedroom floor plan. Available in both Transitional and Contemporary elevations.
 The impressive two-story foyer bespeaks of the elegance throughout the magnificent Gathering Room offers a studio ceiling, well bar, and natural fireplace. The formal dining room includes a walk-through butter's pantry to the full-convenience kitchen. And the extra-large master suite will pamper and delight you. Enjoy the lovely wooded view through the sliding glass door in the private drawing room.
 Located in a prime area of fine custom homes. Three additional wooded homesites are available, some backing to a stream, affording ideal sites for walk-out designs. \$188,900.
 6101 Hickory Tree Trail, South of Walnut Lake Rd., East of Inkster.
 Custom Built by: DALLAS CORPORATION
 Sales by: **MAPLE ASSOCIATES, REALTORS**
 NEW HOMES DIVISION 851-8090

NOVI NEW HOMES
 13 Mile & Novi Rd.
 Close to
 Twelve Oaks
 Ranches, Colonials & Tri-levels
 From \$55,450
 Model Phone
 624-4117
 Models Open 1-5 Daily
 Sales by
 J.P. Realty
 349-9250
OWNER SAYS
 BRING ME AN OFFER!
 New colonial with features like 1 1/2 baths, natural fireplace, family room, 2 car attached garage. Immediate occupancy. Just reduced LOW \$75.
 FAIRLANE REALTY 278-8200
TRUE TRADITION!
 Older home with CHARACTER has over 2,000 feet of living space, 4 bedrooms, 3 story, 1 bath, basement, dining room, HUGE BED-ROOMS, fireplace, 2 car garage. On Over-Acre! \$112,800.
Century 21
 CORNBESTONE 478-4660
3 1/2 %
 WE DID IT FIRST
 Selling! All-80 Multi List Realtors have served continuously since 1966. We were first in negotiated, non-negotiable brokerage fees since 1973. We have the most experience. We're unique because we offer the full range of services usually costing 10%, including actual wire transfer referrals. No extra charge for showing, advertising, doing. For references call Andy George 981-2106, 421-2210.
JUST LISTED
 4 bedroom, 2 1/2 bath colonial, family room, fireplace, 2 car attached garage. All the extras you can imagine. \$118,000.
 Multi List Realtors
 9 ACRES
 Charming remodeled farmhouse with a large bedroom, lot of shade and fruit trees, outbuildings, fenced for the family with horses. Now \$108,900.
NORTHVILLE
 Beautiful 4 bedroom colonial, premium lot. Maintenance free. Den and laundry on 1st floor, formal dining room, fireplace in family room, attached garage, full basement and 2 1/2 baths. Asking \$118,500.
Century 21
 SUBURBAN REALTY, INC. 349-1212
310 Union Lake Commerce
 ATTRACTIVE 2 bedroom starter home with 2 car garage, fenced 1/2 acre lot, all for \$64,900.
 TWO bedroom, maintenance free home with modern porch & 1 1/2 car garage, price reduced to \$72,900. \$4,000 down Land Contract terms.
 ASHLEY & COX REAL ESTATE 476-3062 349-2790
EXECUTIVE HILL & DAKESIDE
 Lakeview hills, quality 4 bedroom wood family room, central air, full basement, full kitchen, full bathroom, full laundry room, full garage, full driveway. \$149,900. Call 437-1231.
LAKEVIEW
 Sharp 1 story, 1000 sq. ft. capitol, 1 1/2 car garage, beautiful lot. \$60,900. 867-4000, 981-2210.
AB•RO
 Multi List Realtors
 NICE 4 BEDROOM ranch with frontage on Peninsula Lake. 1 1/2 baths, 32x28 recreation room with full walk-out basement, gas heat, fenced yard, \$56,800. Huron Valley School.
 JUST LISTED! 2 bedroom home with frontage on Handy Lake in Hartland Twp. Gas heat, fenced yard, easy access to M-59 and US 23. \$47,900.
 INVESTOR'S SPECIAL! 3 bedroom aluminum sided home on over an acre near Alpine Ski Lodge. \$39,900. Land contract terms available.
 DUNHAM RD. Two 1 acre parcels with pond and trees. \$59,000 and US 23. \$14,900 and \$15,300. Hartland Schools.
 TIPSICO LAKE RD. 45 acre parcel with pond and trees. \$87,500. Land contract terms.
 GORDON RD. Rolling 2 acre parcel. Possible pond site, easy access to US 23. \$16,500. Tyrone Twp.

JOY TO THE WORLD
 'Tis the season of carols and good wishes. Many thanks for allowing us to serve you!

WESTLAKE 4 bedroom colonial with 2 1/2 car attached garage. 1 1/2 baths, finished recreation room, glass door-walk out onto patio and 12 x 28 inground pool (1 year old filter, gas barbecue, humidor, air conditioner and more, a real value in move-in condition for only \$59,900. Call 553-8700.
SUPER LOCATION IN COLONY PARK. IT'S a sharp four bedroom family model with a library, a cozy two way fireplace in the dining and family rooms and an outstanding recreation room. Extras include 2 wet bars, patio and gas grill, and tasteful carpeting and decorating. School just a few blocks away. Good assumption available and immediate possession. Don't miss this one! \$114,900. Call 553-8700.
BLOOMFIELD HILLS SCHOOLS. Panoramic perfection, lake side condo capped with woods and sweeping view of golf greens. Three bedrooms, 2 1/2 baths, gracious foyer, fireplace, formal dining room. "Don't Promise You Hawaii, but next thing to it!" \$169,500. 642-0703.
THREE BEDROOM BUNGALOW on 1/4 acres in the heart of Farmington Hills, handy to everything. Natural fireplace, attached two car garage, large utility room, family room, spacious kitchen, carpet throughout. \$59,900. Call 653-6700.
BEAUTIFUL WOODED LOT in Farmington Hills. Four bedroom, 2 1/2 bath, colonial with family room, den, formal dining room, side entrance garage. \$133,900. 642-0703.

THOMPSON-BROWN
 REALTOR
 LIVONIA 261-5080
 BIRMINGHAM/BLOOMFIELD 642-0703
 FARMINGTON 553-8700
 BRANCH OFFICES

AB•RO
 Multi List Realtors
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 Charming remodeled farmhouse with a large bedroom, lot of shade and fruit trees, outbuildings, fenced for the family with horses. Now \$108,900.
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DELIGHTFUL
 Aluminum 1 1/2 story home set on charming need lot features 3 bedrooms, 1 1/2 baths, recreation room and breakfast space in kitchen. Well-built with wet plaster and hardwood floors. Fenced lot. \$34,500.
REAL ESTATE PROFESSIONALS, INC.
 644-8800
 Members of 2 Multi List Services
FORMER SCHOOL HOUSE completely up - dated. Open floor plan with large rooms, 2 bedrooms, 1st floor laundry, fireplace in living room. Country living. \$58,900.
Chamberlain
 West Bloomfield
 851-8100
 Stop in at our new office - 438 Orchard Lake Rd. at Lone Pine.
SUNTINGWOOD WOODS - By owner, 4 bedroom, colonial, 2 1/2 baths, country kitchen with appliances, central air with humidifier. \$239,900.
KEEP BUSY
 4 1/2 apartments and 2 stores in Lake Orion. Maintenance free aluminum siding and low price of \$182,100 make this a super investment and return opportunity. Ask to see 102 NB.
NEED SOME ELBOW ROOM?
 There's plenty to be found surrounding this quad on a acre, including 3 acres of hay. You'll also get 3 bedrooms with a possible 4th, family room with fireplace, garage, barn and much more. Unusually reduced to \$64,000. Ask now for 103 T.
PARTRIDGE REAL ESTATE INC.
 Member: Gateway of Homes
 965-8759 681-2111
NEW LISTING
 SPENDING THE HOLIDAYS in a "risky home"?
 Here's plenty to be found here in this splendid 3 bedroom Colonial and set your time in the lovely big window. Santa will love the fireplace, and you can take in the peaceful den when the going gets tough. Lovely neighborhood in Royal Oak for only \$24,500.
OPEN SUNDAY 2
 1133 EDGEWOOD, ROYAL OAK South of 12 Mile, W. of Crooks
LAVERNE EADY
 & ASSOCIATES
 626-4711 275-4422
ROYAL OAK - By Owner, 3 bedroom colonial, fireplace, full basement, formal dining room, large country kitchen, screened porch, garage, on beautiful trend street. \$149,900. 466-8264
ROYAL OAK - Pleasant Ridge, lovely 3 bedrooms 2 1/2 baths, full room, walk-in closet, 2 car garage, priced to sell. \$78,100. 521-6773. Ever 568-3877
SUPER STARTER
 On lovely tree-lined street in extreme Northern end of Oak Park. One story asbestos home features 2 bedrooms, 1 1/2 baths, fireplace in living room, large kitchen with loads of cupboard space and walk-in pantry, plus 1 1/2 car garage. \$23,900.
REAL ESTATE PROFESSIONALS, INC.
 644-8800
 Members of 2 Multi List Services
 1363-7117
 3083 Union Lake Road 632-7427
 Union Lake 12316 Highland Road
 REALTORS Hartland