

Your own Patalian home on the banks of a running river surrounded by woods, viewed from the privacy of your dock. 2 story contemporary luxury one of a kind custom home has everything. \$256,500. 557-6700

Beautiful treed lot, with stream in rear. Very private yard. 3 bedrooms, family room which looks out on rear yard and willows and apple trees. Aluminum trim, slate foyer, hardwood floors. In Cranbrook Village. \$72,000. 557-6700

Immediate occupancy on this custom built 3 bedroom brick ranch in prestigious Lathrup Village. Features 2 fireplaces, Plagstone vestibule and 2 car garage with openers. \$88,900. 557-6700

WOODEN RAVINE lot. Split level ranch. Over 3,000 sq. ft. 4 bedrooms with quality built-ins plus 3 1/2 baths. Teakwood floor in dramatic contemporary living room. Large family room overlooking wooded ravine plus complete hot and cold entertaining kitchen hidden behind folding doors. 3 car attached garage. Much, much, more. \$89,500. 557-6700

**SOUTHFIELD - 3/4 ACRE**  
Sharp three bedroom aluminum ranch. Dining area, beautiful hardwood floors. Many fruit trees. Fenced in park like yard, large garage. VA terms or assume the mortgage. Asking \$42,900. LA 476-9100.

**LIVONIA**  
Prime area of Livonia, 4 bedroom Queen 3 1/2 baths. Positive luxury. Professional decor and landscaping. Has all the amenities plus 20x40 free form heated pool. Blocks to private wooded area. Asking \$189,000. For more information please call 476-9100.

**FARMINGTON HILLS**  
Clean, sharp, brick ranch in Forest Park. Three bedrooms, 2 1/2 car garage full basement, family room, central air, and more. Asking \$60,900. For particulars please call 476-9100. LO2

**DEARBORN HGTS.**  
Very nice brick ranch in one of the finest areas. Three bedrooms, finished basement with recreation room, bar and built-in refrigerator, new kitchen cabinets, sink, energy saver furnace or LOW fuel oil, wired 2 car garage. \$55,900 WA1 721-8400

**WESTLAND**  
Three bedroom TRI-LEVEL, large country kitchen with lots of cupboards, master bedroom has entrance to bath, family room. Immediate occupancy and VA terms. \$53,900 WB10 721-8400

**CANTON**  
Spacious living in this 3 bedroom BI-LEVEL, huge family room, natural fireplace, large living room, snack bar, full kitchen, living dining room, carpet throughout, attached 2 car garage. \$74,900 WQ3 721-8400

**\$46,900**  
WET PASTER is just one of the quality ingredients in this charming 3 bedroom brick ranch along with formal dining room, 1 1/2 bath, basement, 18x20 garage and more! PA4 455-5200

**\$49,900**  
Recreation room in front yard in this completely finished basement of this beautiful ranch in demand area of Westland. Also features large kitchen, ceramic bath, built in china cabinet, large covered patio and garage! PFS 455-5200

**\$39,900**  
JUST LISTED! Call for an appointment to see this lovely ranch featuring large dining area - 3 bedrooms - NEW carpeting - wood - NEW landscaping - NEW shed (14x10) on (14x18) cement slab - VA - considered ASK FOR LISA PL1 455-5200

**LIVONIA/FARMINGTON BRIGHTON/LIVINGSTON SOUTHFIELD/LATHRUP VILLAGE**  
476-9100 478-7560 557-6700

**PLYMOUTH/NORTHVILLE WESTLAND/CANTON**  
455-5200 721-8400

NATIONAL RELOCATION COUNSELING CENTER

**303 West Bloomfield**  
LONG LAKE ESTATES... Lane Five and Middlefield  
Bloomfield Hills Schools  
Building site on 1.5 acres  
BIRMINGHAM  
PART HOMES  
\$51-5500  
BEAT THE COST OF MORTGAGING  
Bloomfield Meadows - W. Bloomfield schools. 3 1/2 acres 1.5 acre lot, 4 bedrooms Colonial with 3 1/2 baths, elegant appointed kitchen size dining room, renovated family room with natural fireplace opening onto landscaped yard with large tree lawn, lap pool, heated pool. First floor laundry room, under-ground swimming. 2 1/2 car garage. Many other features. \$145,000. Land Contract. 8% interest. By Owner. For appointment. 553-4650 or 646-1120

**304 Farmington Farmington Hills**  
ASSUME AT 83%  
100 Quality built 4 bedroom, 2 1/2 bath colonial in small desirable subdivision in one of Farmington Hills finest school districts. First floor laundry, fireplace, built-in refrigerator, beautifully maintained exterior and interior. Price to sell, owner transferred.  
\$112,500

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100

**304 Farmington Farmington Hills**  
TRANSFERRERS  
Two new Colonial builder spec homes available for immediate occupancy and 3 others under construction in Green Hill Woods, Farmington Hills. Homes priced from \$118,000.  
BROKERS WELCOME  
BIRMINGHAM REALTY  
476-1577

**Country Ranch**  
2 bedrooms, wood frame repairs. Large lot. \$129,900. Land contract terms.  
\$129,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100

**304 Farmington Farmington Hills**  
A Welcome Home  
Newly built brick ranch with separate 1 1/2 car detached garage. 3 bedrooms, 2 1/2 baths, formal dining, fireplace, finished basement, garage. \$129,900.  
NO STRINGS  
Move in before the holidays. Spacious 3 bedroom brick ranch with separate 1 1/2 car detached garage. Only \$155,500.  
CHARM BEGINS  
at the foot of 4 lovely brick Cape Cod in Farmington's historic district. 3 bedrooms, 2 1/2 baths, formal dining, fireplace, finished basement, garage. \$129,900.

**2 YEARS YOUNG**  
3 bedrooms, wood frame repairs. Large lot. \$129,900. Land contract terms.  
\$129,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100

**304 Farmington Farmington Hills**  
BEAUTIFUL CAPE COD  
on 1.5 acre lot. 3 bedrooms, 2 1/2 baths, formal dining, fireplace, finished basement, garage. \$129,900.  
MASTER ASSOCIATES  
478-7550

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100

**304 Farmington Farmington Hills**  
BUILDER'S CLOSE-OUT! A splendid opportunity for the serious and qualified buyer. Priced below \$100,000. Farmington Hills and Livonia. Lovely granite, fully decorated modern and builder's spec. Immediate occupancy. From \$100,000 to \$120,000. Call O'Connell between 1-7pm.  
BUILDER'S OWN CUSTOM HOME!  
all quality built. Located in beautiful Old Homestead Sub. Large conversion, immediate occupancy. Call for details. \$117,300. Call 553-4700.

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100

**304 Farmington Farmington Hills**  
CHARMING FARMINGTON  
Cute 4 bedroom brick 2 story with natural fireplace, 4 bookshelves, hardwood, car heated garage. Close to everything and well-sit on land contract. \$125,900.  
CRANBROOK  
Asst. Inc. Realtors  
552-2272

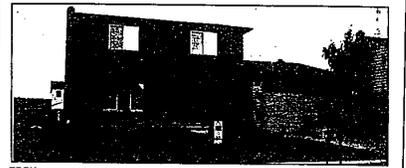
**Century 21**  
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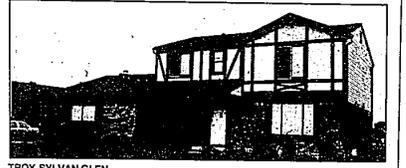
**Since 1906**  
Beaver Trail - the tasteful decorating of this former model, with spiral staircase, along with it's many desirable features team to make this 4 bedroom, 2 1/2 bath, brick and aluminum Colonial with wet bar in family room, sprinkler system and central air, all needed to appreciate \$91,900 528-2277



**TROY**  
105 feet of frontage on Walker Lake. Very nice 3 bedroom brick ranch, with walkout basement to beach area. Formal dining room, family room with fireplace, balcony of country kitchen overlooking this spring fed lake. \$129,900 528-2277



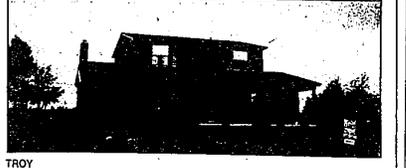
**TROY**  
One of the prettiest Colonials in popular Raintree Subdivision - and a super simple assumption, too! Four bedrooms, formal dining room, large family room with fireplace, basement and 2 car attached garage. This cozy home would be perfect for your family! \$88,000 528-2277



**TROY-SYLVAN GLEN**  
Brick and aluminum colonial in fine neighborhood. Four bedrooms, 2 1/2 baths, formal dining room, family room with fireplace, first floor laundry, basement and attached 2 car garage. Central air. \$114,900 689-5600



**TROY-STONERIDGE**  
Beautifully landscaped pillared colonial situated on large treed lot. Four bedrooms, 2 1/2 baths, formal dining room, family room with fireplace, first floor laundry and attached two car garage. Most desirable neighborhood. \$109,900 689-5600



**TROY**  
Custom nine room colonial in Glen Moor Estates area. Four bedrooms, 1 1/2 bath, formal dining room, family room with fireplace, central air, basement and attached 2 car garage. Heated gunite pool with total self maintenance system. \$106,900 689-5600

Member: South Oakland County, Birmingham/Bloomfield and Macomb County - Multiple Listing Services.

**LADD'S Inc., Realtors**  
4086 Rochester 689-5600  
REALTOR EQUAL HOUSING OPPORTUNITIES

**Cardinal West, Inc. 522-5333**  
ASSUMPTION  
New 4760, 3 bedroom, 2 1/2 bath brick ranch with shopping and shopping center nearby. Beautiful atmosphere. Price negotiable.  
851-7190

**England Real Estate 12316 Highland Rd. (M-39)**  
HARTLAND 692-7427 or 474-4530  
CONTEMPORARY Ranch home with privileges on Pleasant Lake. 3 bedrooms, 1 1/2 baths, 19'x11' living room with fireplace, 80x121 lot. Nice area. \$49,900. Immediate occupancy. Take Williams Lake Rd. S. of M-59 to left on Holmstr. Follow signs to 312 HOLMUR.  
Following homes shown by appointment only.  
SPOTLESS home with 97' of frontage on White Lake, 4 bedrooms, stone fireplace in living room, formal dining room, den, full walkout basement, garage, Enjoy Lake Living! \$109,000.  
NEW Large, gracious 4 bedroom tri-level situated on 10 acre parcel, 3 1/2 baths, large kitchen in family room and living room, large kitchen with loads of cupboards, game room with wet bar, Harland Schools. Easy access to M-59 & US 23. \$165,000.  
WELL CONSTRUCTED 3 bedroom ranch built in 72, 1 1/2 baths, 22x11 7' kitchen-dining area, full basement. 2 car garage, fenced yard. Commerce Twp. A must see! \$69,250.  
SPOTLESS well decorated 4 bedroom Tudor Cape Cod, formal dining room, family room with brick fireplace, 2 1/2 baths, full basement, 2 car garage, 12x12 screened porch. Beautifully landscaped lot, paved streets, Harland Schools. \$92,000. Land contract terms.

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
ASSUMPTION 7 1/2, 3 bedroom brick ranch, 2 1/2 baths, fireplace, large family room with beamed ceiling, spacious kitchen, patio with gas grill, in-law large tree lot in Farmington Meadows, lot size offered \$71,900. Open Sunday 2-5. 477-0232

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
FAMILY KITCHEN  
One 100 2700 plus sq. ft. quality built brick ranch in beautiful area with natural fireplace, plus kitchen island, second floor laundry in the house room. Pleasant entertaining in 1984 fireplace and wood roof. 4 bedrooms, 2 1/2 baths & real family atmosphere in a newly wooded lot. Walk to elementary school for personal tour. \$109,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
FARMINGTON  
All brick ranch, great starter home, 3 bedrooms, formal dining room, kitchen, fireplace, refrigerator, disposal, carpet throughout, new roof, 2 car garage, near school, shop & work. \$49,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
RYMAL SYMES  
REALTORS SINCE 1923  
LOW 4 1/2% INTEREST RATE  
Large assumption mortgage. Prestigious, 1984 brick home, 2 1/2 baths, 20'x20' 3 1/2 paved family room with fireplace & book shelves, extensive garage-ceramic driveway. Beautiful home. By appointment only. \$52,200

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
ORCHARD LAKE FRONT with private beach and dock provide vacation living for 3 bedrooms, 2 1/2 bath executive Ranch. On nicely groomed half acre in prestigious area. Comfortable family room, fireplace, side entrance garage with openers. 10% land contract, with \$40,000 down. Must be seen!  
\$51-8100 \$139,000

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
DOWNTOWN ROCHESTER a short walk from 4 bedroom, 2 1/2 bath Colonial. Large living room with fireplace. Sun porch, wood deck. Great views of town!  
651-8850 \$97,500  
UPPER STRAITS LAKE offers full privileges to this spacious family Colonial. 4 bedrooms, 1 1/2 baths, family room. On over half acre. Immediate occupancy.  
851-8100 \$98,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
CAPE COD  
Do not miss this Farmington Cape Cod needed in desirable Farmington location, close to everything. Call Mary for details.  
851-7190

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
WOODCREEK FARMS  
Assume 9 1/2% mortgage on this 2750 sq. ft. ranch. Formal master bedroom, 2 1/2 bath, family room with bar, 20'x30' lot. Call for details on an appointment.  
478-5000

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
Norwood No. 12 North & South Inc.  
EXECUTIVE QUAD  
Two lots, 4760 sq. ft. and a premium located are 2 of the many highlights of this beautiful home. A large four bedroom, 2 1/2 bath, 19'x11' living room with built-in bookcase, formal dining room are only a few of the many features. The kitchen with bar, 4 bedrooms with one or optional 5th, 2 1/2 baths, 2 1/2 car garage, attached garage and basement are all included. We welcome the well-maintained home. The perfect home for entertaining. We welcome the well-maintained home. Call for a personal appointment to inspect this exceptional home. Asking \$129,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
ROCHESTER Hideaway. Sprawling 3000 sq. ft. Ranch on an acre of trees. 4 bedrooms, 2 1/2 baths, fireplace family room (28'x17'), burglar alarm system.  
651-8850 \$145,000  
DEEP IN THE WOODS on private half acre. 3 bedroom, 2 full bath home offers family room, cedar shake siding, new roof. In Farmington Hills.  
626-9100 \$65,900

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
BUILDER'S OWN custom 1074 Ranch on heavily treed 3/4 acre in Farmington Hills. 2 full baths, fireplace, basement with big windows, could be walk-out.  
626-9100 \$88,900  
COMMERCE LAKE privileges enhance charming tri-level on big, beautiful lot. Fireplace family room, extensive wood cathedral ceilings, fenced yard.  
851-8100 \$66,500

**Century 21**  
EXECUTIVE TRANSFER SALES  
851-4100  
FARMINGTON HILLS - FRANKLIN OFFICE  
ROCHESTER OFFICE  
WEST BLOOMFIELD OFFICE  
626-9100  
551-8850  
851-8100

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