master charge — BANKAMERICARD welcome here

EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex or national origin, or intention to make any such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

CLASSIFICATION INDEX

REAL ESTATE FOR SALE
302 Birmingham-Bloomfield
303 West Bloomfield
304 Farmington-Farmington Hills
305 Brighton-Hartland
306 Southfield-Lathrup
307 Milford-Highland
308 Rochester-Troy
309 Royal Oak-Oak Park-Huntington Woods
310 Commerce-Union Lake
311 Homes For Sale-Oakland County
312 Livonia
313 Dearborn-Dearborn Heights
314 Plymouth-Canton
315 Northville-Novi
316 Westland-Garden City
317 Grosse Pointe
318 Redford
319 Homes For Sale-Wayne County
320 Other Suburban Homes For Sale
321 Real Estate Services
322 Condominium For Sale
323 Livingston County
324 Macomb County
325 Washtenaw County
326 Duplexes For Sale
328 Townhouses For Sale
330 Apt. For Sale
332 Mobile Homes For Sale
334 Out Of Town Property
336 Florida Property For Sale
338 Lots & Acreage For Sale
340 Lake River Resort Property For Sale
342 Lakefront Property
344 Country Homes
346 Northern Property
348 Cemetery Lots
350 Farms For Sale
351 Business & Professional Bldgs. For Sale
352 Commercial-Industrial
354 Income Property For Sale
356 Investment Property For Sale
358 Mortgages Land Contracts
360 Business Opportunities
361 Money To Loan
362 Real Estate Wanted
364 Listings Wanted
366 Real Estate To Exchange

REAL ESTATE FOR RENT
400 Apartments To Rent
401 Furniture Rental
402 Furnished Apartments To Rent
404 Houses To Rent
406 Furnished Houses To Rent
408 Duplexes To Rent
410 Flats To Rent
412 Townhouses-Condominiums To Rent
413 Rental Agency
414 Florida Rentals
415 Hall For Rent
416 Vacation Rentals
418 Mobile Homes To Rent
419 Mobile Home Space To Rent
422 Commercial Industrial To Rent
424 Office Business Space To Rent
426 Convalescent Nursing Homes
428 Garages Mini Storage To Rent
430 Wanted To Rent
432 Living Quarters To Share
434 Wanted To Rent Resort Property
436 House Sitting Service

EMPLOYMENT, INSTRUCTION
500 Help Wanted
502 Help Wanted Dental, Medical
504 Help Wanted, Office, Clerical
506 Help Wanted, Sales
507 Help Wanted, Part Time
508 Help Wanted, Domestic
510 Help Wanted, Couples
512 Situations Wanted, Female
514 Situations Wanted, Male
516 Situations Wanted, Male-Female
518 Education Instructions
520 Secretarial Business Services
522 Professional Services

NOTICES & SERVICES
600 Personals (your discretion)
602 Lost Found (By the word)
604 Announcements, Notices
606 Legal Notices
607 Attorney Services
608 Transportation
610 Cards of Thanks
612 In Memoriam
614 Death Notices
618 Child Care
619 Summer Camps
622 Insurance
626 Bingo
628 Entertainment

MERCHANDISE FOR SALE
Bus. 700 Auctions
Bus. 702 Antiques
703 Crafts
704 Rummage Sales
705 Wanted To Buy
706 Appliances
708 Household Goods-Oakland Cty
709 Household Goods-Wayne Cty.
710 Misc. For Sale-Oakland Cty.
711 Misc. For Sale-Wayne County
712 Bicycles For Sale & Repair
713 Computer Service
714 Business & Office Equipment
715 Equipment
715 Comm.-Ind. Equipment
716 Lawn, Garden & Farm Equipment
718 Building Materials
720 Farm Produce (Lme)
721 Flowers & Plants (Business Line)
722 Hobbies, Coins, Stamps
724 Camera Supplies
726 Musical Instruments
728 TV, Stereo, Hi-Fi, Tape Decks
729 CB Radios (By Line, if Business)
730 Sporting Goods
732 Wearing Apparel
734 Trailer Sales
738 Household Pets
740 Pet Services (By Line)
744 Horses, Livestock, Equipment

AUTOMOTIVE
800 Recreational Vehicles
802 Snowmobiles
804 Airplanes
806 Boats & Motors
807 Boat Parts & Service
808 Vehicle Boat Storage
810 Insurance, Motor
812 Motorcycles, Go-Karts, Mini-Bikes
813 Motorcycle Parts & Service
814 Campers, Motorhomes
816 Auto Trucks, Parts & Service
818 Auto Rentals, Leasing
819 Auto Financing
820 Autos Wanted
821 Junk Cars Wanted
822 Trucks For Sale
823 Vans
824 Sports Imported Cars
852 Classic Cars
854 American Motors
856 Buick
858 Cadillac
860 Chevrolet
862 Chrysler
864 Dodge
866 Ford
870 Jeep 4-Wheel Drive
872 Lincoln
874 Mercury
876 Oldsmobile
878 Plymouth
880 Pontiac
884 Volkswagen

BUSINESS DIRECTORY
3 Accounting Service
4 Advertising
5 Air Conditioning
6 Aluminum Cleaning
9 Aluminum Siding
12 Appliance Service
15 Asphalt
16 Asphalt Sealcoating
18 Auto & Truck Repair
19 Awnings
24 Basement Waterproofing
25 Bathtub Refinishing
26 Bicycle Maintenance
27 Brick, Block & Cement
29 Boat Docks
30 Bookkeeping Service
31 Building Inspection
33 Building Remodeling
36 Burglar Fire Alarm
39 Carpentry
40 Business Machine Repair
42 Carpet Cleaning
47 Carpet Dyeing
48 Carpet Laying
51 Carpet Repair
52 Catering-Flowers
54 Ceiling Work
55 Chimney Cleaning
56 Chimney Bldg & Repair
57 Christmas Trees
58 Clock Repair
59 Commercial Steam Cleaning
60 Consumer Services
61 Construction Equipment
62 Draperies
63 Dressmaking & Tailoring
64 Drainage Surface
66 Electrical
67 Electrolysis
69 Excavating
72 Fences
75 Fireplaces
78 Firewood
81 Floor Service
87 Floodlight
90 Furnace Repair
93 Furniture
95 Gas Appliance Repair
96 Garages
97 Golf Club Repair
98 Greenhouses
99 Gutters
102 Handyman
105 Hauling
108 Heating
111 Home Safety
112 Humidifiers
114 Income Tax
115 Industrial Services
116 Insurance Photography
117 Insulation
120 Interior Decorating
123 Janitorial
126 Jewelry Repairs & Clocks
129 Landscaping
132 Lawn Mower Repair
135 Lawn Maintenance
138 Lawn Sprinkling
142 Linoleum
146 Lock Service
147 Medical
148 Maid Service
149 Mobile Home Service
150 Moving Storage
152 Mirrors
155 Music Instruction
157 Musical Instrument Repair
158 New Home Services
165 Painting Decorating
170 Patios
175 Pest Control
178 Photography
180 Piano Tuning
185 Pinball Repair
200 Plastering
215 Plumbing
220 Pools
221 Porcelain Refinishing
222 Printing
223 Recreational Vehicle Service
225 Refinishing
229 Refrigeration
233 Roofing
234 Saw Sharpening
235 Screen Repair
237 Septic Tanks
241 Sewer Cleaning
245 Sewing Machine Repair
249 Slipcovers
250 Snow Removal
254 Storm Doors
255 Stucco
257 Swimming Pools
261 Television Radio CB
263 Tennis Courts
265 Terraums
269 Tile Work
273 Tree Service
275 Typing
276 Typewriter Repair
277 Upholstery
281 Vacuums
283 Vinyl Repair
283 Ventilation & Attic Fans
284 Wallpapering
285 Wall Washing
289 Water Softening
293 Welding
294 Well Drilling
297 Windows
298 Woodworking
299 Woodburners

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302 Birmingham Bloomfield

ABANDON YOUR HUNT
Homes - By Owner
10442 - Bloomfield, assume 2¼% , move fast! 4 bedroom, 2½ bath, all extras. Share Listings 642-1620

AN ATTRACTIVE Wabeek home just starting construction. 1st floor master bedroom, gathering room, library, formal dining room. Ready up to the golf course, view Walnut Lake from the front. Very luxurious 557-0172. Eves. 642-7911

ASSUMABLE MORTGAGE
Beverly Hills-By Owner. 3 bedroom brick & alum. ranch in beautiful area. Family room, dining room, 1½ baths, newly decorated, 2½ car garage. $74,500 with $50,000 assumable 10% mortgage. 642-5837

ASSUME $72,000 at 12¼% . Bloomfield Twp. Ranch, full basement, attached 2½ car garage, 3 bedrooms Plus den, dining room, 1 full bath with tub & stall shower, 2½ baths, fireplace, living room & rec room, large treed lot. $96,500 626-1299

• BIRMINGHAM •
By Owner. Charming English Cottage on large lot, private setting. Three (3) bedrooms, 2½ baths, living room, dining room, family room, panelled library, modern kitchen, cedar closets, full basement, Gas & steam heat, central air, 2½ car garage w/opener. Solid hardwood doors, marble, tile & antique fixtures - make this a Unique Offering. $192,000. By appointment. 645-5418

BIRMINGHAM IN TOWN
Custom built cedar and brick, 3 bedroom, great room, dining room, 2½ baths, attached garage. Home includes central air, humidifier, purification system, self-cleaning oven, disposal, all the extras. High assumable mortgage at 11¾% . $132,000. By Owner. 646-7866

BIRMINGHAM - Lovely 2 bedroom ranch, fireplace, family room, large living area, 1 car garage, fenced yard. $38,500. . . Owner, even. 647-7953

BIRMINGHAM 3 bedroom brick, prime location, walk to schools & transportation. Full basement with family room & workshop, 2 car garage, sun porch, 1½ baths, 7¾% assumable mortgage. Excellent condition. $73,500. 619-6761

OPEN HOUSE SUN. 1-5 PM
2042 E. Hammond Lake Rd. Square Lake - Telegraph area. Immaculate 1 year old ranch, 3 bedroom, 2 bath, fireplace, basement, 2 car attached garage, lake privileges. $107,000, assumable mortgage. 334-8530

302 Birmingham Bloomfield

THE COMPLETE HOME!
Birmingham's popular Stanley Blvd. 3 bedroom brick bungalow, 1½ baths, 2 car garage, screened porch, finished rec room with wet bar, plus many more fine features. A Great Buy at $77,900. Open Sat. & Sun. 1-5 PM - or call for appointment. 338-3336 or 642-9144

BIRMINGHAM - 4 bedroom English Tudor, hardwood floors, kitchen appliances, double lot, $119,500. Land contract terms available. Call after 5pm. 642-4598

Bloomfield Estate
Near Quarton and Adams
High sp. overlooking bend in Rouge. Beautiful mature trees and grounds. Classic Contemporary, Architect designs, with walk-out lower level. A truly unique property. Write for particulars, including phone number to Box #715 Observer & Eccentric Newspapers, 36251 Schoolcraft Rd., Livonia, Michigan 48150

Bloomfield Hills Schools
11%
LAND CONTRACT
4 bedrooms, 3½ baths, 3½ car garage, landscaped, sprinkling system, natural fireplace & much, much more. Located on rolling wooded lots in beautiful Long Lake Estates. The best buy in the metro area at

$225,000
For More Details Call
DEMBS BLDG. CO.
Hours Between 1-4 PM.
855-2240

302 Birmingham Bloomfield

Bloomfield Hills Colonial. 4 bedroom, 2½ baths, family room, finished basement, oak floors, excellent condition. Land Contract 11%. $88,900. 335-0007

BLOOMFIELD HILLS
Vernor Estates. Custom built colonial, 4+ bedrooms, 3½ baths. By owner. Many amenities - see to appreciate. 8¾% assumable mortgage 646-7284

BLOOMFIELD HILLS FIRST OFFERING
New Cape Cod. 3 Bedroom, 2½ Bath, study, beamed Gathering Room, Country kitchen, 1st Floor laundry, Walk-in pantry. 2 Fireplaces. Features Quaker-Made cabinets, Corian tops, Built-ins, Brick walls, Bookcases, Solar hot water, extra deep basement. Enormous garage storage. Oak trim, wood & panelled doors. Assumable $100,000 mortgage at 11¼%.

By appt. 642-8181

302 Birmingham Bloomfield

BLOOMFIELD HILLS
Stillmeadow Sub for sale by owner. Bloomfield Hills schools, assumable 8¾% mortgage. 3 story colonial on acre lot, 4 bedrooms, 2½ baths, living room with bay window, dining room, panelled den or office, fireplace in panelled family room, 12½X19 kitchen/breakfast room with loads of cabinets and counter space with no-wax Solarian floor, 1st floor laundry, 22X24 finished rec room, 2 large storage rooms in full basement with 28 feet of built in cabinets, 1½ yr. old gas furnace with electronic air filter, humidifier, central air and energy saving devices, 6 month old gas water heater, 21X25 cement patio, 2½ car garage with automatic opener, large circular driveway. $165,900.

BLOOMFIELD HILLS SCHOOLS. Picturesque 4 bedroom colonial with full brick fireplace in family room with panelled walls and flooring, complete recreation room, maintenance free exterior. Prime cul-de-sac setting in Covington by the Lake. $132,500.

Chamberlain
W. Bloomfield
851-8100

BY OWNER-beautiful English Tudor colonial, W. Bloomfield, 1¼ year, ½ acre, 2700 sq. ft. 4 bedrooms, library, family room, brick fireplace, drapes, lighting fixtures, wood window treatment, patio, 2 car garage, central air sprinkler system. $147,500. 8¾% assumption. Will consider land contract. 661-5321

BY OWNER. For $37,000 you can buy this 9¼% mortgage. 1979 4 bedroom Colonial, carpeting thru-out, central decor, bright garden kitchen, fireplaced family room. $108,000. Call: 626-4328

FRANKLIN CORNERS SUB. Spacious ranch with super floor plan. 21 ft. foyer, formal dining room, beautiful family room with brick fireplace wall, 3 bedrooms, 2 baths, first floor laundry plus basement. Birmingham schools. $124,900. 626-0734

LAND CONTRACT TERMS available Sharp German brick ranch on 2 acres with flowing stream. 3 bedrooms, 2 baths, fireplaces in family and living rooms, bay windows, Florida room, central air. Birmingham Schools. $135,900.

Chamberlain
W. Bloomfield
851-8100

MAGNIFICENT-4 bedroom, 2½ bath colonial, wooded & beautifully landscaped, Bloomfield Hills schools. $104,500. 855-1040 855-1140

OLDER 2 bedroom home, lake privileges, great lake contract 18% interest, good, clean investment, $33,000. $6000. down. $270. mo. Adjacent lot, $7000. $2500. down. $48. mo. 319-3835

PINE LAKE PRIVILEGES
(1-bl). This magnificent 5 bedroom home has a view of Pine Lake from both the front and rear yards. Civic Association maintains 500 ft. of beach area, the largest on Pine Lake. Other amenities are a main floor den, family room with fireplace, and a main floor laundry. This is a neighborhood of architecturally diverse custom homes in the Bloomfield Hills School System. Owner transferred, immediate occupancy. ML 48356.

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$25,000 DOWN - LAND CONTRACT
New large 4 bedroom Colonial, family room, treed lot, owner transferred, $95,000. 641-1158

304 Farmington Farmington Hills

ABANDON YOUR HUNT
Homes - By Owner
A335-Many custom features, 3 bedroom, 2 bath, ranch, ½ acre, $67,000. Act now!
W219-Excellent family home, 3¼ bath, 4 bedroom, den, air. Land Contract. Share Listings 642-1620

BY OWNER - One week only! 30 year old brick cape cod, redecorated, 4 bedrooms, 2 baths, fireplace, formal dining room, large mature lot, walk to downtown. Assumable mortgage. Call for appointment after 5 PM. 474-0822

304 Farmington Farmington Hills

ATTENTION!
EXCELLENT LAND CONTRACTS AND GOOD ASSUMPTION

● 3 bedrooms, 1½ baths, family room, Colonial. $87,900
● 4 bedrooms, 2½ baths, family room, den, quad Colonial. $118,000
● 4 bedrooms, 3 baths, family room, library, 2 fireplaces, brick split level. $119,500
● 4 bedrooms, 1½ baths, family room, central air, brick colonial. . . . $89,900

Phone for more detailed information.

Cranbrook
Assoc., Inc. Realtors
855-2200

BETTER THAN NEW
COLONIAL - Green Hills Commons, less than 1 year old and beautifully finished, tastefully carpeted throughout, 4 large bedrooms, with 2½ baths, exceptionally good size formal dining room, family room with fireplace, 1st floor laundry, full basement, 2 car side entrance garage, excellent mortgage assumption, owner transferred. $112,500.
HARRY S.
WOLFE
COMPANY
32358 Five Mile 421-5660

BUILDERS MODEL for sale. Rolling Oaks Sub. E. of Drake, S. of 14 mile. Open 12-4PM.

FARMINGTON HILLS - 1 year new sparkling ranch - featuring 3 bedrooms, 2 full baths, up-graded carpeting, attached 2 car garage and basement. A desirable area and landscaping make this home a rare find at $87,500.

CENTURY 21
SUBURBAN REALTY INC.
349-1212

FARMINGTON HILLS
Beautiful Colonial with large rooms, in mint condition. Priced under markets sell. Immediate possession. Sch of parks with tennis courts and bicycle paths. $139,900.

5 BEDROOMS
2 full and 2 half baths, den, family room, rec. room, heated inground pool, circular drive. Farmington Hills. $135,000. Call 642-0723.

Thompson-Brown
BIRMINGHAM/BLOOMFIELD

FARM, HILLS- 2 bedrooms,gas heat, fireplace, fenced yard, close to schools. $28,500. $5500. down, 10% interest in Land Contract. $258. mo. 476-7234

• GREEN HILLS WOODS SUB
Large tree, cul-de-sac & pond building sites available. Also spec model homes available for immediate occupancy. Green Hills Woods is 1½ miles west of Farmington Rd. off 9 Mile Rd.
HOMES BUILT BY:
ITALO-AMERICAN BLDG CORP 478-1133
D. ROUE CONST CO & BENVENGNA BLDG CO, INC 476-1577

304 Farmington Farmington Hills

ONE-OF-A-KIND
Rare Find! Charming 1½ story home on extra large beautifully landscaped lot. 3 bedrooms, 2 full baths, beamed family room with large country fireplace. Newer kitchen, full basement with workshop, attached 2 car garage. $78,900. Call 553-8700.

Thompson-Brown

SPECIAL FINANCING AVAILABLE on this beauty and several other of our homes. City of Farmington location offers 3 bedrooms, extra large family room and formal dining room plus huge 2½ car garage. Our source of funds can help you beat the high interest rates. $59,900. Call 553-8700.

Thompson-Brown

CONTEMPORARY 2 STORY
CUSTOM COLONIAL
4 bedroom, 2½ bath, large living room, dining room, country kitchen with fireplace, first floor laundry, attractive area nears schools, shopping 3-ways, possible assumption. $106,900. 553-0787

304 Farmington Farmington Hills

BY OWNER- 29771 Ravenscroft, 13 Mile, ½ mile W. of Farmington. Assumable 8¾% mortgage or consider land contract. Immaculate 4 bedroom, 2½ bath Colonial on park like ¼ acre. 24x19 living room, formal dining room, family room with fireplace. Open Sunday 2-5PM. $97,500. 661-3269

CHATHAM HILLS, 3 bedroom brick ranch, 2½ baths, full walk thru fireplace in family room with walkout to patio, impressive brick foyer, full basement with walkout, kitchen appliances. $95,500. 478-5414

YOUR NEW dream home located in prime Old Homestead. 3 bedrooms, 2½ baths, family room, 1st floor laundry, exceptionally large walkout basement, 2 car garage. New construction. $132,900.

ERA
M.D. HARWELL
626-3800

BY OWNER
LISTINGS FOR
BUYERS and SELLERS
(NO COMMISSIONS OR CONTRACTS)
H 472 - Bloomfield, 4 bedrooms, 2½ baths, assume 7¼%
A 295 - Farmington, 3 bedrooms, 2 baths, $67,000 assume 10½%
M 225 - Ferndale, 2 bedrooms, basement, garage, $32,500 assume 9%
S 305 - Rochester, 3 bedrooms, condo., 2½ baths, assume 7¼%
Many Others
864 S. ADAMS
BIRMINGHAM
642-1620
SHARE ADVERTISING, INC.

304 Farmington Farmington Hills

ROLLING OAKS SUB - Colonial located on a hill with beautiful scenic view, 4 bedrooms, 2½ baths, 1st floor study & laundry room, family room, large wooden deck, cement patio, 2 car attached garage, immediate occupancy. $32,000 down plus cost, balance of $89,500 at 11% Land Contract. No haggling, take it or leave it. Don't call with low ball offers. 689-5190

TERRIFIC ASSUMPTION!
For the Ranch buyer who needs square footage most of-ten found in a two story home, this spacious 4 bedroom, 2½ bath Ranch offers all the amenities you would expect. The formal living room and large dining room contrast nicely with the informal family room with fireplace and country kitchen. The full basement has a finished rec room with access to the rear yard. The 15'x20' Redwood deck adds to summer pleasure from the main level. $134,900. Call 261-5080.

Thompson-Brown

305 Brighton-Hartland

CALIFORNIA CONTEMPORARY
1 year old - on private lake in Brighton's most exclusive area. By owner. 227-7142

LOW INTEREST FINANCING
Offered on this $100 sq.ft. custom Colonial with 4 extra large bedrooms in Hartland overlooking Long Lake. Air conditioning, wet bar in super family room, and dozens of extras (features immediate possession. $134,900.
Call 533-8700.

Thompson-Brown

306 Southfield-Lathrup

ATTENTION!
EXCELLENT LAND CONTRACT AND GOOD ASSUMPTION

● 3 bedrooms, 1 bath, family room, rec. room, brick ranch, 2 acres . $97,500
● 4 Bedrooms, 2½ baths, family room, library, brick tri-level $83,900
● 3 bedrooms, one full and 2 half baths, rec. room, brick colonial $89,900

Phone for more detailed information.

Cranbrook
Assoc., Inc. Realtors

BIRMINGHAM SCHOOLS
Spacious with contemporary appointments, living room, dining room, family room, library, 3 bedrooms, 2½ baths. Trees galore. $95,000 with assumable mortgage. 537-5458

Real Estate One, Inc. REALTORS
WORLD LEADER IN RELOCATION

TROY
Your future home has new living and dining room carpeting, newer custom kitchen cabinets, newly decorated rooms, patio, deck, large yard and central air. $79,900. Call 528-1300 (61734)

FARMINGTON HILLS
Simple assumption plus a beautiful country setting and trees, plus 3 bedrooms, family room, fireplace and immediate occupancy. $84,900. Call 477-1111

Good neighbors for sale in this quality brick ranch with hardwood floors, 4 bedrooms, 2½ baths and full basement. $66,500. Call 477-1111 (63280)

WEST BLOOMFIELD
Exclusive, but priced right. 4 bedroom Tudor Colonial on lovely wooded setting with a stream, family room, library, walk-in bedroom closets, 1st floor utility room. Bloomfield Hills Schools. $154,900. Call 851-1900 (62466)

Assumable mortgage. Scrupulously kept Tri-level in tranquil Franklin Valley. Decor update in neutrals within last year. Family room with fireplace. $105,900. Call 851-1900 (63172)

FARMINGTON
A pleasant surprise in this 3 bedroom Tri-level, 1½ baths, large family room with electric log fireplace. Simple assumption. $64,500. Call 851-1900 (62953)

BLOOMFIELD HILLS
Charming English Tudor in popular area. Location, condition and price make this an exception. 4 bedrooms, dining room, family room, central air and Good Assumption. $141,900. Call 851-1900 (63306)

WEST BLOOMFIELD
Terrific assumption. Newly decorated 4 bedroom Colonial in desirable sub with its own Swim and Tennis Club. Custom drapes, newer carpets, central air, self-cleaning oven, Micro Wave and Florida room. $119,900. Call 559-2300 (61547)

WEST BLOOMFIELD
Spacious 4 bedroom colonial with 2½ baths, family room with full brick wall fireplace and parquet flooring. Central air and furnace new. Close to shopping and schools. Professional landscaped. $119,500. Call 348-6430 (62627)

SOUTHFIELD
Beautifully maintained 3 bedroom Colonial with completely equipped kitchen. Great family home with fireplaces, family room opening to fenced yard with patio. $69,900. Call 559-2300

TROY
Land Contract terms. Better than new 3 bedroom Colonial, built in '78. Ready for immediate occupancy. Attractively decorated. Assumable mortgage. $64,900. Call 646-1600

CLARKSTON
New construction in one of the city's finest areas. 4 bedrooms plus library, family room, formal dining room with large impressive foyer. Less than 30 minutes from downtown Birmingham. Lake privileges. $147,900. Call 646-1600

HAMBURG
Re-acquaint your family with natural Livingston's finest subdivision surrounded by State forest. 2800 sq. ft. Dutch Colonial with 6 panel doors, kitchen, island sink, 2 fireplaces, Land Contract terms. $139,900. Call 227-5005 (62993)

NOVI
3 bedroom bi-level in a brand new subdivision. Quality workmanship thruout with flair and electrical allowances. Enjoy entertaining in the Great Room. $90,250. Call 644-4700 (62934)

SOUTHFIELD
Spacious living room with wraparound fireplace, separate dining room. Family room with 2 sliding doorwalls to covered patio. 3 bedrooms, 1¼ baths, 2½ car attached garage with door opener. Beautiful yard with mature trees, 14 evergreens. Close to schools. $66,500. Call 644-4700 (62162)

TROY
Must see! Lovely 2 bedroom brick ranch with 1st floor laundry, kitchen updated with new cabinets, no wax floors in kitchen and laundry room. Carpet 1½ years old. 3rd room can be sewing room, den or office. $48,900. Call 528-1300 (62335)

ROCHESTER
Prime area! Land Contract terms and simple assumption available. Quality built 4 bedroom Colonial with walkout basement and attractive Tudor elevation. Leaded glass appointments, secluded library. $159,900. Call 652-6500

FOR SALE
Schweitzer Real Estate, Inc.
Better Homes and Gardens

Put two names you can trust right in your front yard.

CUSTOM RANCH
on large treed lot. Fireplace, dining room, full basement and two car attached garage. Call today for more information. $75,900. A121 477-6300

METICULOUSLY
maintained and custom decorated Condominium located in Farmington Hills. Near excellent shopping and expressway. $39,500. A124
477-6300

ASSUMPTION
Charming Colonial on a professionally landscaped lot. 25x15 patio. First floor laundry. Extremely well maintained. $106,900. BB182
647-1900

IN-TOWN CHARMER
Walk to shops. Oak woodwork. Formal dining room, newer furnace. Screened front porch. Call today for your apt. $87,500. BB184
647-1900

VILLA POINTE CONDO
Two large bedrooms, cathedral ceiling in living room, dining room area. Family room has a fireplace. Attached garage. $89,900. B333
851-0300

THE PRESTIGE
of Bloomfield Hills can be yours in this beautiful contemporary three bedroom, 2 bath Ranch. Fireplace, family room and Florida room. $94,900. B348
851-0300

HALL & HUNTER INC.
REALTORS
4114 West Maple, at Telegraph
1732 West maple, at Chesterfield

FAMILY LIVING
With a Contemporary Flair. Attractive floor plan includes 3 or 4 bedrooms, 2 full and 2 half baths and family room with raised hearth fireplace and bar. Troy schools. $118,500. 644-3500

BIRMINGHAM SCHOOLS
Custom built Ranch designed for entertaining. Many features include gathering room with beamed ceiling and fieldstone fireplace and patio with gas barbecue. 3 bedrooms. 3 baths. $130,000. 626-5900

ASSUMABLE MORTGAGE
Prime Birmingham location. Custom designed ranch features 3 bedrooms, 2½ baths and family room with beamed ceiling, pecky cypress paneling and adjoining studio recreation room. $104,900. 644-3500

GREAT STARTER HOME
In move-in condition. Comfortable 3 bedroom ranch with hardwood floors, newer carpeting, wet plaster construction and smoke alarm. Florida room. ASSUMABLE MORTGAGE. $47,900. 626-5900

626-5900
644-3500

Two Locations—Offices Open Weekdays 8:30 a.m. to 8:00 p.m.
Saturdays 8:30 a.m. to 6:00 p.m. - Sundays 11:00 a.m. to 4:00 p.m.