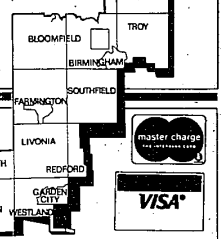
The Farmington Observer

CLASSIFIED REAL ESTATE



REAL ESTATE FOR SALE
302 Birmingham-Bloomfield
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308 Rochester-Troy
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704 Rummage Sales
705 Wanted To Buy
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715 Equipment
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728 TV, Stereo, Hi-Fi, Tape Decks
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284 Wallpapering
285 Wall Washing
289 Water Softening
293 Welding
294 Well Drilling
297 Windows
298 Woodworking
299 Woodburners

master charge — VISA®

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Reach 12 communities with 1 call to
644-1070

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 an 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.

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302 Birmingham Bloomfield

AN EXECUTIVE STYLE Colonial in Beverly Hills, queen size kitchen, 4 bedroom plus an office library, large family room, sunken living, master bedroom, many superior appointments, $139,900, will consider LC. 772-7838

ASSUMPTION - 10% Beverly Hills-brick ranch-aluminum trim-3 bedrooms-family room-fully carpeted-finished basement-2½ car garage-$75,900.
OWDS REALTORS 541-0200

BIRMINGHAM, By Owner. Charming 3 bedroom cape cod. Brick with aluminum siding. Beautiful corner lot on quiet tree lined boulevard. Walk to town, shopping and Schools. New paneled family room with fireplace, full basement with Franklin stove. Large master bedroom. Super clean. Super in-town location. Possible 11% land contract. $89,900. Call after 6PM 644-3329

BIRMINGHAM, by owner. Nicely treed lot within walking distance to grade school, shopping & transportation. Next to large park. 3 bedrooms, finished rec room in basement, separate dining area from kitchen. 1½ car garage. $64,900. 644-2741

BIRMINGHAM SCHOOLS - By Owner. Beverly Hills. 3 bedroom brick ranch, large family room, fireplace, air conditioning, patio, new carpet & drapes. Great location. Out-de-sac. Excellent condition. New mortgage available at 11¾% or assume existing mortgage at 8¾%. $75,900. 645-3162

BIRMINGHAM SCHOOLS - By owner. Beverly Hills. 3 bedroom ranch, 1½ baths, large kitchen, finished basement, fenced backyard, 3½ car garage. Our Lady Queen of Martyrs parish, assumable 9¾% mortgage, great location. Immediate occupancy. $74,900. Days 963-8840 After 6pm. 649-3197

BIRMINGHAM - 3 bedroom brick ranch, carpet, draperies, full basement, sprinkler system, garage. $68,900. 645-3535-1207 or 288-3608

BLOOMFIELD BARGAIN
OPEN DAILY 1-5PM
559 Fox River Drive (east of Opdyke, north of Square Lake Rd) brick 3 bedroom colonial, carpeted, 2½ baths, family room, fireplace, built-in features, basement, gas heat, air, sprinkling system, attached 2 car garage. Asking $189,500. L.C. terms OK. Owner assist, name your terms.
TYE R.E. 543-1333. Eves. 649-4167

302 Birmingham Bloomfield

BIRMINGHAM, 2 bedroom ranch, home features new vinyl siding, living room, dining room, hardwood floors throughout, appliances, full basement, close to transportation & schools, small assumable 8¾% mortgage, $44,900. Owner, best to call after 5 PM, 626-6052

BLOOMFIELD COLONIAL on acre. 5095 Sebring Court south off Lone Pine Rd., west of Franklin. Carpets, drapes & appliances. Fast occupancy. William Barker, Chamberlain. 644-2153; 851-8100

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

$229,500
For More Details Call
DEMBS BLDG. CO.
Hours Between 1-8 PM.
855-2240

BLOOMFIELD TWP. Ranch, Cranbrook Cross Road, Birmingham schools, 4 bedroom, 2 full baths, two ¾ baths, gas heat, central air, finished basement, $105,000. Land contract terms, $119,500. 647-3885

BLOOMFIELD TWP. By owner. 4 bedroom, 2½ baths, Colonial, on lovely treed lot, family room, 1st. floor laundry, 2 car attached garage, Bloomfield Hills Schools, central air, electronic air purifier, possible Land Contract, $155,000. 332-6478

Bloomfield. 4 bedroom, 2½ bath Colonial A-1 condition. Bloomfield Hills Schools. Land Contract 10¾%. Immediate occupancy. $85,900. 335-2087

BL. VILLAGE, 5 bedrooms, 2½ baths, full basement, family room, 2 fireplaces, 2 car heated garage, maintenance free, LC, $159,000. 642-0863

BY OWNER, Birmingham, 1019 Cambridge, Williamsburg Colonial, 3 bedroom, 1½ baths, finished basement, Florida room, breakfast area. Buyers Only! $83,000 Assumable Mortgage, $115,000. After 6PM, 646-7743

302 Birmingham Bloomfield

BUILDERS MODEL
3015 Westman Court in East Bloomfield Farms. Located West of Adams Rd., North of Long Lake Rd., entering at Westview. Beautiful 4 bedroom English Tudor home with 2 full baths, 2 half baths, decks, beautifully landscaped. Many custom deluxe features. Well insulated. Excellent Land Contract terms available. $100,000.
Call for appointment
FAIRFIELD DEVELOPMENT CO.
642-1142

EXCEPTIONAL HOUSE, exceptional location, exceptional financing, 4 bedroom hillevel, study, 3½ baths, family kitchen, 3 fireplaces, family room, wet bar, 37 ft. glass porch. Garden room, circulating waterfall. Air conditioning. Brooks & Weiker house. Bloomfield Hills schools, land contract. Owner. $159,500. 644-1368

GLAMOUR Bloomfield brl, 1¼ acres. Alarms, central vac, Pella windows, all electric, 3 - 4 bedrooms, 4 baths, dining room, library, rec room. 358-1604

NEWLY LISTED
3 bedroom, 1¾ baths, brick ranch, 2 car garage, screened porch, full basement, Birmingham schools. $59,900.
SCENIC SETTING
Charming 3 bedroom rambling ranch, formal dining room, huge Florida room, covered patio, fireplace, TREES, stream. First offering. Don't miss! $105,000.

LAVERNE EADY
& ASSOCIATES INC.
626-4711 227-4744

- SOME THINGS -
CAN'T BE DUPLICATED
An adventure in graceful living. Bloomfield Hills' Condo nestled amidst wooded slopes on Private Wabeek Lake. Nearly 3,000 sq.ft. Three (3) bedrooms, 2½ baths (main floor master bedroom suite), formal dining room with stained glass window. Security courtyard, atrium with skylight. Classic Modern in perfect condition. Waiting for You! $375,000.
THOMPSON-BROWN
Birmingham-Bloomfield
642-0703

302 Birmingham Bloomfield

COMPACT 3 bedroom Cape Cod in exclusive Birmingham location. Newly decorated, immediate occupancy, excellent price, 70's, assumable. 645-1952

SPRAWLING RANCH
On wooded ¼ acre lot, in Bloomfield Twp. 4 bedrooms, 2½ baths, family room, finished rec. room in basement. First time offered at $109,000. Land Contract terms available. Call Broker/Owner. 626-7719

303 West Bloomfield

A CUSTOM Contemporary Ranch with Oriental flair on a secluded treed hilltop in W. bloomfield. Retreat for the busy executive. 3 bedrooms, 2 baths, family, large living room with beamed ceiling & fireplace. Screened terrace, etc. Must be seen to appreciate. For Sale or Lease. 626-3034

A UNIQUE OPPORTUNITY TO PURCHASE THE HOME OF YOUR CHOICE AT TODAY'S PRICES. LEASE FOR UP TO 1 YEAR AND CLOSE AT TOMORROW'S LOW INTEREST RATES.

HILLTOP SETTING
(1-p). This beautiful home offers estate size lot with hilltop setting and commanding view. Owner transferred. 3 rooms, 4 bedrooms, 3½ baths, formal dining room, family room, fireplace, 25x13 Florida room and large basement. MLS 472863

$101,900
(1-p). 2200 sq. ft., 4 bedroom, 2½ bath, end unit luxury condominium located in Cestaur Farms. This property offers luxurious interior appointments, full basement and a 2 car built-in garage. ML 60439.

PINE LAKE
(1-b). 2833 BIRCH HARBOR, N. off Pine Lake Rd. W. of Middlebelt. Magnificent 5 bedroom home in Bloomfield Hills School District. This home offers a wooded site and secluded, private setting. Appreciation and prestigious Pine Lake entertaining and social life. Interior and exterior reflects strong pride of ownership. Large kitchen, formal dining room, first floor den and laundry, full basement and many other extras. New priced substantially below market value at $154,900. ML 60438.

MERRILL LYNCH CORPORATE OWNED PROPERTIES
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

BY OWNER-W. BLOOMFIELD
Beautiful 3 bedroom, open planned ranch, 1½ baths, 2 car garage with electric door opener, 2 way fireplace, custom made curtains, central air, gas grill, gas heat, new aluminum siding & trim, walking distance to schools. Move-in condition. Assumable mortgage of $50,100 with 9.84%. Buyers only. $79,900. 851-4848

GREEN LAKE FRONTAGE
Executive home, custom Mediterranean design, beautiful 3200 sq. foot layout with 3 full baths, sauna, award winning entertainment room, 2 fireplaces. $300,000. Call for appointment. 681-0031 or 363-8819

LAKEFRONT in Bloomfield. 3 miles W. of Telegraph. 2 bedroom brick, 2 fireplaces, prestigious area, beautiful view. 1½% no qualifying mortgage, $98,000 or best offer. 338-7430

NEAT 3 BEDROOM RANCH - full finished basement, large paneled and insulated garage, fenced yard. All aluminum exterior, no painting. Immediate possession and flexible terms. Ideal home for young or retired couple. $54,900.
ASK FOR JOHN McGUIRE
Chamberlain
626-9100

303 West Bloomfield

ELEGANT HOME in treed setting. Totally private yard boasting a large patio. Spacious multi-level perfect for entertaining. Features include 4 bedrooms, 2 full and 1 half bath, dining room, fireplaced family room and fireplaced recreation room. Many, many extras including central air, first floor laundry, sprinkling system, smoke & burglar alarms. $159,900.
Chamberlain
W. Bloomfield
851-8100

New Ranch Homes
LAKE PRIVILEGES
9¾% TO 11¼% ASSUMABLE
Quality constructed 3 bedroom ranches with finished basements, carpeting throughout, family style kitchens have oak cabinets, good neighborhoods. From $47,900 to $55,000 complete! Call 353-8307.

SYLVAN VILLAGE
W. BLOOMFIELD SCHOOLS
Clean brick 3 bedroom ranch, natural fireplace, attached garage, beautiful yard, all Community facilities & conveniences, W. Bloomfield schools, close to everything. Possible Land Contract. $54,900. Call 363-8307.

CENTURY 21
OLD ORCHARD
Inc., Realtors

NEW WOLOK Built 4 Bedroom, 3½ Baths Contemporary Bloomfield Hills Schools. Huge Gathering Room, 3 car garage, energy-efficient, security & intercom systems. 11¼% mortgage or land contract available. $229,500.
626-5083

SPRING SPECIAL! W. Bloomfield, spacious 4 bedroom colonial, 2½ baths, family room with fireplace, club house with pool, immediate occupancy, assumable mortgage. Priced at $115,900.
624-0660

FARMINGTON HILLS. Beautifully maintained - 4 bedroom colonial on Green Hill Woods. Assumable 7¾%. Priced right! By owner. Buyers only. 478-3564

GREEN HILL WOODS SUB
Large treed, cul-de-sac & pond building sites available. Also super wooded homes available for immediate occupancy. Green Hill Woods is 1½ miles west of Farmington Rd., off 9 Mile Rd.
HOMES BUILT BY:
ITALO-AMERICAN BLDG CORP
478-1135
D. HOUIX CONST CO
&
BENVENGA BLDG CO. INC
476-1577

L.C OR ASSUMPTION
possible on a better-than-new brick and aluminum Colonial just 2 years young. This beauty is decorated tastefully in earth tones and boasts a 24' family room, 3 bedrooms and a bright cheery kitchen. The school is a walk and shopping near. Definitely Farmington Hills 'Best Buy'. $83,900.
Call 553-8700
Thompson-Brown

PICTURESQUE
Beautiful rambling ranch on spectacular 1 acre hilltop setting. Features formal dining room, central air, walk-out basement that could be in-law quarters, attached 2 car garage and more for $106,600. LAND CONTRACT TERMS
CENTURY 21
CORNERSTONE 478-4660

304 Farmington Farmington Hills

Beautiful As Can Be
(59-hi). Tucked away in Farmington Hills is this gorgeous home on Hidden Valley. It comes to you with 4 bedrooms, 3½ baths, 2 lovely patios, island kitchen, all the windows offer a beautiful view. Much, much more. Call for details. Priced to sell fast at $137,500.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

BUILDER'S MODEL Closeout, Greenhill Woods Sub. 3 bedroom ranch, 2000 sq.ft., formal dining, wet bar off family room, 2½ baths, 1st floor laundry, lighting fixtures, complete floor coverings. Land Contract terms available. $109,500. LoPiccolo Homes. 268-8174

BY OWNER - Immaculate ranch in country setting. Doctor's home. Brick and aluminum, 3 bedrooms, 2½ baths, super sized family room, den and dream kitchen. In-ground gunite pool, much more. $189,900. Call 474-5274

BY OWNER, 2 story brick, 3 bedrooms, 2 baths, dining room, 2 car garage, 4/5 acre lot, prime location. $71,900. Terms available. 477-0453

CLEAN & COMFORTABLE
Starter or Retiree home. Very roomy 2 bedroom brick Ranch. Large screened porch and private yard. Doorwall to patio. Stove & garage.
Assumption or VA. $55,900.
HIGH 478-4160
HITCHCOCK
GALLERY
OF HOMES
478-4100

FARMINGTON HILLS. Beautifully maintained - 4 bedroom colonial on Green Hill Woods. Assumable 7¾%. Priced right! By owner. Buyers only. 478-3564

ROLLING OAKS SUB
Colonial located high on a hill with beautiful view. 4 bedrooms, 2½ baths, first floor study & laundry room, family room, large wooden deck, cement patio, 2 car attached garage, family room with fireplace, club house plus extras, balance on 9¾% assumption or 12% assumption. No haggling. Take it or leave it. Don't miss this low ball offer. 689-9390

ROLLING OAKS Sub. 4 bedroom, 3½ bath colonial, central air, sprinklers. Many extras. 8¾% assumable mortgage. Call after 6pm. 661-4356

SPOTLESS RANCH on treed lot - brand new listing. 3 bedrooms, 2 baths. Private rear deck overlooks your own apple orchard. Paneled, heated garage, circle drive, full basement, fireplace, and much more. Immediate possession and flexible land contract terms. $54,900.
ASK FOR JOHN McGUIRE
Chamberlain
626-9100

START OUT
in a well-maintained 3 bedroom bungalow with full basement, 1½ car garage, treed lot. Walk to shopping and transportation. This little gem sparkles. $51,900.
Call 553-8700
Thompson-Brown

4 Bedroom
CONTEMPORARY COLONIAL
in beautiful Colony Park West Subdivision. 2½ baths, family room with fireplace, full basement, 2½ car garage. Newly decorated and landscaped. Asking $129,000. Assumable mortgage at 10%. By owner.
Call 9 AM to 7 PM. 531-5700
7 PM. to 11 PM. 553-7058

304 Farmington Farmington Hills

WESTBROOK MANOR, 3 bedroom tri-level, 1½ baths, 2 car garage, loaded $84,900. Assume $54,900 balance at 10½%. Will consider land contract or trade. 553-0356

11% FINANCING AVAILABLE on this Meadowbrook Hills executive home in absolutely super condition. This brick 4 bedroom family home sits on a gorgeous lot with woods, stream, and foot bridge in rear. Fireplaced family room, bright cheery kitchen and pleasantly formal dining room - make this gem a 'Must See'. Land Contract or assumption terms available with immediate possession. $127,900. Call 643-8700.
Thompson-Brown

305 Brighton-Hartland

BEAUTIFUL VIEW, Brighton lake access. 3 bedroom aluminum & brick ranch, city water & sewers, low $50's. By Owner. Call after 6 PM. 227-2665

BRIGHTON
New construction
3 bedroom-1½ baths-carpeted-walk-out basement-family room-large deck-fireplace-many extras-2 car garage-large lot-city water & sewers-underground utilities-natural gas.
GLYSON REALTY INC
Office 313-227-1500 Model 227-2300

SIMPLE ASSUMPTION - Immpressive 1800 Sq. Ft brick & cedar custom built colonial in Hartland's prestigious Prairie View Hills Sub. 4 bedrooms, library, 2½ baths, large family room with doorwall leading to enjoyable patio, 2½ car attached garage, full basement. Quality construction. Open Sat & Sun between 12 and 6pm. $124,500. 227-2195. 533-9083

306 Southfield-Lathrup

BIG FAMILY HOME $80,500-OWNER LC $17,500 Down, $775/month total
5 Bedrooms, 3 baths, full basement
Birmingham Schools - Cranbrook Subdivision. 645-2692 or 323-0412

BIRMINGHAM schools, 3 bedroom colonial in secluded Cranbrook Village, central air, assume 9½% mortgage, plus L.C. $80,900. 646-0958

306 Southfield-Lathrup

ASSUME SOUTHFIELD 3 bedroom, 2½ baths, energy saving ranch. Finished basement & wet bar, heated inground pool & cabanna, many extras. Within walking distance to shopping areas. $74,500. 642-9468

ATTENTION- 8¾% Land Contract Flexable terms, low $ Birmingham schools, Cranbrook Village, large 4 bedroom Colonial, family room, library, first floor laundry. Mid $90's. 20160 Westbrook. 644-0094

BY OWNER- 3 bedroom ranch on beautiful wooded 1 acre ravine lot in quiet neighborhood. 2 fireplaces, fully carpeted, interior wood trim, full basement, 2½ car garage. Assumption possible. $78,000. Call for appointment. 354-4662

CHARMING Cape Cod Home in Lathrup Village north of 11 Mile, west of Southfield. Excellent condition. 3 bedrooms, 1½ baths, hardwood floors, lovely garden. $98,500. Call for appointment. 557-0837

LAND CONTRACT - terms and fast possession are available with this beautiful brick Ranch in Southfield. Pictured windowed living room, sunny kitchen, 3 bedrooms, clean basement with newer gas furnace, garage and fenced yard. $54,900. 557-3500.

NEW PAINT - new carpeting, new roof and new furnace makes this brick and frame Tri-Level a pleasure to inspect. Fireplaced living room, spacious kitchen with appliances, 3 bedrooms, super family room and 1½ baths. Patio, attached carport, and beautiful yard. Southfield $68,900. 557-3500.

LAND CONTRACT - terms available. Excellent Family Colonial in Southfield with huge 23' x 14' family room suitable for entertaining or grandmotherly living room with fireplace, full dining room and 3 cheerful bedrooms. Finished rec room with ½ bath in basement, 2 car garage and fenced yard. $72,900. 557-3500.

ASSUMABLE MORTGAGE - with low interest rate is available on this choice brick Colonial in Southfield's Beacon Square. Features fireplaced family room, full dining room and 1st floor laundry. Central air, 2½ baths, basement and attached double garage. Walking distance to community pool. $89,900. 557-3500.

Cranbrook
Assoc., Inc. Realtors
557-3500

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

BLOOMFIELD HILLS SCHOLS
Lovely 4 bedroom, 2½ bath Colonial... featuring a professionally landscaped setting. Family Room with full wall brick fireplace and doorwall opening to deck. $154,900. 626-5900

ORCHARD SETTING
More than 60 trees surround this charming 4 bedroom Colonial. Fireplaced Family Room opens to wolmanized wood deck. Central Air. ASSUMABLE MORTGAGE OR LAND CONTRACT AVAILABLE. $98,500. 626-5900

ASSUMABLE MORTGAGE
Or Land Contract Available on this attractive 4 bedroom Colonial. Large Family Room with fireplace. Fully Equipped Dark Room. Central Air. $86,900. 626-5900

IN-TOWN BIRMINGHAM
Experience the charm of old Birmingham in this attractive residence. 3 bedrooms. 2½ baths. Fireplaced living room. Fresh, sharp decor throughout. LAND CONTRACT AVAILABLE. $97,500

626-5900
644-3500
REALTOR

Two Locations—Offices Open Weekdays 8:30 a.m. to 8:00 p.m.
Saturdays 8:30 a.m. to 5:00 p.m. - Sundays 11:00 a.m. to 4:00 p.m.

FOR SALE
Schweitzer
Real Estate, Inc.
Better Homes and Gardens
Put two names you can trust right in your front yard.

SIMPLE ASSUMPTION
Custom built Ranch on large well-landscaped lot. Master bedroom has french doors leading to enclosed patio. Swim and Social Club available. $139,900. B375
851-0300

FARMINGTON HILLS
move in a very modern completely equipped home for the young executive, and career spouse. Prestige area located among the Hills. $129,000. A101
477-8300

NORTHVILLE MINI RANCH
Custom brick Ranch. $25,000. assumes mortgage. Two horse stall plus tack room. Approximately 2½ acres. Call today for more information. $96,900. B373
851-0300

ASSUMPTION OR LAND CONTRACT
available on this five bedroom older home with large family room. Bloomfield Schools. Approximately two acres. $129,500. BB116
647-1900

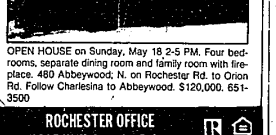
LIVONIA
New subdivision. Spacious four bedroom Colonial in excellent area. Family room with fireplace. All built-ins in kitchen. Call tody. $72,900. A130
477-8300

BETTER THAN NEW
Quality carpet. Doorwall from large kitchen with custom cupboards. No-wax floors. Finished recreation room with bar. Extra large yard. $91,888. A129
477-8300

COME TO THE EXPERTS
As the exclusive representative of HOMEQUITY/HOMERICA Nationwide Relocations Service, we are now better than ever equipped to assist you with YOUR NEXT MOVE, near or far. Why not call and let us help with the Where, When, Why and How of your next move. Call WEIR, MANUEL, SNYDER & RANKE, INC.

CHARMING HISTORIC HOME within walking distance of downtown Farmington. Three bedrooms, hardwood floors, dining room, large double lot fenced in rear with aboveground pool. Workshop area over garage. Flexible terms. $82,900. 851-5500.

SUPER ASSUMPTION or possible land contract. Ranch home with private rear yard well landscaped. Beechwood recreation facility half mile away. Access to freeway and shopping. $59,900. 851-5500.



SPACIOUS, ELEGANT four bedroom colonial. Large foyer with circular stairway. Sunny breakfast area with doorwall to large deck. Air conditioning and first floor laundry. Both family room with fireplace and den. $129,900. 651-3500.

OPEN HOUSE on Sunday, May 18 2-5 PM. Four bedrooms, separate dining room and family room with fireplace. 480 Abbeywood, N. on Rochester Rd. to Orion Rd. Follow Charlesina to Abbeywood. $120,000. 651-3500

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road

ROCHESTER OFFICE
1205 W. University Drive

Homequity Homerica

Weir, Manuel, Snyder & Ranke

BY OWNER
LISTINGS FOR
BUYERS and SELLERS
(NO COMMISSIONS OR CONTRACTS)
A327 - Livonia, 4 bedrooms, 2½ baths, assume 8¾%
W279 - Farmington Hills, 4 bedrooms, 1½% L.C.
S321 - Troy, 4 bedroom, 2½ bath, 7½%
R351 - Lakefront, 2 bedrooms, 2 baths, $84,900
Many Others
884 S. ADAMS
BIRMINGHAM
642-1620
SHARE ADVERTISING, INC.