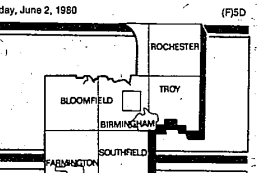
The Farmington Observer

CLASSIFIED REAL ESTATE



REAL ESTATE FOR SALE
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285 Wall Washing
289 Water Softening
293 Welding
294 Well Drilling
297 Windows
298 Woodworking
299 Woodburners

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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

ABSOLUTELY Perfect condition. Birmingham, super location. 3 bedroom brick ranch, custom decorated, carpeted, fireplace, screened porch, finished basement, dishwasher, 2 car garage, close to all schools. $86,000. 647-1362

BEVERLY HILLS, Birmingham schools. 3 bedroom, brick ranch, fireplace, porch, 2 car garage, large lot, excellent condition. $72,500. 642-9392

BIRMINGHAM AREA
Overlooking Birmingham Country Club. Beautiful white colonial brick home with swimming pool. By Owner. Will accept 2 or 3 year Land Contract at 10% and mortgage contract later. Living, dining room, family room, kitchen, 3 bedrooms, 3 baths, fenced in yard, finished basement with bar. Immediate occupancy or later. $162,500. 642-8180

BIRMINGHAM-By Owner, Westchester Village. Immaculate ranch, 3 bedrooms, den, 1½ baths, professionally decorated. $89,900. Extras. 644-1068

BIRMINGHAM
Historical colonial fully restored and modernized. Open Sat-Sun. $92,500. 839 Knox. 644-0171

BIRMINGHAM - In-town. 1st offering by owner. Newly remodeled 1½ story, 2nd floor master suite with full bath, skylights and sitting area. 2 bedrooms and full bath down. Country kitchen with fireplace, deck, full basement, 2 car garage with opener, many extras. By appointment. $89,900. 645-0049

BIRMINGHAM. By owner. Charming 3 bedroom colonial. 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. Excellent condition. Possible 11% land Contract. Price reduced to $85,900. Call after 6pm. 644-3259

BLOOMFIELD HILLS SCHOOLS - Outstanding 5 bedroom home, 3½ baths, 3 fireplaces, beamed country kitchen, first floor laundry, glassed porch, air conditioning, custom landscaping, excellent location, financing. Move in condition. Asking $159,500. 644-1288

BY OWNER - custom built brick ranch 2 ceramic baths, all natural woodwork 2 fireplaces, formal dining room, 2 bedrooms, Florida room, family room, utility 12X16. Must see. $90,000. Assumable mortgage or land contract terms 626-0586

BLOOMFIELD HILLS. By Owner. $21,000 down assumes 11¼% Mortgage or L.C. available. ¾ acre lot, 3 bedrooms, 2 full baths, fireplaced living room, formal dining, lovely glass heated porch, patio off living room, 2 car heated garage ... 2888 Acorn, W. off Telegraph, N. of Hickory Grove. Full price $85,800. 332-5426 or 626-6460

BLOOMFIELD HILLS City (Hunt Club area) Enjoy luxurious living in this absolutely beautiful, spacious 4 bedroom colonial located on an acre of professionally landscaped gardens and nature trails. Cozy family room has access to garden area. Large utility room, country kitchen, formal dining room, 3½ baths, 3 car attached garage, central air. $172,000. 575-1976, 751-4075

Bloomfield Hills Schools

4 bedrooms, 3 full baths, 2 half baths, double walk-in closets in masterbedroom, great room with natural fireplace, large kitchen, completely landscaped, sprinkler system, 3½ car garage & much, much more. Located in lovely Long Lake Estates on wooded & rolling lots. All this for only

$239,900
Call
DEMBS BLDG. CO
855-2240 626-4884

BLOOMFIELD TWP., Ranch, Birmingham schools, 3 bedrooms, 2 full baths, two ½ baths, central air, finished basement. Must sell. $107,500. 647-3365

BY OWNER - Birmingham Cape Cod, 3 bedrooms, fireplaced in living room & country kitchen. 2,000 sq.ft., near Birmingham Country Club & transportation. 948 Wakefield. $92,000. Call for appointment. 642-0064

Contemporary Tri-Level, 4 bedrooms, 2 baths, 2½ baths, family room, ¾ wooded acre, beautifully landscaped. $144,900 or best offer. 647-5864

HOLY NAME area. Walk to downtown Charming older home, 4 bedrooms, 1½ baths, plant lovers delight with 9 X 12 sun room, and 2 sun garden windows. Hardwood floors, living room with fireplace alcove, den, breakfast room, formal dining room. Energy effectient new gas furnace with set back thermostat, new water heater, insulation, fiberglass insulation, 2 car garage, land contract available. $97,500. 559 Green wood. Call for appointment. 642-6573.

302 Birmingham Bloomfield

WALK to St. Hugo's school from this 4 bedroom colonial. 2½ baths, 2½ car garage, family room, fireplace, gas FA or GE BY OWNER. 644-1585, 338-3416

303 West Bloomfield

BEAUTIFUL GREEN LAKEFRONT charming walkout ranch on very private lot. Free flowing plan offers 3 or 4 bedrooms, fireplaces in family and living rooms with panoramic views of the lake. Excellent assumption $134,500.

Chamberlain
W. Bloomfield
851-8100

BEAUTIFUL 4 bedroom colonial, 2½ baths, large corner lot, central air. Many other custom features too numerous to mention. Fashionable W. Bloomfield area. Birmingham schools. By owner. 855-2565

BY OWNER, beautiful Cape Cole front home, in Orchard Lake. 3,500sq.ft., 4 bedrooms, 2½ baths, 2 fireplaces, modern kitchen, private road. $145,500 Many other Custom Extras. Land Contract terms or new mortgage. Home 682-2306 Office 363-0361

CONTEMPORARY 2 STORY (1-sb). Prestigious 2800 sq. ft. colonial home on high lot with turned garage, custom ceramic tile in foyer, hall, half bath and kitchen. Almost new first floor carpeting, decorator's touch in wallpaper and interior decor throughout. Seller anxious, will entertain all bids ML 63420.

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

304 Farmington Farmington Hills

FARMINGTON HILLS - Rolling Oaks Sub. 14 Mile area. 4 bedroom 2½ bath colonial, 3000 sq. ft. Full basement, central air, sprinklers, custom patio, $148,900 by owner. After 6 661-4324

FARMINGTON HILLS
3 bedroom Tri-level, 2½ car garage, fireplace, sub. pool. $67,000. After 5 PM 478-7018

FARMINGTON HILLS - 50 acres Paleimany plot approved 36 lots. Make offer. Schweitzer Realtors. Ask for Connie. 477-8300

FARMINGTON HILLS
Popular Kendallwood Sub! Best Buy. 3 bedroom, 1½ baths, walkout basement, beautiful large family room with raised hearth fireplace, large lot, attached 2 car garage. Attractive terms. $78,900. Call 553-8700.

Thompson-Brown

303 West Bloomfield

WEST BLOOMFIELD by owner, 4 bedroom, 2 full & 2 half baths, finished basement, central air, automatic sprinkler system, wet bar, fireplace in family room, & many beautiful decorator touches throughout including custom formica work. Lake & beach privileges West Bloomfield schools. For appointment call 682-7337

BY OWNER 3 bedroom brick ranch, 2 full baths, central air, 2 car attached garage, full basement, fireplace, studio ceilings throughout, on treed ¾ acre lot in prime location. 851-9632

CAPE COD, 4 bedrooms, 3½ baths family room/fireplace, dining room basement, attached 2 car garage, large master bedroom with sitting room. Assumable mortgage, possible L.C. Close to schools. $115,000.

CASS LAKE 3 bedroom 1½ bath, large living room and fireplace, large kitchen dining area, den, sauna, screen porch garage, etc. Great bargain. $79,900. By appointment 682-3415

119,900
POTOMAC GREEN
(1-sc). Immediate occupancy available on this immaculate 2800 sq. ft. traditional; colonial, 4 rooms, 4 spacious bedrooms, front to back family room, formal dining room, modern eb-eat-in kitchen, full basement, turned garage central air and premium landscaping. Price below market for fast sale. Simple assumption of 8¾% high balance mortgage possible. ML 63419.

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

304 Farmington Farmington Hills

FARMINGTON HILLS - Rolling Oaks Sub. 14 Mile area. 4 bedroom 2½ bath colonial, 3000 sq. ft. Full basement, central air, sprinklers, custom patio, $148,900 by owner. After 6 661-4324

FARMINGTON HILLS
3 bedroom Tri-level, 2½ car garage, fireplace, sub. pool. $67,000. After 5 PM 478-7018

FARMINGTON HILLS - 50 acres Paleimany plot approved 36 lots. Make offer. Schweitzer Realtors. Ask for Connie. 477-8300

FARMINGTON HILLS
Popular Kendallwood Sub! Best Buy. 3 bedroom, 1½ baths, walkout basement, beautiful large family room with raised hearth fireplace, large lot, attached 2 car garage. Attractive terms. $78,900. Call 553-8700.

Thompson-Brown

304 Farmington Farmington Hills

BY OWNER. 2 bedroom aluminum, paved street, shed, newly wired. Land Contract Terms. $29,900 or Best offer After 6 PM. 582-0111

CANTERBURY COMMONS
(1-fe). 9 rooms, 5 bedrooms, 2½ bath colonial with first floor laundry and full basement. First floor bedroom could be used as a den. Attractive exterior design. Property backs to open commons area. Swim and tennis club nearby $119,900. ML 61552.

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

EXECUTIVE COLONIAL
GREEN HILLS COMMONS - Nearly new, beautifully carpeted, tastefully decorated, spacious 4 bedrooms, 2½ baths, family room with fireplace in a dream, formal dining room, basement, 1st floor laundry, 2 car side entrance garage, assumable mortgage. $112,500. HARRY S.

WOLFE
COMPANY
32398 Five Mile 421-5660

FARMINGTON - Custom built ranch - 3 bedrooms, natural fireplace, attached garage, beautiful lot. $49,900
TOWER 478-5090

GREEN HILLS WOODS SUB
Large treed cul-de-sac & pool building sites available. Also spec model homes available for immediate occupancy. Green Hill Woods is 1½ miles west of Farmington Rd., off 9 Mile Rd.
ITALO-AMERICAN BLDG CORP
478-1135
D. ROUX CONST CO
&
BENVENGNA BLDG CO, INC
416-1577

LAND CONTRACT - BY OWNER
5 bedroom Colonial, 3 baths, family room with fireplace, den or office. Independent Commons. $130,000. 553-3565

L.C. OR ASSUMPTION
on a super value in Kendallwood. This 41 brick Ranch with maintenance free aluminum trim has 3 bedrooms, formal dining, 2 fireplace, a pleasant rec room and a deck to enjoy the summer. Extra heavy insulation for unusually low, low heat bills. You'll not find more for the money with this value. $74,900.
Call 553-8700.

Thompson-Brown

304 Farmington Farmington Hills

FARMINGTON HILLS
BRAND NEW ON MARKET ... Charming 3 bedroom + library Tri-Level with first floor laundry & Farmington Hills 1st floor laundry, 2½ baths, plus a natural fireplace in family room. A premium property allows room for a pool or tennis court. Immediate occupancy. $104,900.

ERA
M.D. Harwell
626-3800

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 footbridge in rear. Fireplaced family room, bright cheery kitchen and pleasantly formal dining room make this gem a 'must see'. Land Contract or assumption terms with immed. possession. Call 553-8700.

Thompson-Brown

Rambling Ranch

Located on a lovely tree lined street where every home is a picture of loveliness is this immaculate 3 bedroom 1½ bath brick ranch, offering - a natural stone fireplace, wet-plaster walls and hardwood floors, full finished basement, 2 car attached garage $75,900.

CENTURY 21
Hartford South 464-6400

ROLLING OAKS SUB - 4 bedroom colonial, 2½ baths, 1st floor laundry room, family room, wood deck kitchen appliances included. Immediate occupancy. $122,900. Eve's. 661-1364

SPRING FED POND
Lovely 3 bedroom brick ranch in Farmington Hills on over an acre of property. Family room with fireplace, large enclosed porch. Excellent land contract available. $99,000. Call for appointment to sell.
HITCHCOCK
GALLERY OF HOMES
478-4100

THREE BEDROOM brick ranch, 1½ baths, basement, 2½ car garage. Patio, gas bar-be-que. Land Contract or assumption, $69,900. 477-2848

WHAT A BEAUTY THIS IS!
Extremely spacious 4 bedroom, 2½ bath ranch, sited on a private court. Formal and informal living areas, the full basement with rec room has access to rear yard. The large redwood deck adds to summer pleasure from the main level. Assume 9¾% mortgage. $134,900. Call 261-5080.

Thompson-Brown

304 Farmington Farmington Hills

BRIGHTON TOWNSHIP, Executive colonial. 18 rooms, old 4, bedrooms, 2½ baths, hardwood floors, large country kitchen with nook, fireplace in family room, living room, dining room, new carpeting, 2 car garage with auto opener, designer wallpaper. On 1 acre. Much, much more. Assumable mortgage. A steal at $113,500. Hurry! By owner. Call for appointment: 229-2297.

HOWELL AREA - by owner, will sell appraised at $88,000. Will sacrifice at $78,900. Optional 9% L.C. 9% down, 1½ yr. old custom split level, 2100 sq. ft. on 5 acres 6 miles to I-96. Energy efficient home loaded with extras. Additional land. 517-548-2831

306 Southfield-Lathrup

BIRMINGHAM SCHOOLS-8¾% Land Contract. Cranbrook Sub. Large colonial, first floor laundry & den plus 3 extra bedrooms in basement. Flexible terms. $94,000. 644-0094

COUNTRY LIVING in Southfield - 3 bedroom ranch on wooded 1.6 acre private lot, beautiful interior, many extras, large basement assume or land contract $78,000. By owner 354-4662

FOUR BEDROOM, 2½ bath colonial, Tanglewood. 7% mortgage. 23 1. family room, huge master bedroom, air conditioning, hardwood floors, under carpeting $82,400. 559-6518

IDEAL FOR LARGE FAMILY
5 bedrooms, 2 baths. Older home, large lot, oversized garage. $48,900. After 6 PM. 355-9838

REDUCED TO SELL
3 bedroom, fireplace in living room, full basement, garage, central air, in Cranbrook Village. $67,000. assumable 9% mortgage, land contract or VA financing available. Owner transferred. 632-6522. Evenings 626-0387

SELKIRK

Mint condition, spacious 4 bedroom brick colonial, 2½ baths, family room with fireplace, formal dining room, 2 car attached garage, finished basement. Lovely decorator decor. MUST SEE TO APPRECIATE! Simple assumption or land contract terms available. Owner transferred. 679-9005

ASK FOR SHERRY GARELICK
CENTURY 21
TODAY 559-4468

SOUTHFIELD $63,900. Great Location 3 blocks N 10 mile, 1 block W. Greenfield. Builders Model, 3 bedroom, family room, 2 car attached garage, appliances, nice lot. 851-7248

8¼% ASSUMPTION
13 & Southfield, 4 bedroom 2½ bath colonial, completely remodeled kitchen, carpeting throughout, fireplace, 2 car attached garage with opener, central air. Buyers only. $83,000. Call after 5 662-9568

307 Milford-Highland

MILFORD. Hillside Ranch on 1½ parklike acres. 2000 sq. ft. 3 large bedrooms, 2½ baths, great room 24 x 14. Cathedral ceiling, covered patio. Walkout basement, large deck and balcony off master bedroom. $119,500. Owner Agent. 685-9117

307 Milford-Highland

1.37 ACRES

Great assumption on this super brick ranch. 3 bedrooms, huge country kitchen, dining room, big family room, fireplace, den, garage, gorgeous treed lot overlooks lake, only $74,900

Red Carpet
RICHTER & ASSOC. 522-3500

308 Rochester-Troy

Beautiful Colonial SOMERSET WOODS

2700 Sq.Ft. ... Professionally Decorated & Landscaped
$128,000 - 11% Land Contract
OR
$133,000 with approved Mortgage Option on Adjacent Landscaped Lot
- 643-9538 -

ROCHESTER-BY OWNER. Charming 4 bedroom colonial, professionally decorated on lovely landscaped wooded lot. Large foyer, winding staircase, library, family room with fireplace, living room, formal dining room, modern kitchen, breakfast area with bay window overlooking woods. 2½ baths, laundry room, 2 car garage, private slate patio 8¾% assumable mortgage. $145,000. 375-0295

ROCHESTER - by owner. Three bedroom home with extra rooms, priced at much more. Assume mortgage or Land Contract. Terms. After 6pm 852-9573

ROCHESTER BY OWNER. Save 8% 4 bedroom custom colonial. 2 years old. Library, 1st floor laundry. Assumable mortgage. $121,900. 375-0249

ROCHESTER - English Tudor Colonial. 3158 sq.ft. (1878 sq.ft. wall-to-wall) on level, 4 bedrooms, 2½ baths, library, 2 family rooms, 2 fireplaces, cathedral ceilings, central air. 471 Lake Forest. $160,000. 652-6707

TROY - Bloomfield Hills schools, perfect home for Executive or large family. Large wooded hilly lot, 5 bedrooms, den, professionally finished basement, many-many extras. 641-8793

TROY - maintenance free 4 bedroom custom ranch, full brick, 2½ car attached garage, 2 fireplaces, 2 ceramic baths, new carpet and draperies, remodeled kitchen with ceramic tile floor and all built-ins. 2½ acres with new barn, horses OK. $143,900. Land contract, terms flexible. 589-3190

TROY - 3 bedroom 2½ bath ranch, large kitchen, dining room, air, professionally landscaped, must see. 7¾% assumption. $81,500. 879-1340

308 Rochester-Troy

ROCHESTER

BUILDERS CLOSEOUT! 6 brand new homes including beautiful models now for sale in one of Rochester's exciting new areas. 3 bedroom ranches, 4 bedroom ranch, 4 bedroom colonial. All with formal dining rooms, main floor laundries, 2½ baths, basements, & 2 car garages. Includes - carpeting, dishwasher, garages and your color selection. Model has central air, burglar alarm and underground sprinkling system. From $115,900 to $127,500. Call 651-5005 or 852-8100.

DISTINCTIVELY CUSTOM ON A WOODED RIVERLINE SITE. Spacious, elegant colonial featuring 2 fireplaces, deck off family room, deck off recreation room, dining room, den, 5 bedrooms, 3 full baths, two ½ baths, 2 stairways, full walkout basement, central air, burglar alarms and many fine appointments. $245,000. Call 852-8100.

LIKE NEW! Built in 1979. Beautifully decorated custom colonial with den, tile foyer, bay-window in dining room, fireplace in family room, 4 bedrooms, 2½ baths, full basement, central air, 2 car garage. Wooded setting. Just call the mover! $146,900. Call 651-5005.

Girardot, Inc. REALTORS
Two Offices Serving Rochester

EXCEPTIONAL 1979 Tudor quad, 4 bedroom, 2½ baths, premium lot, excellent Rochester area, assumable loan rate less than $30,000 balance. Make sure to ask for Mr. Conyers 852-8000

CENTURY 21
Town & Country

EXECUTIVE custom colonial. 4 bedrooms, family room, formal dining, custom den, wet bar, inground pool, many extras. $125,000. 375-0153

LANDSCAPED RESIDENTIAL LOT
Troy Estates, 93 Ft. X 150 Ft.
- $22,000 -
Phone 643-9538

309 Royal Oak-Oak Park Huntington Woods

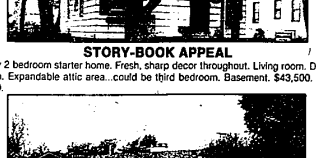
BY OWNER - Royal Oak. 3 bedroom bungalow, all appliances, carpets, draperies, finished basement, gas log fireplace, country kitchen, central air, 2½ car garage, excellent condition, must see. $52,500. 559-6473 or 546-7456

HUNTINGTON WOODS, 4 bedrooms, large living room, dining room & kitchen, dishwasher. 10416 Vernon. 2 story brick home, with excellent park view. $61,900 By appt. only 544-3794

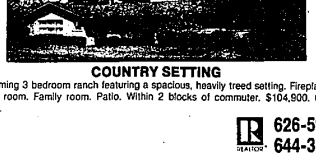
HALL & HUNTER INC.
REALTORS
4114 West Maple, at Telegraph
1732 West maple, at Chesterfield

LAKE PRIVILEGES
On Lake Voorheis. Sparkling 3 bedroom, 1½ bath Colonial home. Fireplaced family room opens to wood deck. ATTRACTIVE FINANCING AVAILABLE. $81,900. 626-5900.

IN-TOWN CHARM
Lovely 3 bedroom home featuring a convenient in-town location. Fireplaced living room. Spacious dining room. Den. Enclosed porch. $92,000. 626-5900.



STORY-BOOK APPEAL
Cozy 2 bedroom starter home. Fresh, sharp decor throughout. Living room. Dining room. Expandable attic area...could be third bedroom. Basement. $43,500. 626-5900.



COUNTRY SETTING
Charming 3 bedroom ranch featuring a spacious, heavily treed setting. Fireplaced living room. Family room. Patio. Within 2 blocks of commuter. $104,900. 644-3500.

REALTOR® 626-5900 644-3500

Two Locations—Offices Open Weekdays 8:30 a.m. to 8:00 p.m.
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BY OWNER
LISTINGS FOR
BUYERS and SELLERS
(NO COMMISSIONS OR CONTRACTS)

L375 - Royal Oak, 4 bedrooms, 2 baths, $98,000
G318 - Lake Orion, 4 bedrooms, 2½ baths, L.C.
P261 - La Throp Village, 3 bedrooms, 2 baths
M306 - Port Huron, 3 bedroom lake front home. L.C. Many Others

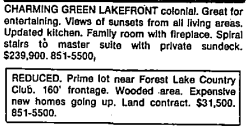
664 S. ADAMS
BIRMINGHAM
642-1620

SHARE® ADVERTISING, INC.

By Owner - Birmingham

Beautiful Landscaped yard with pool

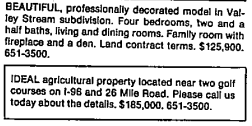
Five bedroom, family room, library, finished basement, cabanna with built-in bar, built by; Lou O'Berti, secluded area.
$425,000 647-2836



CHARMING GREEN LAKEFRONT colonial. Great for entertaining. Views of sunsets from all living areas. Updated kitchen. Family room with fireplace. Spiral stairs to master suite with private sundeck. $239,900. 851-5500.

REDUCED. Prime lot near Forest Lake Country Club. 160' frontage. Wooded area. Expensive new homes going up. Land contract. $31,500. 851-5500.

SHOREWOOD MODEL - Bloomfield on the Lake. Courtyard in front and large patio in rear. Four bedrooms, three full baths plus half. Master on first floor with Roman garden tub and doorwall to deck. Balcony. $198,900. 851-5500.



BEAUTIFUL, professionally decorated model in Valley Stream subdivision. Four bedrooms, two and a half baths, living and dining rooms. Family room with fireplace and a den. Land contract terms. $125,900. 651-3500.

IDEAL agricultural property located near two golf courses on I-96 and 26 Mile Road. Please call us today about the details. $185,000. 651-3500.

APPROXIMATELY 9.9 ACRES of property go with this five bedroom farmhouse, recently remodeled. Living and dining area, family room and full basement. Also an out building and fenced area for horses. $93,500. 651-3500.

WEST BLOOMFIELD OFFICE
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ROCHESTER OFFICE
1205 W. University Drive
Weir, Manuel, Snyder & Ranke