The Farmington Observer

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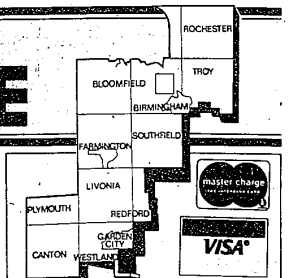

master charge
VISA

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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."

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302 Birmingham Bloomfield

ATTRACTIVE WING Colonial on ¾ acre–Short walk to Bloomfield Hills elementary and junior high school. 3,500 sq. ft. 4 bedrooms, 3 full, one ½ bath, library plus family room, first floor laundry, paneled recreation room in basement, central air. Wing Lake Rd. near Quarton $163,500. 644-8175

BEVERLY HILLS - 3 bedroom ranch, 1½ baths, attached garage, beautifully reed acre lot, brick walk, tiered patio. $97,500. Call after 6pm 642-1064

BEVERLY HILLS - 3 bedroom ranch, 1½ baths, separate dining room, large family room, 2 fireplaces, many extras. $82,600 or best offer. 644-0565

BEVERLY HILLS 3-4 bedroom brick, 2 baths, 2 fireplaces, finished basement. Florida room, many extras. $82,475 16920 Kinross. 642-4759

BIRMINGHAM
Charming New England colonial, close to town. 5 bedrooms, 3 full baths, 2 half baths, fireplaces in living room & family room. Formal dining room, breakfast room. All appliances in kitchen. Gas furnace, brick patio. Excellent condition. $219,900. Call, 647-0095 or office 645-8222

BIRMINGHAM - Excellent 3 bedroom starter home. Aluminum sided 1½ story, with basement & garage. Unfinished upstairs. Convenient to Woodward. $51,900. Hickory Realty 528-3500

BIRMINGHAM SCHOOLS. Newly decorated 3 bedroom brick ranch with family room and updated kitchen. Beautiful treed lot with wood deck. $78,500. DBHE. Call Pamela Hill. The Durbin Company Realtors. 647-5500

BLOOMFIELD HILLS, Owner, Quarton & Franklin Rd. area. 3 Yr. old custom built 4 bedroom, 2½ bath, central air. See to appreciate. $169,000. 851-5785

LOOKING FOR Speculator - accepting best offer for 3 bedroom, Colonial, garage, basement, fireplace, in beautiful Birmingham area. Owner must sell. 1-623-6761

302 Birmingham Bloomfield

BY OWNER - Bloomfield Hills home in peaceful park-like setting, within walking distance to Andover High School. 4 or 5 bedrooms, 3½ baths, for the family who appreciates quality construction. $169,000. 7% assumable mortgage. Buyers Only. 646-5492

BY OWNER, Colonial with trees and secluded site for this older home. Traditional details and mouldings. 3 bedrooms, wide foyer, built-ins and fireplace in living room. Separate dining room, library. Panelled recreation room with wet bar. Family room opens to patio. Birmingham Schools. Owner retired. $149,500. Call 517-647-6339 or 647-3795

BY OWNER, 4 or 5 bedroom Colonial, large country kitchen. Cul-de-sac, walk to Bloomfield Hills Schools, St. Hugo area. $118,600. After 5pm. 332-8436

COLONIAL- 3 bedroom, family room, 1½ baths. Located on tree lined street. Excellent condition. $110,000. 642-7763

EASY TERMS
Built in 1975 and still like new! It's a brick colonial with 4 bedrooms plus a sitting room, 2 baths, 2½ baths and a formal dining room. This custom house has over 3,700 sq. ft. You must see to appreciate! $288,000.

HARRY S WOLFE COMPANY
12338 Five Mile 421-5660

PEMBROKE MANOR, 3 bedroom colonial, fireplaced sitting room, separate dining room, finished rec room. 2460 Buckingham. $69,900 649-3600

RESTORED CENTENNIAL HOME on landscaped acre - 30 min. from Tech Center. 5 bedrooms, 2 baths, family kitchen w/built-ins, family room w/fireplace, dining room, keeping room, attached 2½ car garage, walk to schools & shops. Pool, early possession - moving to smaller home. 232-7464

303 West Bloomfield

BI-LEVEL RANCH
(Lewis) Approximately 2650 sq. ft. ranch offering living room, dining room, kitchen, 3 bedrooms and 2 baths on the first floor; massive family room with fireplace & bar on the lower level overlooks a valley. Additional features include 2 car attached garage, circular drive and privileges Dark Lake. ML 64031.

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

BLOOMFIELD HILLS SCHOOLS
Orchard Lake Privileges. 2 story colonial. Schell design. 3 car garage, 2 fireplaces, extra insulation. 2900 sq. ft. $139,900 332-5230

BY OWNER- Urgent must sell. Excellent location. 3 bedroom, 2 bath ranch w/ attached garage, living room & den w/ double fireplace, large kitchen w/ breakfast area, gas furnace w/ central air, humidifier, water softener, large lot. Must see to appreciate. Reduced to $83,500 for quick sale. 626-6586

BY OWNER - 3033 square feet pallared colonial, 4 bedrooms, 2½ baths, circular drive, corner lot. Den, family room, air conditioned, sprinklers, multi condition $144,500. Open Sunday 1-5. Deerfield Village, 6030 Cottonwood Knoll. 626-8657 or 569-0356

WEST BLOOMFIELD-3 bedroom, tri-level, old farm Sub, by owner, central air, plus other extras, assumable. Will consider land contract, $74,900. Call after 6pm 855-2416

WEST BLOOMFIELD- For sale by owner, 4 bedroom air conditioned colonial. Living room, separate dining room, family room with fireplace, real kitchen, on private oversized lot, on untrafficked street between Middlebelt and Lone Pine, Bloomfield Schools, $159,500. firm 626-5655

303 West Bloomfield

EARLY AMERICAN LOOK
(Igr). The charm of early America reflects itself in this mint condition attractively decorated 4 bedroom, 2½ bath home. Other amenities include turned garage, circular driveway, basement, formal dining room, attractive kitchen & a natural fireplace. ML71514.

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ELEGANT 3600 sq. ft. multi level home located on hill in private cul-de-sac, landscaped with spacious master suite with his and her walk-in closets, dressing area and sunken sleeping tub. All brick, 4 bedrooms, 2½ baths, family room fireplace, attached garage. Microwave and self cleaning oven. Jenn-aire range top, dishwasher, power humidifier, central air, wood insulated windows and carpeting throughout. Bloomfield Hills schools. New home. Immediate occupancy.

Jerry 591-1301 626-4050
DEMBS BLDG. CO.

JUST REDUCED
(Ish) Your home, Colonial, reduced to $119,900. This 4 bedroom, 2½ bath home has a 2 story sitting room & great garage in the best value in West Bloomfield Twp. This home features a custom ceramic tile bath, half bath & kitchen; almost new first floor carpeting, and a decorator's touch in wallpaper & interior decor throughout.

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WEST BLOOMFIELD
LONG LAKE ESTATES
4 bedrooms, 2½ baths, island work center, all built-ins in kitchen. Elegant & spacious foyer, 3½ car garage are some of the features in these custom crafted homes. Choice of elevations. From $175,000.

DEMBS BLDG. CO.
855-2240
532-9485

WEST BLOOMFIELD
LONG LAKE ESTATES
4 bedrooms, 2½ baths, island work center, all built-ins in kitchen. Elegant & spacious foyer, 3½ car garage are some of the features in these custom crafted homes. Choice of elevations. From $175,000.

DEMBS BLDG. CO.
855-2240
532-9485

WEST BLOOMFIELD LAKE PRIVILEGES
(HH) Approximately 3000 sq. ft., 9 room, 4 bedroom, 2½ bath home with library, first floor laundry, central air & large basement. Swimming with lifeguard protection on the lake. Property backs to wooded civic center park. $159,900. ML68719

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EXECUTIVE TRANSFER SALES
851-4100

W. BLOOMFIELD
9-95% LAND CONTRACT
4 bedrooms, 2 full baths, 2 half baths, double walk-in closets in master-bedroom, 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
532-9485

SYLVAN LAKE - beautiful ranch home with wing master suite 3 bedroom, den, 2 full baths, fireplace, screen in porch, 2 car garage, beach & dock privileges. Assumable mortgage. $69,900. 681-4668

303 West Bloomfield

OPEN SUNDAY, 1-5
6895 Indian Creek Dr., N of 14, W of Drake. Brand new spacious contemporary on treed lot. 4 bedrooms, 2½ baths, library, central air, fully carpeted. Vaulted ceilings with skylights, panneling, wetbar, deck & much more. 10½% assumption, 8½% land contract. $165,000. 851-4245

304 Farmington Farmington Hills

⅔ ACRE
You'll love this 3 bedroom ranch in an exquisite neighborhood of higher priced homes. It's so beautiful, featuring a full basement, formal dining area, natural fireplace in living room, attached garage, family room, breakfast nook, tastefull decor throughout and much MUCH more! The best part is the price. $77,900.

TEPEE
28200 7 Mile 533-7272

BY OWNER - charming tri-level, 3 bedrooms, Florida room, master bedroom, large backyard, assumable 8¾% mortgage. After 6 PM. 476-7016

BY OWNER well maintained 2 bedroom ranch on large lot, aluminum siding 2½ car garage, 21769 Washington Farmington Hills. 476-5384

BY OWNER. A house you will be proud to call your home. Excellent location near schools, churchs and shopping. 3 bedroom, 1 bath ranch with attached garage, new wall-to-wall carpeting, living/dining room combo, double heated fireplace, large kitchen with breakfast area, full finished basement with shop area. Gas furnace with humidifier, water softener. Large landscaped yard with mature trees, established trees & shrubs. Open House Sunday 12-4. 33615 Beechwood, off Farmington Hills, near 14 Mile & Middlebelt. Or call for your appointment to see this wonderful home and its peacefull landscaped neighborhood. 626-4463. 476-3239

BY OWNER. Spacious tri-level, 4 or 5 bedrooms, sharp family room with natural fireplace, large kitchen, 2½ car garage, trees. $81,900. 478-4714

CIRCA 1930
This 2 story has been extensively renovated including continuing light blue aluminum siding with roof, rebricked front porch, refinished hardwood floors, completely painted or paneled interior, converted furnace, 2 year old field & septic tank and community well on wooded half-acre. Land Contract terms available. $89,500. Call 553-8700.

Thompson-Brown

DRASTICALLY REDUCED
(69-Kil). Owners transferred. Need to sell new this spacious 4 bedroom colonial in Kimberley Subdivision featuring 2½ baths, country kitchen, Florida room & a spectacular inground heated pool with a simple assumption. Bring an offer. Asking $69,500.

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

FARMINGTON HILLS
Clean and cozy 2 bedroom home. Immediate occupancy 476-7298

FARMINGTON HILLS - Must sell! Colonial by woods, 4 bedrooms, 2½ baths, family room, living room, dining room, 1st floor laundry, 2 car garage, many extras $111,990. Owner. 555-7289

FARMINGTON HILLS-4 bedroom, tri-level, Kendalwood sub. 28618 Kendalwood Dr. Excellent condition. Owner liquidating estate & must sell. $110,000. Mr Lymperis Broker, 537-3383 553-8313

FARMINGTON HILLS, custom built all brick ranch, 4 bedrooms, large family room, attached 2½ heated garage, many extras. $108,900. By appointment. Owner. 474-6056

FARMINGTON HILLS $74,900
SHARP & CLEAN
4 bedroom colonial features hardwood floors, 1½ baths, large country kitchen. Family room with Franklin fireplace. Extra insulation. 2 car attached garage. Nicely landscaped lot.

Executive Realtors
476-5990

304 Farmington Farmington Hills

IDEAL Location- near schools, churches, shopping. Mature trees, all brick 3 bedroom ranch with 2 car attached garage, finished basement, extra large kitchen with built-ins & dining area. Natural stone fireplace, hardwood floors under wall carpeting, large patio. Many extras. Must see to appreciate. Immed. occupancy. By Owner. 553-3344

LAND, TREES, ELBOW ROOM and a super better than new 3 bedroom brick ranch. Excellent location for this hillside walkout beauty. Features include new kitchen, 3 fireplaces, wood deck, new carpet throughout, formal dining, pleasant den, spacious master suite with bath and doorwalls for excellent view. Immediate possession and terms possible. $119,900. Call 553-8700.

Thompson-Brown

LASSUME
9¼% mortgage with payments of $258 including taxes. 3 bedroom aluminum ranch with stone front, separate dining room, formal dining, 2½ baths, finished rec room and 2½ car garage. Asking $42,500.

HEARTHSIDE ONE
553-0700

NORTHERN MICHIGAN SETTING
(tpvc). This quality brick home is hidden in Pleasant Valley Farms, a unique development of custom homes. Tall evergreens & wooded sites prevail in this area of rolling terrain and winding streets. Owner transferred leaving room & family room overlook the valley. 2 car attached garage, 2 fireplaces & a private lake in the development. Easily assumable 8¼% mortgage.

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

304 Farmington Farmington Hills

LOVELY SETTING
1½ story, aluminum sided, 3 bedroom, formal dining room. New furnace and water heater. Carpeted throughout. Large master bedroom. Priced for quick sale $42,500. HGOH. 478-4100

HITCHCOCK GALLERY OF HOMES
478-4100

NOTHING TO DO BUT MOVE IN and enjoy this immaculate 3 bedroom brick ranch with full finished basement. New kitchen flooring and pretty carpeting. The spacious backyard is fenced and has mature trees. $66,900. Call 261-5680.

Thompson-Brown

N. FARMINGTON HILLS QUAD
Brick 4 bedroom, 2½ baths, family room with fireplace and separate den. Spacious rooms and large lot with beautiful landscaping for carefree, comfortable living. NEW ON MARKET, only $69,900. Call 553-8700.

Thompson-Brown

Practical Luxury
This roomy 3 bedroom, 2 full & just what you've been looking for. Modern kitchen with built-ins, gas BBQ, 1½ baths & garage. Many attractive features. Priced for quick sale at $59,900.

EARL KEIM
MIDWEST, INC. 477-0880

THE GREAT GET-AWAY
3 Acres of pristine paradise in friendly Farmington Hills. This picturesque piece of property has a charming 1 bedroom brick & cedar bachelor's cottage, 21x21 work shed and 2 car garage. This could be your Shangri-la. $72,900. Call 553-8700.

Thompson-Brown

304 Farmington Farmington Hills

LOVLEY custom built 4 bedroom Colonial within walking distance to downtown Farmington. Many extras. By owner. $135,000 - Land contract terms 478-3469

305 Brighton-Hartland

BRIGHTON by owner, 3 bedroom ranch, family room with fireplace, finished basement, 2½ car garage, lake privileges. $79,500. Simple assumption or terms available. 229-4828

BY OWNER, Highland, built in 1978, Spanish ranch on 5 rolling acres, living room, ceramic foyer, 3 bedrooms including large Master bedroom suite with walkin closets, full bath and doorwall to patio. 2½ baths, large country kitchen with fireplace, decorated siding, and oak floors. Laundry room, 2½ car garage, beautiful 19x28 ft. brick enclosed courtyard with bullin barbecue. Extras include economical heat pump, central air, humidifier, air cleaner, water softener, Kitchen Aid dishwasher, range and dishwasher, 1½ baths, finished rec room and 2½ car garage. Asking $62,500. 887-2077

306 Southfield-Lathrup

"A-1 CONDITION"
Professionally decorated, well maintained 3 bedroom, 1½ bath colonial in prestigious Lathrup Village. Central air, sprinkler system, cedar closet, low maintenance exterior and many more extras included. Realistically priced at $75,500. After 5pm only. 559-0587

BY OWNER - Custom 3 bedroom brick ranch, professionally decorated, on ¼ acre, oversized eat-in kitchen, 2 full baths, 2 fireplaces, huge 2½ car garage. Assumable $97,500. 357-2534

CRANBROOK Village, Birmingham schools, 3 bedrooms, 2½ baths, family room with fireplace, on lovely lot, simple assumption at 10% mortgage. Asking $87,900. 642-9471 547-7757

ESTATE SALE
LATHRUP VILLAGE
Have immediate occupancy in this brick ranch with full basement, formal dining room, den, natural fireplace & attached garage, just listed $66,900

Red Carpet
RICHTER & ASSOC 522-3100

306 Southfield-Lathrup

HAMPSHIRE WOODS
Tennis anyone? Regulation court with this forest of homes with all the amenities of country living. 4 bedrooms and upper study, family room, library. Sumptious rooms throughout. Attached garage. Beautiful ¼ acre grounds with room for a pool.
P. Radawick Co. 861-6666

LATHRUP VILLAGE. Unique colonial 3 bedroom, 3 fireplaces, dining room, 2 baths, finished basement, patio, large treed lot. Assumable 8¾% mortgage. $74,900. After 5pm 557-3291

RAVINE LOT
BEAUTIFUL RANCH home with 3 large bedrooms, 1½ baths, large country kitchen with all appliances, dining room, 2 fireplaces, inground pool and attach garage. $79,900

Executive Realtors
476-5990

REDUCED TO SELL
3 bedroom, fireplace in living room, full basement, garage, central air, in Cranbrook Village. $67,500. assumable 9¼ mortgage, land contract or VA financing available. Tom Adler Realty 632-6222 Evenings 626-0387

SOUTHFIELD - By Owner. 4 bedroom colonial, living room, dining room, family room, finished basement, air conditioned, fenced yard, attach garage and many extras $73,700 559-6799

SOUTHFIELD colonial. 3 bedrooms, 2½ baths, newly decorated, central air, large family room with fireplace, above ground pool. Assumable mortgage. Buyers only. 352-6647 559-5647

SOUTHFIELD OPEN SUNDAY 1-5
Custom 3 bedroom brick ranch, 2 baths, 2 fireplaces, wet bar, central air, fenced yard, aluminum trim, immediate occupancy. Low $70's. 18185 New Jersey Dr. 1 block W. of Southfield, 4 blocks S. of 10 Mile Rd. 353-1340

SOUTHFIELD 12 Mile & Northwestern Hwy area. ¼ acre lot. 3 bedrooms, 2 car garage, oil heat, just redone. $47,500. Land Contract terms $12,500 down. H. B. Wright Realty. 474-0594

SOUTHFIELD, 2 bedroom ranch, new furnace, water heater, wood stove. Beautifully treed area, large yard, can assume 8¾%. $38,500. 357-5206

SOUTHFIELD- 2 bedroom bungalow, lot & a half, large kitchen, basement, 2 car garage, Birmingham Schools, 13 Mile-Greenfield area. $39,900. 647-8174

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

FOUR SEASONS
Elegant two bedroom condominium...recently decorated by an interior designer in warm earth tones. Two full baths. Living room opens to balcony. Central Air. Deck. ASSUMABLE MORTGAGE. $113,500 or lease available at $650/month plus association fees. 644-3500

CONVENIENCE...LOCATION
Lovely two bedroom condominium in desirable Rolling Acres of Bloomfield Hills. Two baths. Music room. Spacious living room. Basement. Patio. Central Air. Attached Garage. Convenient to shops and major transportation routes. $122,500. 626-5900

WESTCHESTER VILLAGE
Custom designed three bedroom ranch...within walking distance of Brother Rice. Three bedrooms. Two full baths. Powder room. Library or fourth bedroom. Paneled family room with beamed ceiling adjoins studio rec room. Three fireplaces. Central Air. $99,500. 644-3500

FAMILY LIVING
Lovely three bedroom ranch on a quiet, tree-lined street in West Beverly subdivision. Two full and one half baths. Fireplaced recreation room. Spacious living room with fireplace. Basement. Central Air. Maintained to the highest standards. $115,000. 626-5900

626-5900
644-3500
REALTOR®

Two Locations—Offices Open Weekends 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.

ARLENE BIRSA

Century 21 Vincent N. Lee Executive Transfer Sales Inc., is pleased to announce that **Arlene Birsa** has joined our professional real estate staff.

Arlene has had previous experience as a successful real estate associate and is a member of the Birmingham-Bloomfield Board of Realtors and the United Northwest Realty Association Multi-list service.

Arlene and her family reside in Lincolnshire East, Farmington Hills. She is actively involved in community and neighborhood events. **Arlene** specializes in single family homes predominately in the Farmington Hills-West Bloomfield areas. Neighbors, friends and clients are encouraged to call her new location.

Century 21
VINCENT N. LEE
Executive Transfer Sales
7499 Middlebelt Road
West Bloomfield, Michigan 48033

851-0600

BY OWNER
LISTINGS FOR
BUYERS and SELLERS
(NO COMMISSIONS OR CONTRACTS)

L-231 Bloomfield, 3 bedroom, 2 bath Condo, many extras.
H-510 W. Bloomfield, 3 bedroom lakefront, L.C.
V-715 Troy, 3 bedroom, family room, $72,500. 9¾%.
J-517 Royal Oak, 3 bedroom, 2 bath, $55,000.

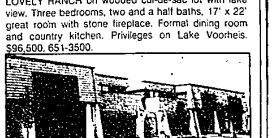
MANY OTHER PROPERTIES DISPLAYED IN OUR OFFICE
FREE BUYERS' GUIDE WITH PICTURES AND DESCRIPTIONS

884 S. ADAMS
BIRMINGHAM
642-1620

SHARE ADVERTISING, INC.

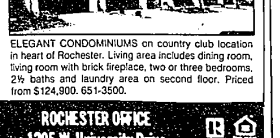
COME TO THE EXPERTS
As the exclusive representatives of HOMEQUITY HOMERICA, we can now give you professional and personal assistance in relocating anywhere in the country. NEAR OR FAR AWAY. Make your next move a smooth and happy one with
WEIR, MANUEL, SNYDER & RANKE, INC.

LAKE FRONT with Florida room and patio overlooking Green Lake. Four bedrooms, including master with dressing room, bay and bath. Fireplaces in living and family rooms. First floor laundry. $239,900. 851-5500.



LOVELY RANCH on wooded cul-de-sac lot with lake view. Three bedrooms, two and a half baths, 17' x 22' great room with stone fireplace. Formal dining room and country kitchen. Privileges on Lake Voorheis. $96,500. 651-3500.

SPACIOUS, QUALITY BUILT with neutral carpets throughout. Four bedrooms, two and a half baths. Library and family room with fireplace and beamed stucco ceiling and doorwall to wood deck. $129,900. 851-5500.



ELEGANT CONDOMINIUMS on country club location in heart of Rochester. Living area includes dining room, living room with brick fireplace, two or three bedrooms, 2½ baths and laundry area on second floor. Priced from $124,900. 651-3500.

CONSULTING CENTER
WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road
ROCHESTER OFFICE
1205 W. University Drive
Weir, Manuel, Snyder & Ranke

ANN STREET CLASSIC

DOWNTOWN BIRMINGHAM is around the corner. Meticulous in detail inside and out. 4 bedrooms, modern kitchen with doorwall onto screened-in porch. New carpet throughout, 2½ car garage, large treed lot.
$98,500.
shown by appointment **647-2773** (eve., weekends)