The Farmington Observer

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298 Woodworking
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master charge
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Reach 12 communities with 1 call to

644-1070

EQUAL HOUSING OPPORTUNITY

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302 Birmingham Bloomfield

ATTRACTIVE Birmingham - by owner, sharp 2 bedroom, full basement, new carpeting thru out, all window treatments & appliances, fenced back yard, picnic table, 1166 Bird. $49,500. Call after 5pm 335-7881

Attractive Wabeek Open House 12-5PM
Wabeek Lake Drive-Birchwood Way
Wabeek Forest Subdivision
Occupancy 90 days or next spring
4 bedroom, under construction. This house was featured in last weeks newspaper.
557-0270
Evenings 642-7811

ATTRACTIVE WING Colonial on ½ acre-Short walk to Bloomfield Hills elementary & junior high school. 3,000 sq ft. 4 bedrooms, 3 full, & ½ bath, library plus family room, first floor laundry, panelled recreation room in basement, central air. Wing Lake Rd. near Quarton. By owner. $157,500. 644-8173

BEVERLY HILLS-By Owner. Contemporary ranch on acre lot with mature trees & privacy. 3 bedrooms, 2 baths, 32' living-dining area, full basement, rec room with wet bar, 2 fireplaces, 2½ car garage. $128,500 646-5118

BIRMINGHAM - Bloomfield Schools. 4 bedroom home available immediately, central air, 10% down, L.C. at 11%, $125,000. Will lease with option to purchase. Days, 355-3890. Eves. 1-694-0419

BIRMINGHAM by owner. Sharp 2 bedroom aluminum ranch, full basement, updated kitchen & bath, includes carpet throughout, window treatment & appliances. 1392 Bird. $54,800. After 5pm 644-3564

BIRMINGHAM - Florida-bound, 3 bedroom, 2½ bath, brick Colonial, trim Washer, dryer, stove, refrigerator, central air, Thermo-pane windows, finished rec room & bath, insulated heat, 2½ car garage. Loaded with extras $82,500 646-8231

302 Birmingham Bloomfield

BIRMINGHAM SCHOOLS - 2 bedroom brick Ranch-finished basement - Fireplace Garage. Appliances $69,500 644-2535

BIRMINGHAM. All brick duplex. Immaculate. 2 bedroom & den, large family room, dining & living room with fireplace. Brick patio, gas grill, intercom. $97,000. Even 646-5855

BLOOMFIELD HILLS - by owner, 572 Bennington Dr., 9 room brick ranch, 3 bedrooms, 2½ baths, finished basement with bar, large lot. 646-1868

BY OWNER. Bloomfield Hills Schools. Maple Village area. Immaculate, 4 bedroom, 2½ bath, walk out family room with raised fireplace, also fireplace in living room, large kitchen with eating area 2 car attached garage, new gas heat, new condition. $109,900. Call 12 noon to 7pm 626-2157

BY OWNER - Lovely Cape Cod. Pembroke Manor. 3 bedrooms, separate dining room, eating space in kitchen, gas heat, walk to park and schools. Sharp decor throughout, must see' $72,500. Call 649-5607

CHARMING beautiful downtown Birmingham, 4 bedroom colonial. Adjacent to park, newly decorated & appointed $82,000 will assume at 10½% $89,000. 644-3518 645-5626

CHARMING Cape Cod, in sought after Birmingham location, mint condition, must see. 236 Pleasant. Call after 6pm 644-6682

RAVINE SETTING
with River Rouge winding through almost 2 acres. 4 bedroom Quad (large game room could be 1 or 2 more bedrooms), family room with full brick wall fireplace, walkout basement, mint condition. Birmingham schools $169,900 Call 533-8700

Thompson-Brown

303 West Bloomfield

ANXIOUS OWNERS have 2 houses, must sell 1. Assume 9% mortgage on this 4 bedroom colonial. Family room, professionally finished basement, asking $94,000, will consider all offers. Ask for Bruno. Earl Keim Bell 978-1750

BY OWNER. Must sell. Owner transferred. 2560 sq ft. Colonial. 4 bedrooms, 2½ baths, prime area Air. Walk to West Bloomfield elementary & high schools. Move-in condition inside & out. Price reduced, $119,900. Call 682-7465

BY OWNER. 3 bedroom ranch. Basement, garage, Middle Straits lake privileges. 8¾% assumption. Peaceful dead-end street. Mid $50's 363-4432

CALIFORNIA contemporary colonial - 4 bedrooms, 2½ baths, family room - fireplace, cathedral ceiling in living room and foyer, formal dining, air, 2½ car garage, 2 large decks, professional landscaping, sprinkling system. By owner $123,500. After 5 PM 661-2944

COME & SEE this beautiful new 5 bedroom Quad, 4 baths, library, walk-out family room in basement, lake in rear, newly decorated. Will lease. 626-2985

HANDY MANS Special, roughed in 2,000sq ft addition needs finishing, original 1350sq ft finished, assumable Mortgage or Land Contract available. $65,900 689-4570

"LAND CONTRACT"
Large Colonial approx. 28 sq ft huge family room with beautiful raised ceilings. 4 bedrooms and den plus all the extra amenities $119,900 Call 626-2830.

ERA
M.D. HARWELL CO.

WEST BLOOMFIELD - Attractive 5 bedroom Quad level. All modern Machler kitchen. Marble entry, hardwood floors throughout. Advantageous mortgage. By owner. Terms negotiable. Call between 3:30 to 10PM. 851-0442

303 West Bloomfield

MIDDLE STRAITS LAKE PRIVILEGES
W. BLOOMFIELD
Relocating owner will miss their 4 month old brick and aluminum tri-level with 3 bedrooms, 1½ baths, 18x15 family room, huge secluded treed yard $67,900 Call 363-8307

CENTURY 21
OLD ORCHARD
OPEN SUN, 2-5
YOUR PRIVATE MINI RESORT
Swim in your own inground heated pool, fish & boat on spring fed Hammond Lake. This handsomely remodeled ranch offers large master bedroom with it's own bath, plus 3 smaller bedrooms, 2 other fireplaces, one in family room with dramatic conversation pit. Attractive poolside decks & patio. Take Middlebelt just No. of Square Lake Rd., to 2175 So. Hammond Lake Rd

Max
BROOCK
626-4000

UPPER STRAITS LAKE PRIVILEGES
Area available with this very spacious 2 bedroom home nested among towering trees in excellent condition. Garage, basement. $50,900 Call 363-8307

CENTURY 21
OLD ORCHARD

9¾% INT.
Or Assumption 8¾% Upper Straits Lake view and privileges. Excellent condition. 5 years old, fireplace, family room, 22 x 27. 5 bedrooms, 3 baths, wood windows, stained woodwork, large deck. Custom built home. Large 2½ car garage. Must sell. Immediate possession. $108,900. By Owner. Call between 6 am and noon or after 6 PM 682-3408 or 682-1582

304 Farmington Farmington Hills

BRICK COLONIAL. 3 bedrooms, 1½ baths, family room-fireplace, formal dining, 2 car attached garage, air, sprinkling system. Freshly painted, newly carpeted. $92,000, assume 9% mortgage. Owners only 476-8531

BUILDERS MODELS CLOSEOUT
Reduced prices, 4 bedroom colonials with full basements N. Farmington Schools Parkdale Custom Homes Model-Sat-Sun Office 553-2252

BY OWNER - FARMINGTON HILLS-LIKE NEW colonial on beautiful wooded lot, 4 large bedrooms, 2 walk-in closets, dining room, family room, fireplace, 1st floor laundry, 2½ baths, 2 car garage. Near good schools. $117,500. Must see. Call me at 553-7985 after 5 PM or weekends for Appointment

EXECUTIVE QUAD
(55-ar) Normandy Hills. 5 bedroom, large living room and formal dining room. Family room with natural raised hearth fireplace. In-ground heated pool and whirlpool. Many more rooms and features. A must see! Land contract is very negotiable or assumption. Call for your private showing of this beautiful and outstanding home.

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

304 Farmington Farmington Hills

BY OWNER Farmington Hills. I have purchased another home and must sell within next 2 weeks. Therefore, this home is being priced over $70,000 below duplication. Built in 1973, this colonial style home is located in Barrington Green, 13 Mile-Drake area, on 99x150 heavily treed premium lot, backing to commons area, offering complete privacy. Features include 4 bedrooms with master suite, 27'x14' family room, large kitchen & dinette area, family room, formal living & dining rooms, 2½ car garage, basement, 2 fireplaces-1 in master bedroom, 27'x17' heated in-ground pool, 30'x50' multi-level wood decking surrounding beautifully landscaped yard area, automatic inground sprinkling system, professionally decorated throughout. Builder's duplication cost & extras $145,000+. Price $120,000. Buyers only. Possible assumption, mortgage balance $70,000. 9-5pm, 356-5120. After 5pm 553-8237

BY OWNER: Hamlin & Inkster. Brick ranch on 1 plus acres. 2½ baths, large master bedroom with 2 walk-in closets, large panelled family room with fireplace, 2 screened porches, attached 2½ car garage. Farmington Hills. $118,500 Land contract Terms available 474-4318

COLONIAL on wooded lot in Farmington Hills. Circular staircase in foyer, family room with fireplace, 3 bedrooms, 2½ baths, professional park like landscaping, priced to sell by owner $115,500. Call for details & extras 553-8476

DESIGNER EDITION
Farmington Hills - New custom built 4 bedroom, library, 2½ bath colonial available for immediate occupancy. Amenities included are a sunken tile foyer, stained wood trim, studio ceiling in family room, masonary fireplace, Whirlpool appliances & more. Priced below market at $126,500

BENIVEGNA REALTY CO.
476-1577 477-1391

DOWNTOWN FARMINGTON OFFERS
An outstanding value in this maintenance free gem on an extra large treed lot near everything 3 bedrooms, fireplace, spacious family room, rec room, walkout basement, and many interesting features. This must be seen and bought quickly. $69,900 Call 553-8700

Thompson-Brown

EXECUTIVE COLONIAL
Farmington Hills new custom built 4 bedroom, library, 2½ bath colonial available for immediate occupancy. Amenities included are a ceramic tile foyer, stained wood trim, studio ceiling in family room, masonary fireplace, Whirlpool appliances & more. Priced below market at $126,500.

BENIVEGNA REALTY
476-1577 477-1391

NORMANDY HILLS
Nearly 1 acre in area of super homes and rolling treed lots surrounds this attractive 3 bedroom brick ranch with many features you'll find enjoyable. Fireplace, wood deck, master bath, rec area and more. Easy land contract terms considered. $97,000 Call 553-8700

Thompson-Brown

OLDE FRANKLIN Town sub. Beautiful contemporary quad, 3 large bedrooms, master with fireplace & balcony, 1 bedroom or den down 2½ baths, full kitchen, dining room, large family room with bar, see through fireplace to living room. 1st floor utility room, basement, 2 car garage with door opener, many extras $129,900 626-8816

304 Farmington Farmington Hills

FARMINGTON HILLS. By owner, spacious 4 bedroom Colonial, 2 car garage, 2½ baths, 1st floor laundry, central air, underground sprinklers, nicely treed lot, private backyard, desirable location, high assumable 9% mortgage. $99,500 553-2223

FARMINGTON HILLS
SNEAK PREVIEW
13 & 14 Mile-Drake Area
FARMINGTON RIDGE SUB
From $99,990
RANCHES, QUADS, COLONIALS
3 and 4 bedrooms brick, family room, fireplace, air conditioning, dishwasher, laundry room, main floor, basement included under family room. Numerous extras. Extremely scenic area
Open 1 to 5:30, Sat., Sun. Mon
Call 661-9150 or 855-2111

FARMINGTON BY OWNER. 3 bedroom ranch, full basement, 1½ car garage. Excellent Land Contract terms. Immediate occupancy. Must sell. $55,900 Make 7 am to 5 PM 422-0520

FOUR LARGE bedrooms, family room, den, 2½ baths, finished basement. Large lot. Trees. Pond. Country living 10 minutes from Prudential Town Center. By owner $144,500. 478-9069 353-1333

"HUGE KITCHEN"
24'x 32'4, dining room, living room with fireplace, family room with fireplace, 2 baths, attached garage, brick ranch $87,500

Century 21
HOME CENTER
476-7000

JUST REDUCED
and truly a sacrifice! Cozy 3 bedroom brick ranch in mint condition. Kitchen with dining & plush carpeting. Full finished basement with ½ bath. Lovely backyard, completely fenced. Now only $59,900 Call 261-5080

Thompson-Brown

LOOKING FOR LOCATION & ELBOW ROOM?
Here's a "Mercer" built family home in desirable Kimberly Swim & tennis club & elementary just a short block away. 4 or 5 bedrooms, 3 baths, family room, 25 ft. rec room, screened porch, in-law or teenager suite and many other features added by owners. This is a must for growing family $119,900 Call 553-8700

Thompson-Brown

MOST FOR LEAST
(47-ok) Beautiful 4 bedroom brick colonial nestled on almost an acre of country. Near good schools & Detroit Free Port. Florida room, family room, fireplace, air. Night & outdoor lanterns light up the circular drive framing the picture with Weeping Willow Trees. The neat backyard boasts a 2 stalled charming new barn with a loft the kids will love. PRICED TO SELL, $72,900

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

ROLLING OAKS SUB-colonial located high on a hill with beautiful scenic view. 4 bedrooms, 2½ baths, first floor study and laundry room, family room, large wood deck, central patio. 2 car attached garage. $114,900 661-1354

304 Farmingtdn Farmington Hills

ROLLING OAKS
35-ba. Large executive ranch, full basement, central air. You'll fall in love with the beautiful island kitchen and large family room. 3 bedrooms, 2½ baths. Prime sub with 2 huge parks. Many extras and features. Land contract is negotiable or assumption. Immediate occupancy

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

THESE, THESE, THESE
Super wood deck off family room overlooks gorgeous lot with cool flowing stream to rear. 3 bedrooms, formal dining, roomy kitchen and beautifully finished & fireplaced rec room, great storage, cedar closets, gas grill, butcher block kitchen and many more features. Call 553-8700 for details $92,500

Thompson-Brown

VILLA CAPRI
Spacious 4 bedroom brick tri-level in a nice family area. Featuring a spacious kitchen with all appliances, huge family room with fireplace, 1½ baths, and garage $67,900

HARRY'S
WOLFE
COMPANY
33225 Seven Mile 474-5700

$47,500
Step right up! Don't miss this great buy on a 2 bedroom brick home with full basement, garage, gas heat and fenced yard. Natural woodwork throughout. Bright and cheerful. Land contract terms available

PICTURE PERFECT
Beautiful view from this 3 bedroom home set on ½ acre. Full basement, attached garage, formal dining area, breakfast nook, natural fireplace. Land contract terms available. $77,900

TEPEE
28200 7 Mile 533-7272

305 Brighton-Hartland

HORSE COUNTRY!
Custom built 4 bedroom, 2½ bath Colonial on 5 rolling acres in Brighton. Large country kitchen, formal dining room, family room with fireplace. Quality features include Anderson windows, ceramic bath, and stained woodwork. Carpeted throughout. 20'x30' horse barn and fenced pasture. Terrific mortgage assumption. Immediate occupancy. $117,500 Call 261-5080

Thompson-Brown

306 Southfield-Lathrup

ATTRACTIVE Bell Rd area. Riverbank Fairway Sub., 4 bedroom, Contemporary, under construction, 90 days occupancy or next spring.
557-0270 Evenings 642-7812

BELOW APPRAISAL! Terrific financing! Southfield Gardens, great 3 bedroom, 2½ bath Colonial, many extras $75,200. $16,000 down, $98,000 - 1st Mtge. 9¼% - $10,000 - 2nd Mtge. 7% - No closing costs 569-1392

306 Southfield-Lathrup

BRING OFFERS
Beautiful 3 bedroom brick ranch on large lot, modern kitchen, 2½ baths, first floor laundry, beautiful rec. room with bar, natural fireplace, 2 car attached garage. These features make this an exceptional buy at a reduced $78,900

EARL KEIM
Midwest, Inc. 477-0880

COUNTRY LIVING in Southfield. 3 bedroom Ranch on quiet 1½ acre ravine lot. Beautifully remodeled interior with 2 fireplaces, full basement, 2½ car garage. Good assumption or Land Contract $74,000 Call 354-4682

COUNTRY SETTING in Southfield. Immediate occupancy. 3 bedroom tri-level on ½ acre wooded lot. 2 car attached garage, 1st floor laundry, 2 baths, large family room, builtins. Assumable 9% mortgage. Just reduced to $55,000. Call after 6 356-8299

CRANBROOK VILLAGE- 3 bedroom brick ranch, 1 car garage, well landscaped, patio, assumable 8¾% mortgage. $65,500. By Owner. 569-7984

CRANBROOK VILLAGE 3 bedroom, 1½ bath ranch. Earth tone decor, cathedral ceiling & fireplace in living room, central air, finished basement, patio, gas grill, extras. $72,200 559-2123

LAKESETTE AREA
By owner, private cul-de-sac, approximately 2400 sq ft. tri-level. Lentzhard School 4 bedrooms, 2½ baths, formal living & dining rooms, 27 ft. family room with fireplace, assumable mortgage $98,500 Days 546-9900 Evenings & weekends 354-0292

306 Southfield-Lathrup

SOUTHFIELDS desirable Magnolia Subdivision. Custom Brick Colonial, 8 spacious rooms on double park like lot, the best of 30 year old quality with plaster walls, cove ceilings, 2 fireplaces 3 bedrooms-huge Master bedroom, 1½ baths. Recently decorated & carpeted throughout, neighborhood community center with day care. Neighborhood Parks. $77,500 Open Sun. Oct. 5, 1-4Pm
The Residential Group 559-2331 or 569-0458

SOUTHFIELD - S. of 10. W. of Greenfield. 3 bedroom ranch, central air, family room-fireplace, 2 baths, full basement, many features. Assumable mortgage. Price reduced for quick sale. 557-2458 or 577-3178

SOUTHFIELD 12 Mile/Greenfield. By owner. Fully renovated 2 bedroom aluminum sided ranch, features large living room, newer cabinets in kitchen. Patio with fenced yard, 2½ car garage, draperies & air included. $39,500. Assumable 559-5602

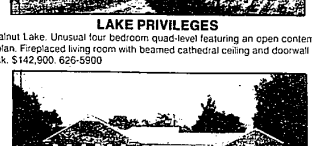
SPACIOUS, 4 bedroom, 2½ baths colonial in beautiful Southfield subdivision. Finished basement, newly decorated in earth tone. Central air, washer, dryer, garage door opener. Gas grill and other extras, extras, extras. By Owner. Call after 6 PM 559-5628

SUPER FAMILY HOME
in excellent area. 3 or 4 bedrooms, library, formal dining room, 2½ baths, cozy but spacious 32 ft. family room with built-ins & fireplace, features include central air, sprinkling system, Solarian kitchen floor, great storage, elementary in 1 Block and possession is quick. Terms possible. $109,900. Call 553-8700

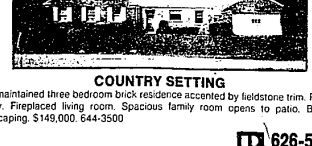
Thompson-Brown

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

MULBERRY SQUARE
Well maintained two bedroom condominium in popular Bloomfield Hills location. Two full baths. Living room. Dining room. Basement. Central air. Pool and club house. $79,900. 626-5900



CRANBROOK VILLAGE
Enjoy Cape Cod tradition in this charming four bedroom residence. Two full baths. Powder room. Separate dining room. Family room with natural fireplace. Assumable mortgage. $86,900. 626-5900



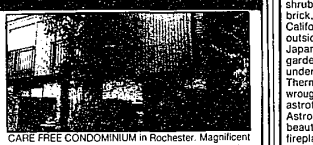
LAKE PRIVILEGES
On Walnut Lake. Unusual four bedroom quad-level featuring an open contemporary floor plan. Fireplaced living room with beamed cathedral ceiling and doorwall leading to deck. $142,900. 626-5900

COUNTRY SETTING
Well maintained three bedroom brick residence accented by fieldstone trim. Paneled library. Fireplaced living room. Spacious family room opens to patio. Beautiful landscaping. $149,000. 644-3500

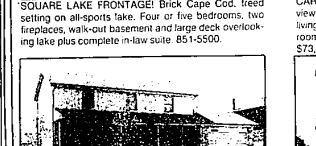
626-5900
644-3500
Two Locations—Offices Open Weekends 8:30 a.m. to 8:00 p.m.
Saturdays 8:30 a.m. to 5:00 p.m. - Sundays 11:00 a.m. to 4:00 p.m.

FABLE HAS IT: Birds of a feather flock together.
FACT HAS IT: Quality proven highly regarded REALTORS throughout the nation join together through the HOMEQUITY Referral Service.
CALL: WEIR, MANUEL, SNYDER & RANKE, exclusive representatives for HOMEQUITY.

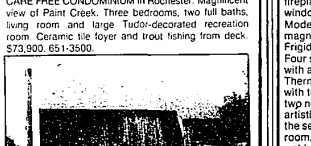
SQUARE LAKE FRONTAGE! Brick Cape Cod, treed setting on all-points lake. Four or five bedrooms, two fireplaces, walk-out basement and large deck overlooking lake plus complete in-law suite. 851-5500.



CARE FREE CONDOMINIUM in Rochester. Magnificent view of Paint Creek. Three bedrooms, two full baths, living room and large Tudor-decorated recreation room. Ceramic tile foyer and trout fishing from deck. $73,900. 651-3500.



FOR THE SELECTIVE HOMEBUYER. Almost new four bedroom colonial decorated in neutral tones. Quality carpeting, nicely landscaped yard with large bi-level deck. Great floor plan. Good location for the prudent investor. Immediate possession. $119,900. 851-5500.



ENERGY EFFICIENT home on 2½ acres just north of Rochester. Three bedrooms, two full baths living and dining rooms and Franklin fireplace in family room. Three-level deck, thermo windows and walk-out basement. $110,000. 651-3500.

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BY OWNER
LISTINGS FOR
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(NO COMMISSIONS OR CONTRACTS)

M755-Farmington Hills Condo. 2 bedroom, 1½ bath, $65,900, 9¼%.
F681 - Birmingham, 3 bedroom, 1½ bath, $59,500, 11%
S829 - Auburn Heights, 3 bedroom, 1½ bath, $59,500, 7%
A637 - Birmingham, 5 bedroom, 3 bath, 3500 sq. ft., $213,000

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

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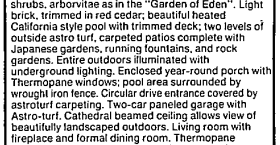

FOR SALE-BY OWNER
CITY OF SOUTHFIELD - The Ravines

Quad-level home of approximately 4400 sqc ft. on 1½ acres of land with great luxurious architectural appeal, with custom designed landscaping, including trees, shrubs, arborvitae as in the "Garden of Eden". Light brick, trimmed in red cedar; beautiful heated California style pool with trimmed deck; two levels of outside astro turf, carpeted patios complete with Japanese gardens, running fountains, and rock gardens. Entire outdoors illuminated with underground lighting. Enclosed year-round porch with Thermopane windows; pool area surrounded by wrought iron fence. Circular drive entrance covered by astroturf carpeting. Two-car paneled garage with Astro-turf. Cathedral beamed ceiling allows view of beautifully landscaped outdoors. Living room with fireplace and formal dining room. Thermopane windows lead also into the closed year-round porch. Modern kitchen, complete with stainless steel range, magnetic wood cabinets, dishwasher, disposal, Frigidaire, and large windows viewing the outdoors. Four bedroom rooms, including master bedroom with adjoining outside balcony entered via large Thermopane doors. Three baths with shower and one with tub. Central heat and air conditioning provided by two new air-conditioner and furnace units. Three artistic stained wood staircases lead from the first to the second level which is an especially designed family room, paneled and equipped with fireplace, and large wet bar with formica top suitable for extensive entertaining.
Second level has three doors opening on the lower outdoor Astroturf patio. Third lower level equipped as library, game, and tiled and paneled recreation area. Laundry and furnace room completely separate and enclosed. Intercom throughout indoors and out. Carpeting and drapes included.
Home worth $500,000 but will sacrifice, minimum $250,000 with an assumable mortgage of $15,000 at 7%. Exquisite furniture optional.

For appointment call 476-5000 extension 1. Please, buyers only!