308 Rochester-Troy

ROCHESTER. Must sell. 1 year old. Sparkling 4 bedroom, 2½ bath colonial. Family room with full raised hearth fireplace, plus finished basement rec room, all kitchen appliances, fully landscaped. Reduced thousands below cost. $63,900. 651-2804

ROCHESTER - 4 bedroom colonial, large sunny country kitchen, cozy family room with fireplace, formal dining, huge master bedroom with fireplace. Assume 5% mortgage with approx. $32,000 down. Transferred out of state $92,900. 652-4117

SPACIOUS 4 BEDROOM, 2½ bath Colonial in Stonebridge Sub. Patio with garden, extra wide driveway, fruit trees, fireplaced family room, basement with extra shelving. 2 car attached garage with door opener. An extra shed for storage outside. JUST $93,900.

Chamberlain
689 - 8900

Quality Custom Features
Has been built into this impressive new colonial on a premium wooded lot. Excellent floor plan for gracious family living & entertaining $155,900. Ask for DOLLY HILL - 847-5500 or 647-1337

THE
DURBIN
COMPANY REALTORS
Your Neighborhood Broker

ROCHESTER, large 3 bedroom, 1½ bath Colonial with unfinished 4th bedroom in back. Lowest price in Schroeder section. $100,000. By Owner. 652-8576

308 Rochester-Troy

ROCHESTER- Sparkling 3-4 bedroom colonial, formal dining room, unique family room with oak & ceramic fireplace, side entrance garage, premium corner lot. Priced to sell. $67,500. Owner. 651-4524

LAND CONTRACT
ANXIOUS owner will finance at 11%. Contemporary Troy tri level on heavily treed lot, 3 bedrooms, 2½ baths, family room with fireplace and library. Priced reduced $109,900

THREE - bedroom 2½ bath quad in Raintree Village, beautifully decorated in neutral tones, large family room with fireplace and wet bar, excluded den, immediate occupancy. $92,500

EXECUTIVE - ranch on 1½ treed acres in Troy. 4 bedrooms, 1½ baths, formal dining room with fireplace and family room, quick possession, $98,000

SOMERSET
REAL ESTATE
649-6800

TROY - newly listed 4 bedroom brick ranch features formal dining room, large living room with fireplace, family room, 1½ baths & 2 car attached garage. Beautiful country setting. $112,900.

WELL MAINTAINED 4 bedroom colonial has 3½ baths, private mother-in-law suite, formal dining room, large family room with fireplace, 1st floor laundry, full basement, 2 car attached garage. Nice 1 acre lot. $129,900.

O'RILLEY REALTY 689-8844

308 Rochester-Troy

STRAWBERRY
HILL
CLOSE-OUT
Robertson Bros.
Company
ONLY 3 LEFT
IN THIS ELEGANT SUBDIVISION

Enjoy the benefits of cul-de-sac living with a 4-acre park and tennis court.

Both have 4 bedrooms, 2½ baths, but with distinctive floor plans on large lots.

Located east off Adams, quarter mile south of Long Lake Rd.

641-7489

SUPER SHARP 4 BEDROOM, 2½ bath colonial with library, 2 fireplaces, stained woodwork throughout. Large wood deck, central air, beautifully decorated. ONLY $103,900.

Chamberlain
689 - 8900

TROY, by owner, 3 bedroom ranch, attached garage, fenced yard, built in 1978. Nice lot. Walk to schools and shopping. Assume 10% or terms. $54,500. Buyers only. 528-2168

308 Rochester-Troy

VERY CLEAN 4 BEDROOM, 2½ bath Colonial. Fireplaced family room, den. 2 car attached garage with door opener, dishwasher and many more extras. JUST 119,900.

Chamberlain
689 - 8900

WHY BUY
Well, the large lot & pool for summer fun, the gas saving Franklin stove in the large family room & 1½ big height kitchen are some of the good reasons in this clean 3 bedroom, 1½ bath Troy ranch. $82,500.

CRANBROOK
ASSOC. INC., REALTORS
645-5790

TROY - Move-In condition, 3 bedroom ranch, 2 bath, family room, dining room, patio, built-ins, central air, fireplace, assumption, $75,900. 528-2539

WINKLER MILL POND
Rochesters Most Scenic
And Prestigious Area
Outstanding country home with approximately 2 acres overlooking most scenic part of pond. Available for occupancy October 15. $170,000.

651-4604 778-7412

308 Rochester-Troy

TROY - OPEN SUNDAY - 1 TO 5
4 bedroom ranch, 2 full baths, 2½ car garage with opener, full finished basement with carpeting, barrwood panelling and bar, central air, wall to wall carpeting, Levolor blinds, professionally landscaped with large patio and gas grill. $63,900. By owner. Assumable 11¼% mortgage. 4378 DeWolf, So. of Long Lake, E. of John R. 528-6429

309 Royal Oak-Oak Park
Huntington Woods

BEVERLY HILLS SUB - brick Cape Cod on double lot, 3 bedrooms plus den, 2 full baths, remodeled kitchen, 2 car garage, central air. Call eves. 549-5186

CLAWSON, sharp 3 bedroom tri-level, secluded lot, 1½ bath, family room, plus bonus room, insulated 12x12 ft. garage, simple assumption at 10¼% or possible L.C. terms. $68,900. 435-3338

"Corner Townhouse"
Excellent two bedroom, with light from two sides, tiled basement and nice corner patio. Fireplace in living room. Central air. See todays "Creative Living" picture.
$74,500

SNYDER
KINNEY &
BENNETT
BIRMINGHAM 644-7000

EXCELLENT CONDITION - 3 bedroom brick & aluminum ranch in Clawson. Large family room (28'x14') with raised hearth fireplace, heated 1½ car garage with opener and workshop, nice patio, carpeting, draperies. Priced at $57,900.

GOODE
REAL ESTATE
A Goode Listing Is A Good Buy!
1411 N. Woodward 647-1888

FUSSY?
Next 3 bedroom brick ranch on quiet block west of Woodward, north off 13 mile. Extra lav on main floor. Numerous extras. Beautifully carpeted over hardwood floors, 24 ft. living room with dining el, rec room, gas FA, garage. Priced at $59,900 for quick cash out sale.

LINDEMAN
644-0330

HUNTINGTON WOODS. Open Sun. 2 to 5. 13152 Lodlow. Charming colonial loaded with extras. A must see. $59,900. Owner. 398-4907

NOAK PARK, immaculate 4 bedroom, 2½ bath, newly decorated, air, electronic air filter, garage door opener, storms, gas barbecue, covered patio, semi finished basement. Call after 6PM. 399-9535

309 Royal Oak-Oak Park
Huntington Woods

HUNTINGTON WOODS. 23878 Concord. Open Sun. 2 to 5. New on market at reduced price. Contemporary 3 bedroom colonial, attached garage, large kitchen, 1½ baths, open floor plan. All reasonable offers considered. $81,900 Carolyn Woodward. Chamberlain. 547-2000 544-7828 543-7568

OAK PARK, 23730 Westhampton. Aluminum siding, awnings, 3 bedrooms, carpeting, ceramic bath, tiled basement, gas heat, ½ acre lot, fenced yard, 2 car garage. By owner. $58,500. Open Sunday 1-5. 557-1665

OPEN SUN. 1-4
3 bedroom ranch, with new furnace, full basement and appliances. $59,900. 13741 Ludlow, S. of Lincoln W. of Coolidge.

KINGSWAY ERA
642-4300

ROYAL OAK - SACRIFICE
Owners taking $6,000 Loss on totally renovated 3 bedroom, 1½ bath Ranch $39,900. Consider Rental with Purchase Option. 334-3777 or 557-1060

ROYAL OAK-Shrine, by owner, 3 bedroom, 1½ baths, 2½ car garage, finished basement, all kitchen appliances, many extras. $64,500. 588-3175

UNUSUAL
Bi Level contemporary on beautiful Vinsetta Blvd. Open feeling upper level with plenty of glass. Allowing view from lower family room, dining area & kitchen. Lower level family room with fireplace & bedroom with half bath. Beautiful treed lot. $89,900.

CRANBROOK
ASSOC. INC., REALTORS
645-5790

310 Union Lake
Commerce

CEDAR ISLAND - lake privileges included with this 1968 brick & aluminum Ranch. Carpeted and draped living room, country kitchen (17x9.10) with built-ins, 3 bedrooms and 1½ baths. Finished basement, 2 car garage and beautiful 150x142 lot in White Lake Twp. $59,900. 557-3560.

Cranbrook
Assoc., Inc. Realtors
557-3500

GOLF MANOR. OPEN SUN. 1-5 PM.
3 bedroom colonial, $71,900
8656 War-Bonnet, Union Lake
After 6 PM. 363-4987

310 Union Lake
Commerce

Lakefront Colonial
WITH INGROUND POOL
Vacation year round in your own backyard. 4 bedrooms, 2 fireplaces, 1½ baths, walkout finished basement, 2 family rooms, all this is beautiful Commerce/Walled Lake area. Close to everything. Call 363-4507 for more details. $139,900.

CENTURY 21
OLD ORCHARD

"Way of Life"
Newly decorated - two bedroom in Walled Lake, convenient to Twelve Oaks Mall. Private patio with gas grill. Recreation and den in basement.
$54,500

SNYDER
KINNEY &
BENNETT
BIRMINGHAM 644-7000

311 Homes For Sale
Oakland County

"BUY A BIT OF NEW ENGLAND"
Olde Starbridge Settlement - of Clarkston - all homes architecturally controlled to be individual and harmonious with each other. Lakefront and wooded lots available. Sewer & Water. Terms or will build to suit.

Hargreaves & Pilarcik, Inc.
- Realtors -
625-1333

CLARKSON
Large quad-level home on 10 acres of fantastic land. Very close to town. Overlooking Cranberry Lake. Super Land Contract terms with low interest rates. $165,000. Hargreaves & Pilarcik, Inc., Realtors 625-1333

CLARKSTON horse ranch ... large 4 bedroom ranch home located just north of town. Includes 11 acres and a 15-stall barn with indoor arena. A great opportunity to combine an investment with country living. $250,000. Hargreaves & Pilarcik, Inc., Realtors 625-1333

CLARKSTON, 3 bedroom, 1½ bath, 2½ garage, family room, new carpets, drapes, fenced yard, $48,900. Assume mortgage 625-0821

FOX HOLLOW - CLARKSTON
A private 70-acre residential development to be shared by only 9 families. Pines, hardwoods, rolling terrain. Close to town. Good terms. Hargreaves & Pilarcik, Inc., Realtors 625-1333

INVEST NOW in a 9%
Assumable Mortgage on a 3
bedroom Ranch, priced at
$46,000. Payment including
taxes - Only $266. a month.
BALDWIN ASSOCIATES
REAL ESTATE, INC.
642-9010

LAKEVIEW
South Lyon
4 bedrooms, walk-out basement, attached garage, formal dining room. Needs a little TLC. Priced well below market. Name your terms. 0 down to vets.

Anchor Real Estate
525-0111

NEW CONSTRUCTION
3 story Contemporary, 3 bedrooms, 1½ baths, 2½ car garage, large treed lot $64,900.

ELITE
PROPERTIES OF MICHIGAN, INC.
851-9890

5 ROLLING ACRES
The cedar and brick exterior of this 4 bedroom, 3½ bath home give it a contemporary flair. Large family room with fireplace, 1st floor laundry. 3½ car garage. Room for horses. Prime Ortonville location. $117,900. Call...
JERRY MC KEON
RE/MAX
of Birmingham
647-0500

311 Homes For Sale
Oakland County

OPEN SUN. 2-5
- CLARKSTON -
California Ranch on historic Upper Mill Pond ... one-of-a-kind 3 bedroom, 2½ bath, family room, attached garage, finished basement, lovely park-like setting; yet close to lovely shops & schools. Most sought after area of Clarkston. $109,000.. 163 Glenburnie; N. of Main, corner of Miller & Glenburnie.

Century 21
ROBEC PROPERTIES
851-7711

WATERFORD CAPE COD
4 bedrooms, 2 baths, in the ground pool, flexible terms. Lotus Lake privileges. $75,900. Hester Realty, 674-4851

312 Livonia

CARDINAL
LIVONIA & AREA
TREE LINED STREET
Enhances this SHARP 3 bedroom brick Ranch. Large living room with fireplace, remodeled kitchen, all aluminum trim, finished rec. room and 2 car garage. $44,900.

PILLARED COLONIAL
With center entrance lends elegance to this 4 bedroom home, 2½ baths, library, formal dining room, 1st floor laundry. On lovely treed lot. $114,900.

EARTHTONE DECOR
Charming 3 bedroom brick Ranch. Large country kitchen with built-in oven & range, also 1½ baths, full basement and garage. Asking $59,900.

OPEN SAT. 12-3PM
"FABULOUS" describes this 4 bedroom Colonial. Has INDOOR pool, sauna, carpeted game room, 1st floor laundry, den, formal Dining Room, 2 car garage. 34353 Seven Mile Rd. $114,900.

TREES, TREES, TREES
Enjoy their beauty thru the doorwall of the big family room in this lovely Colonial. 4 bedrooms, central air, raised hearth fireplace, the best system and waterheater recently replaced, 2 car garage & other features. Asking $84,900

A MASTERPIECE
"This is beautiful!" is what you will say upon seeing this gracious 4 bedroom Colonial situated on ¾ Acre country lot. Has 2 full baths, large 24' living room with fireplace for family gatherings, and great kitchen an dining area; also 24x20 heated garage. $81,900.

WESTLAND
WORRY-FREE LIVING!
No maintenance and many extras to warm your heart, 3 bedroom Ranch on paved street with large finished recreation room, pool, patio with gas grill, huge garage and 162 ft. lot. An absolute Dollhouse! Only $47,900.

LARGE LOT
Is only one of many features that go with this 4 bedroom bungalow. Has enclosed patio, cyclone fenced yard, garage. Quick occupancy. $45,900.

CANTON
FOREST TRAILS SUB.
Immediate occupancy on this lovely 3 bedroom brick Colonial. 1½ baths, attractive landscaping and patio, attached garage. Assume at 15%. Possible Land Contract or 2nd mortgage. Asking $80,000.

SOUTHFIELD
RURAL
Magnificent custom built brick Ranch on large RAVINE LOT. 3 bedrooms, 2½ baths, Family room with natural fireplace, full basement, 1st floor laundry, inground heated pool. Much more. Asking $139,900.
WATCH FOR A NEW LOOK!

Cardinal
West, Inc. 522-5333

CASTLE GARDENS
Transferred owner wants an offer on this large brick ranch with 3 bedrooms, 1½ baths, full basement, central air and attached 2 car garage. $64,500.

CENTURY 21
Quality Homes, Inc.
349-1212 261-1820

EXCELLENT BUY
An all brick, immaculate ranch with new country kitchen, super floor plan, finished basement, 2 car attached garage and country sized lot with trees. $56,500.

HARRY S.
WOLFE
COMPANY
32398 Five Mile 421-5660

EXECUTIVE COLONIAL
An immaculate brick with attractive stone front Colonial featuring a formal dining room and a super kitchen with dinette overlooking a beautiful family room with fireplace with raised hearth and doorwall to attractive patio. Full basement and attached 2 car garage. $81,900.

HARRY S.
WOLFE
COMPANY
32398 Five Mile 421-5660

FIRST OFFERING
Step right into this immaculate 4 bedroom, 2 bath aluminum sided ranch home. Featuring a huge family room, modern kitchen, garage, and a large fenced lot. $57,500.

HARRY S.
WOLFE
COMPANY
33235 Seven Mile 474-5700

First Offering
TIRED OF LOOK A LIKES? Instantly appealing in this 3 bedroom Tri-level with ranch like appearance. 1½ baths, utility room and gas heat plus central air. Nice carpeting throughout. Easy to enjoy sunken patio with gas BBQ. $57,900.

Realty World
C.W. Allen
525-1810

FOR LARGE FAMILY
A 4 bedroom, 2½ bath Colonial with formal dining room, first floor laundry, family room, fireplace, finished basement and 2 car attached garage. $92,500.

HARRY S.
WOLFE
COMPANY
32398 Five Mile 421-5660

FOUR BEDROOM brick ranch, master bedroom with full bath, or mother-in-law apartment. Plush carpeted, gorgeous family room, mint condition, 2 car garage. $73,500. Will consider your terms or will accept smaller home in trade.

SHARP aluminum bungalow located on almost an acre of land, family room, attached garage. $59,900.

NEW WORLD
SUMMIT 427-3200

GRACIOUS LIVING
Immaculate, large 3 bedroom brick tri-level. 2½ baths, large family room with natural fireplace, carpeting and parquet floors. Extremely well landscaped. Large secluded backyard with sunken patio, heated in-ground pool, attached 2 car garage. Priced right at $82,500. Ask for PAT or JOHN

Norwood
No. 1, Inc. 464-2800

IDYLE HILLS ESTATES
Near the Gold Course we have an attractive 4 bedroom, 2½ bath brick Colonial on a large treed ravine lot. A great kitchen, family room, fireplace, full basement, attached 2 car garage. $99,900.

HARRY S.
WOLFE
COMPANY
32398 Five Mile 421-5660

IMMEDIATE OCCUPANCY, broad-front 4 bedroom ranch, 2 baths, air, builtins. Tiled basement, separate driveways, new roof. $69,900. 261-5488

4 BEDROOMS
2 full baths, family room, built-in range, oven and dishwasher, enclosed porch, large, aluminum carport. $48,900. 14311 HARRISON.

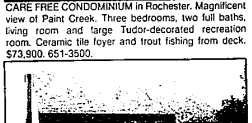
CENTURY 21
Hallmark, Inc. 937-2300

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.

FARMINGTON HILLS RANCH on large, treed lot. Paneled family room with cathedral ceiling, raised full-wall fieldstone fireplace and adjacent half bath. Patio accessible from family room and master bedroom. Fine schools. $73,500. 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.

YEAR ROUND VACATION with Wolverine Lake and beach and boat privileges. Ranch home with three or four bedrooms, two full baths, lots of space. Large, fenced rear yard with redwood deck. Immediate possession. $65,750. 851-5500.

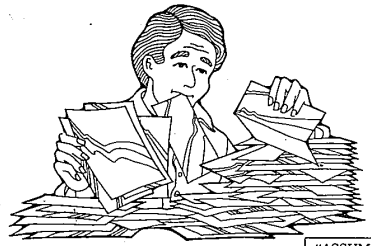

ENERGY EFFICIENT home on 2½ acres just north of Rochester. Three bedrooms, two full baths living and dining rooms and Franklin fireplace in family room. Three-level deck, thermo windows and walk-out basement. $110,000. 651-3500.

WEST BLOOMFIELD
CREATIVE FINANCING AVAILABLE

PRESTIGIOUS LONG LAKE ESTATES Viewing Moon Lake - custom built, 4 bedroom, multiple bath, contemporary Colonial. 1st floor laundry, fabulous gourmet kitchen, central air, 2 fireplaces, family room with wet bar, walk-out lower level, 2½ car garage, numerous amenities. $265,000.
Ask For DeDe Weinberg 398-6318
CHAMBERLAIN
548-1500

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

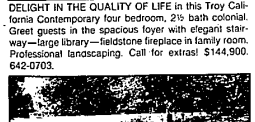
Is your budget house broken?



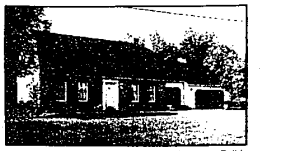
If you think there's no room in your budget for house payments ... or if financing fears are forcing your family's dreams out of the picture ...
We'd like to have a word with you.
Owning a house that's too big, too little, or too far from where you need to be, can be breaking your budget right now, Or, if you're renting, it may be costing you more than owning—and leaving you with a lot less.
So even if you think your budget's house broken ... Break down and call us.

"ASSUMPTION BUYERS." We have funds to help you assume mortgages that may be too far to reach. Call for details.
Thompson-Brown

DELIGHT IN THE QUALITY OF LIFE in this Troy California Contemporary four bedroom, 2½ bath colonial. Greet guests in the spacious foyer with elegant stairway—large library—fieldstone fireplace in family room. Professional landscaping. Call for extras! $144,900. 642-0703.


ONE OF A KIND CREATED FOR BEAUTIFUL DISTINCTIVE LIVING. Veritable arboretum accents striking California Contemporary Ranch. 24x15 Lord & Burnham premium greenhouse. Flowers provide daily supply of color and fragrance. Courtyard entry. Four bedrooms, 2½ baths, exceptional master bedroom suite, pecan paneled library and family room with full wall fireplace. High cathedral ceilings, step-down living room, superior kitchen, outdoor breakfast area. Outstanding quality and decor. Myriad extras. Bloomfield Hills Schools. $209,000. 642-0703.

SUPER SETTING ON LARGE LOT for this very nice four bedroom, two bath brick ranch backing to creek. Walk to all schools, shopping and library. Expressway nearby in North Farmington Hills. $94,950. 642-0703.

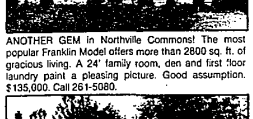

NEARLY ONE ACRE in desirable Quakertown. Builder's own custom home—quality plus. Spacious country kitchen, huge master suite and a warm fireplaced family room with a den and formal dining room. You'll enjoy the woods and privacy. $135,000. Call 553-8700.

UNIQUE IN EVERY SENSE! Spectacular yet sensible floor plan. Dramatic architecture, maintenance free on a wooded lot. This stunning 3 bedroom home features the best in energy efficient construction. Outstanding fireplace with Heat-o-lator. This is something different and something very nice. $114,900. Call 553-8700.

ONE ACRE IN FARMINGTON HILLS offers elbow room and a super garden area to accent this all brick 3 bedroom home. There's a spacious family room, very comfortable family room with natural fireplace, dining room, quiet den and a bright, cheery kitchen with built-ins. Call for other extras and details but see it now. Terms are possible. $89,900. Call 553-8700.

PICTURE YOURSELF in this splendid 4 bedroom, 3½ bath Dutch Colonial on one of the largest lots in Northville Commons. Family room with fireplace and a library that could be a fifth bedroom. Simple mortgage assumption. $125,900. Call 261-5080.

ANOTHER GEM in Northville Commons! The most popular Franklin Model offers more than 2800 sq. ft. of gracious living. A 24' family room, den and first floor laundry paint a pleasing picture. Good assumption. $135,000. Call 261-5080.


VERY AFFORDABLE and super condition. A spacious recreation room in full basement expands the living area in this 3 bedroom brick Ranch in Livonia. Owner offers land contract terms. Can you picture that? $60,900. Call 261-5080.

THOMPSON-BROWN
REALTOR®
BRANCH OFFICES...
BIRMINGHAM/BLOOMFIELD 642-0703
FARMINGTON 553-8700
LIVONIA 261-5080