302 Birmingham Bloomfield

BY OWNER - Birmingham Schools. Big Beaver, Adams area. Assumable or 2 3 bedrooms, 3 full baths, family room, 2 way fireplace, new gas furnace, water heater & all appliances. Large deck with gas grill, & more. Must see to appreciate, $131,900. Open Sun 12-5pm. 645-2256

$8,000 DOWN moves you into your own Beverly Hills brick ranch for Christmas. 3 bedrooms, 1½ baths, extras. Birmingham schools. Owner. 645-6343

MAYFAIR LANE
Prime area S. of Evergreen, S. of 14 Mile. Elegant ranch with 3 bedrooms, 2½ baths, beautiful family room, natural fireplace, large kitchen, full basement, 3½ car garage, country lot 1032182.

CENTURY 21
TODAY 559-4488

MODEL HOME
11% Land Contract
BLOOMFIELD HILLS
4 Bedroom, 2½ Bath
Normandy Colonial
2816 Woodcreek Way
(W. of Eastways Rd. off Great Oaks Dr.)
OPEN DAILY 1pm-6pm
(Closed Thursday)
RODNEY LOCWOOD & CO.
647-0760 - 644-4024

303 West Bloomfield

CONTEMPORARY custom 4 bedroom, 4,000 sq. feet, unusual extras, 3 years old, late privileges. Assumable mort. page $199,900. 681-0211

303 West Bloomfield

Beautiful
Hills of Phoebe Horn
Low interest rate - large assumable mortgage. Center entrance colonial with 4 bedrooms, 2½ baths, circular staircase,jacuzzi, sprinklers, central air, circular drive plus W. Bloomfield Schools. Owner anxious $139,900.
Max
BROOCK
626-4000

Bloomfield Hills Schools
Open Saturday 1-4
(66-ex). Seller is ready to sell this beautiful brick colonial. 4 bedrooms plus library, 2½ baths, central air, fireplaced family room, 3 car attached garage. Reduced to $172,900. 4509 Valleview, S. of Lone Pine between Middlebelt & Orchard Lake
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

CONTEMPORARY 3 bedroom ranch, 3 baths, earth tones, professionally decorated, central air, inground pool. Must see. $92,900. 855-2199

EXECUTIVE HOME
In Wabeek and
Walnut Lake area
6000 sq.ft. Spanish Contemporary, 4 large bedrooms, family room, play room, 4 baths, 2 kitchens, 16x40 pool, 3 car garage, circular driveway, ¾ acre, many built-ins. By Owner.
851-0007

303 West Bloomfield

IMMEDIATE OCCUPANCY
3 bedroom, 2½ bath colonial, family room, fireplace, basement, attached garage. Recently redecorated and carpeted. A great buy at $116,900.

FANTASTIC MASTER BEDROOM SUITE - With Roman tub - comes with this 3 050 sq. ft. Executive home. It features 4 bedrooms, 2½ baths, den, step down family room, fireplace, country kitchen with microwave oven, central air, and much more. $189,900.

FOUR BEDROOM RANCH - With beautiful family room, fireplace, 2 car attached garage, gas heat, large fenced yard. Only $59,900.
EARL KEIM REALTY
Bloomfield, Inc. 681-5700

IMMED. OCCUPANCY
Transfer makes available this spacious 4 bedroom Colonial in Kimberly North. Family room with fireplace, 1st floor laundry. Separate breakfast space. Just Reduced - $109,600.
Century 21
PIETY HILL, INC. 642-8100

New Subdivision in
WEST BLOOMFIELD
Hunters Heights
49 prime building sites
½ Mile W. of Haggerty
Model Open Daily 1-5:30 PM
Sat. & Sun. 12-6 PM.
(Closed Thursday)
Alexander Ferguson
Realtors
343-4477 or 363-3358

W. BLOOMFIELD, large 3 bedroom tri-level, large treed lot. Why wait with liberal land contract/assume terms. Under market- $102,500. Owner. 626-1813

303 West Bloomfield

OPEN SATURDAY 1-4
2 FIREPLACES
(1-ba). 2325 HARNESS DR. N. of Willow, W. of Lockhaven. Could you get rid of the chill this winter with a natural fireplace in your 18x22 master bedroom? Owner has been transferred from his 1 year old better than new home. 4 bedroom colonial with a stunning exterior elevation, attached garage and assumable high balance 10¾% mortgage. Area of property appreciation. Good school system, premium setting. Recently reduced for fast sale. Only $109,900. ML 61648.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

OPEN SUNDAY 2-5
$164,900 3236 Sq. Ft.
(1-fa). 4616 FAIRWAY RIDGE, S. of Lone Pine, E. of Orchard Lake. Owner transferred. Bloomfield Hills Schools. Priced substantially below market value for fast sale. Luxury living. House shows like a model. Extremely large rooms, full basement, attractive family room, almost new carpeting. Premium corner lot. Area of upwards to $100,000 homes. Possibility of sale with interim lease and delayed closing as well as creative financing. Out of town transferee, do not pass up this open house. Act fast, won't last. ML 67879.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

303 West Bloomfield

OPEN HOUSE SUN. 1-4
4821 Fairway Ridge So.
E. of Orchard Lake Rd., So. of Lone Pine Rd.
Stunning English Tudor featuring 3 bedrooms, 2½ baths, family room, first floor laundry. Master bedroom, fit for a King & Queen. Lots of interior Bloomfield Hills Schools Ask for Betty Roby
851-1100 or 851-3189
THE
DURBIN
COMPANY REALTORS
Your Neighborhood Broker

OPEN SATURDAY 2-5
5 BEDROOMS
(1-ba). 4883 HARDWOODS, N. of Walnut Lake, W. of Orchard Lake. Trees, trees, trees. This beautiful colonial sits on a premium ravine lot with a walkout basement. Owner transferred. Price recently reduced $8,000. Uniquely attractive interior decor, 9 rooms of family enjoyment plus a large sunlight walk-out basement. Priced below market value for fast sale. Elegant and different, must see.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

OPEN SATURDAY 2-5
LAKE LOVERS
(1-ve). 6150 Venice, S. of Cooley Lake, W. of Union Lake. Would you enjoy a 2 year old brick home offering 3 bedrooms plus a den, family room full wall fireplace, modern kitchen, on a premium heavily wooded lot? Home attractively decorated in neutral colors. Owner has recently been transferred. Attractive high existing mortgage balance assumption possible. Neighborhood of $50,000 to $150,000 homes. Priced below market value for fast sale at $85,900. Call for tour. ML 67274.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

OPEN SUN. 2-5
CONTEMPORARY
Dazzling 4 bedroom home on cul-de-sac tastefully decorated in neutral tones, wall paper and mirrors. Attractive kitchen and breakfast room and ceramic floors, spectacular family room with fireplace and wet bar. Inviting living room with stained hardwood floors. Professionally landscaped. Truly an elegant home. $159,900.
5537 Old Carriage, S. of Walnut Lake Road, W. of Orchard Lake Road
CENTURY 21
SECONTINE ASSOC.
626-8800

WEST BLOOMFIELD Orchard Lake/Maple area. By owner. Nearly new custom built 4 bedroom, 2½ bath brick colonial with den. Huge family room with fireplace and wet bar, large contemporary island kitchen with all built-ins, large beautifully landscaped lot in prestigious subdivision. Extras galore. Best direct and save $179,500. Call after 1PM 851-9574

303 West Bloomfield

Spacious Colonial
Featuring 4 bedrooms, 2½ baths, beamed ceiling, in family-room with beautiful fireplace & pegged wood floors in prime area of W. Bloomfield. Over 2500 sq. ft. Immediate occupancy. In area of higher priced homes. $122,500.
Max
BROOCK
626-4000

OPEN SUN. 1-4
ORCHARD CREST NO.
Ultra sharp 2700 sq.ft. Colonial in high appreciation W. Bloomfield subdivision. Features a beautiful fireplace in family room. Four bedrooms, 2½ baths, library, kitchen with large dining space plus formal dining room & full basement. Almost new - backs to Commons. $156,500
6173 Odessa

Like new spacious colonial featuring 4 bedrooms, 2½ baths, brick fireplace, in beautiful family room, earth tone decor radiates throughout this warm home which backs to Commons area. W. Bloomfield Schools. 12% assumable mortgage. $121,500.
6288 Kiev

So. of Green Road & W. of Hiller Road
Max
BROOCK
626-4000

W. BLOOMFIELD
N. of 14 Mile near Drake. Custom contemporary with spacious & open floor plan, 4 bedrooms, 2½ baths, family room, library, large bright island kitchen & 1st floor laundry. Owner must sell. Reduced to $161,900.
Cranbrook
Assoc. Inc. Realtors
855-2200

W. BLOOMFIELD
CALL - LOOK - BUY
Must sell now! 4 bedroom Colonial in lovely area of high appreciation. Large family room with natural fireplace, 2½ baths, 1st floor laundry, plus paneled office in basement. $113,500.
Cranbrook
Assoc. Inc. Realtors
855-2200

SUPER LAND CONTRACT at 11%. Custom builder's own home with all the extras. 4 bedrooms, 2½ baths, library with full wall custom shelving, family room with walnut panelling, rec room, on over an acre. West Bloomfield Schools. $119,900.
ASK FOR MARGARET CAPTAIN
Chamberlain
W. Bloomfield
851-8100

WEST BLOOMFIELD
New Contemporary 3 bedroom ranch, 1,900 sq. ft. unique design in prestigious West Bloomfield Place. North off 14 Mile between Halstead and Haggerty. $119,900. Premium lots available.
CALL 626-7860
BARRY
HOME BUILDERS, INC.

303 West Bloomfield

(66-ex). Buy at today's low price, close 1 year later or lease this contemporary 4 bedroom, 2½ bath at $850 per month. Asking price $112,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

SPLENDID
CONTEMPORARY RANCH
Discover the refreshing individuality of this 3 bedroom, 2½ bath home. "Great Room", den, formal dining room, Dream Island kitchen with off-white formica cabinets, first floor utility, 3 sky lights, circular drive, central air. Full basement, attached 2½ car garage. Only 3 years young. $155,500. 559-8333

BLOOMFIELD ON THE LAKE
Impeccably maintained 3,200 sq. ft. 4 bedroom colonial with library and first floor utility. Bright, beautiful kitchen opens to a 30 ft. family room, 3 sided fireplace, 10 ft. doorwall to rear deck and much more is now available to those who'll appreciate the quality of this fine residence. $187,000. 626-4800
AETNA
559-8333
626-4800

304 Farmington Farmington Hills

FARMINGTON, Floral Park. 3 bedroom Cape Cod, finished basement, 2 baths, 2 car garage. Close to schools & stores. Land Contract. 477-9565

FARMINGTON HILLS, 3 Bedroom brick ranch, finished basement, many extras. Land contract. $104,900. 476-4597

FARMINGTON HILLS, beautiful custom brick Ranch, 4 bedrooms, largefamily room, attached garage, many extras. $108,000. Owner, 474-6056

FARMINGTON HILLS - Lincolnshire E. 3 bedroom brick ranch, 2½ baths, family room, fireplace, carpeting, drapes, air conditioning. $100 sq. ft. 25413 Gaye Dr. By owner. $112,000. 476-9118

FARMINGTON HILLS
Neat & Clean Home. 3 nice bedrooms, kitchen, dining room, living room & den, extra large bathroom with closet to put washer & dryer in. Aluminum siding, backyard is fenced, 70x287ft. lot. Walk to Elementary & Central High School. Priced to sell at $38,500. Call Gary L. Tousley Real Estate
474-2045

304 Farmington Farmington Hills

ALL FARMINGTON AREA
RELAX & ENJOY
Peace and quiet of secluded setting near everything. Dollhouse - 3 bedroom ranch, scenic treed private area. Beautiful inner kitchen, shaded lot with split-rail fence, garage. $49,900.
LAND CONTRACT
$83,900 - quiet country area. Super brick ranch backs to woods. 3 bedrooms, 1 full two ½ baths, stunning basement, 2 car garage, central air.
LAND CONTRACT
Walk to downtown from Warner Farms. Lovely brick ranch, 3 bedrooms, finished basement, garage. $67,900
LAND CONTRACT
Beautiful spacious family colonial, 4 bedrooms, 1½ baths, formal dining, striking family room with beamed ceiling and fireplace, finished basement, 2 car attached garage. $73,900.
LAND CONTRACT
Sprawling brick ranch, rolling ¾ acre with trees and stream. Open floor plan, partially finished walkout basement with fireplace to panoramic lot. 3 bedrooms, formal dining, 2 car attached garage. $89,900.
ASSUMPTION
Prestigious Grand River /Farmington Rd. area. Elegant brick colonial, 3 bedrooms, 2½ baths, formal dining, family room, 2 fireplaces, 1 car attached garage, Florida room overlooks gorgeous professionally landscaped yard. Only $99,500.
MANY MORE PROPERTIES
WITH TERRIFIC TERMS
CENTURY 21
Hartford 414, Inc. 478-6000

ASSUMABLE 9%
4 bedroom, 2 story English Tudor home on prime Churchill Commons lot, Farmington Hills. Custom features include marble entry, ceramic tile baths, 27 ft. family room with fireplace. Beautifully landscaped yard, automatic sprinklers, circular drive, gas barbecue. $134,950. By Owner. 477-1354

BEAUTIFUL CUSTOM built home in Farmington Hills. Shown by builder. 3000 sq.ft., 4 bedroom, fully carpeted, ceramic tile foyer, walk-in closets, ready for occupancy. Possible Land Contract. 29753 Sugar Spring, Holly Hill Farms Subdivision, Between 12-13 Mile. Open Sunday 1-5pm. 557-1217 or 557-7629

BUILDERS MODELS CLOSEOUT
Reduced Prices
4 bedroom colonials loaded with extras
North Farmington Schools.
11% Financing
Parkdale Custom Homes
Model 681-0129 Office 553-3253

BY OWNER - 4 bedroom Spanish ranch, 2½ baths, formal dining room, 2 fireplaces, full basement, 2½ car attached garage, central air, kitchen appliances & washer & dryer stay. Farmington Hills $119,950. 477-8091

CITY OF FARMINGTON
Immaculate 3 bedroom aluminum sided home on treed street. Full basement, new carpeting. Walk to everything. Home warranty. $53,900.
SOUTHFIELD - REDUCED
FOR QUICK SALE - Newly decorated. Ready to move-in condition. 3 bedrooms on nearly 1 acre, cozy family room, fireplace, basement, circular drive, 8 Mile & Beech area. Land Contract terms $52,500.

Real Estate
NETWORK
Omar Sanderson, Inc.
474-3000

"COUNTRY LIVING"
Three (3) bedroom, 1½ bath, brick Ranch with basement, attached garage, Florida room, with BBQ. Owner says "Bring all Offers" $83,200.
Century 21
HOME CENTER
476-7000

CUSTOM
BRICK COLONIAL
In Farmington's finest sub. 14 Mile & Farmington. 4 bedrooms, 2½ baths, family room with fireplace, first floor utility, tiled basement, attached 2 car garage. Asking $143,900. Will consider your terms or trade.
NEW WORLD
SUMMIT 427-3200
0

EXCLUSIVE OFFERING - 1 owner custom built 3 bedroom ranch, price drastically reduced. Land Contract now available. Open Sunday 2-5. 28466 Kendallwood, Farmington. 886-6755

304 Farmington Farmington Hills

FARMINGTON HILLS- 3 bedroom brick, large family room, fireplace, attached garage, immediate occupancy. Owner. 539-3906 553-4164

FARMINGTON HILLS
Warmth and spacious rooms are provided for a growing family in this 4 to 5 bedroom 2 bath home. Sewing room, 2 car attached garage. $75,900 851-9770

Rymal Symes

FARMINGTON HILLS
Custom built 4 bedroom Tudor colonial, 2½ baths, library, formal dining room, hillside site. Walkout basement overlooking acres of common park.
851-9770

Rymal Symes

ICE FOLLIES TICKET WINNER

Helene M. Bailey
32356 Arlington Dr.
Birmingham

Please call the promotion department of the Observer & Eccentric by 5 p.m. Friday, November 14, 1980 to claim your 2 free ICE FOLLIES TICKETS.
591-2300 ext.244

CONGRATULATIONS!

FARMINGTON HILLS
$36,900
Two bedroom, 2 bath bungalow. Full basement, 1½ car garage, excellent condition.
476-6706

FARMINGTON HILLS $62,900
LAND CONTRACT
Just listed - quick sale on this 1½ story aluminum sided home, featuring family room with fireplace, full basement, oversize 2 car garage, 68 x 265 ft. lot. Immediate occupancy. Hurry!
Call 474-2130 NOW.
REAL ESTATE STATION

FARMINGTON HILLS
RANCH
Old Homestead. Quality, charm and livability blend harmoniously with the gently sloping grounds surrounding this picture perfect resident. Includes many of todays most asked for extras. Assume 8¾% interest. 851-9770

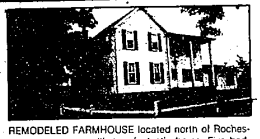
Rymal Symes

FARMINGTON HILLS
Best Colonial Buy
Beautiful 4 bedroom "2½ bath" colonial with large "entertaining" kitchen, natural fireplace, family room, first floor laundry, attached 2½ car garage on gorgeous lot offered at only $85,500. 34125 Northwick, N. off 13 Mile, W. of Farmington.
CENTURY 21
GOLD KEY HOMES
255-2100

Farmington Hills
LAND CONTRACT AVAILABLE ... Custom Colonial in beautiful Ramblewood Sub. Nosan built, 4 bedrooms, library, 2½ baths, large foyer & country kitchen, family room with fieldstone fireplace, full basement, loads of extras. $187,000.
Century 21
ROBEC PROPERTIES
851-7711

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.

EXECUTIVE SETTING in West Bloomfield with Bloomfield Hills schools. Model home with meticulous landscaping. Dramatic two-story foyer with circular staircase. Four bedrooms, 2½ baths, $243,900. 851-5500.



REMODELED FARMHOUSE located north of Rochester on ten acres, with two fantastic fans. Five bedrooms, 1½ baths, living and dining rooms, patio. Fireplaces in family room and den. $200,000. 651-3500.

WELL LOCATED IN VILLAGE OAKS in Novi. Walk to school. Three or four bedrooms, 2½ baths. Master bedroom has private bath and walk-in closet. Family room with fireplace. $84,700. 851-0550.

ROCHESTER GLENS COLONIAL with four bedrooms and 2½ baths. Living area includes family room with fireplace, dining and living rooms, den and first floor laundry. $101,500. 651-3500.

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

MAKE AN OFFER!
4 REASONS TO CONSIDER ONE OF THESE HOMES:
★ EXCELLENT LAND CONTRACT TERMS
★ IMMEDIATE OCCUPANCY ★ MOTIVATED SELLERS
★ BONUS

BLOOMFIELD VILLAGE—5 large bedrooms, 2½ baths, fireplace in living room and the large family room. Fenced yard, attached garage, recreation room. Land Contract terms with low down payment. $184,900.

WEST BEVERLY HILLS—Brand new 3 bedroom homes close to downtown Birmingham. 1½ baths, fireplace in family room, fully carpeted. Good assumption or $20,000 down on Land Contract. $84,900.

BIRMINGHAM SCHOOLS are nearby. Contemporary 3 bedroom, 1½ bath home in top Troy area. Fireplace in living room. You may qualify to buy this home with as little as $7,000 down on Land Contract. $69,200.

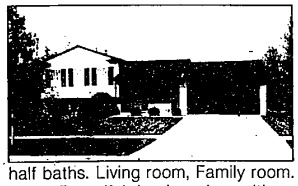
CONTACT JERRY McKEON AT
RE/MAX of birmingham
647-0500 644-8929

BONUS — BONUS — BONUS

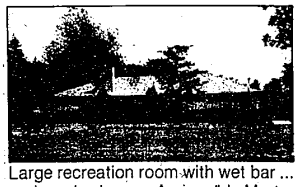
Clip this ad to your offer and the final sales price will be reduced by $500, provided a fully executed satisfactory offer is received by December 1, 1980.

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

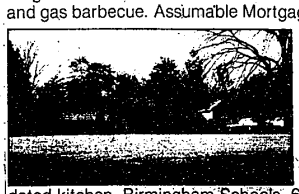
MULBERRY SQUARE
Spacious first floor condominium in convenient Bloomfield Hills location. Two large bedrooms. Two full baths. Floor plan includes living room, dining room, kitchen with adjoining breakfast area and private basement. Patio. Central air. $89,900. 626-5900.



POPULAR
FAMILY COMMUNITY
Well maintained three bedroom tri-level featuring excellent Troy schools and neighborhood. One full and one half baths. Living room, Family room. Large laundry and storage area. Beautiful landscaping with an open view to the rear. $73,900. 626-5900.



WALK TO DETROIT
COMMUTER
Charming brick ranch on more than an acre in Bloomfield Hills. Two or three bedrooms. Family room with Franklin stove. Large recreation room with wet bar ... ideal for entertaining. Patio and gas barbecue. Assumable Mortgage. $109,500. 626-5900.



OPEN SAT. & SUN. 2-5
Well constructed three bedroom ranch on a magnificent site with many mature shade trees. Fireplaced living room, Family room. Updated kitchen. Birmingham Schools. 6495 Tutbury, N. of Square Lake, E. of Adams. $96,900. 626-5900.

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

HUNTER'S POINTE
Convenient country living in Farmington Hills.
11% LAND CONTRACTS AVAILABLE

There's a beautiful home for your family in Hunter's Pointe. Here, among the pastoral beauty of spreading oaks and towering pines, four leading custom builders offer you an excellent selection of architectural styles and floor plans.

Our builders can also develop a custom home off your blue prints or design one to your specifications.

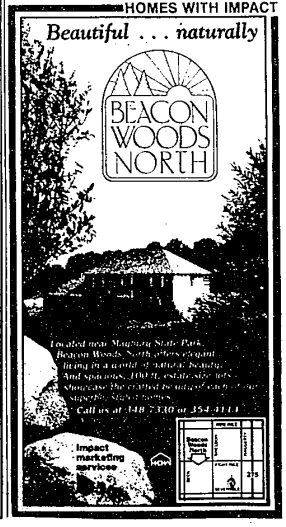
The emphasis in Hunter's Pointe homes has been placed on exterior beauty, interior craftsmanship and maximum conservation of energy.

In Farmington Hills, your family has close access to major expressways, is conveniently located to all kinds of shopping and will be attending a highly-considered school system. Excellent recreational facilities including lakes and parks nearby, too.

Come and see how fine life can be in this very residential community of Farmington Hills. Wooded and park sites with custom homes from $129,000.* And don't be alarmed if some of your neighbors are foxes and rabbits.

*MANY HOMES READY FOR IMMEDIATE OCCUPANCY
Built By: • Mark Homes • Panarama Homes • Woodbridge Homes
Wabeek Sales Assoc., Inc.
Models Open 7 Days Per Week - 1 PM-7 PM
Located just west of Drake Road and north of 13 Mile Road
553-8531
*PRICES SUBJECT TO CHANGE WITHOUT NOTICE.

BLOOMFIELD HILLS SPECTACULAR MINI-ESTATE

Dramatic contemporary on nearly 3 acres of beauty and privacy. Pool, cabana, wet bar, 3 fireplaces, 3 car garage, walk-out lower level. All the amenities for gracious living. $249,000.
Ask for Dolly Hill 647-1317
THE DURBIN COMPANY, REALTORS
Your Neighborhood Broker
647-5500

HOMES WITH IMPACT