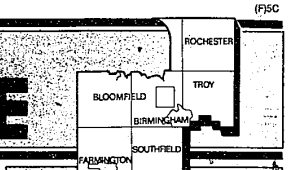
The Farmington Observer

CLASSIFIED REAL ESTATE



master charge
VISA

ONE CALL DOES IT ALL!
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

BIRMINGHAM BEVERLY Hills
3 bedroom colonial, excellent condition. Must see. Close to schools & park. Recently redecorated. $98,900. 642-7763

BIRMINGHAM-by owner, 8¼% assumable mortgage, 2-3 bedrooms, immediate occupancy. 1637 Henrietta $59,500. 644-8956

BIRMINGHAM - completely modernized brick home with 4 bedrooms, 2 full baths, 2½ car garage, new carpeting throughout, new kitchen with built in appliances, natural fireplace, fenced yard, loads of closet space. $89,900. 642-1163

BIRMINGHAM IN TOWN, 3 bedroom, formal dining, eat-in kitchen, deck, fenced yard, 2 car garage, new carpeting. Assumable mortgage. $89,900. 591 Wallace. 642-8399

CHARMING Cape Cod near downtown Birmingham. 3 bedrooms, 1½ baths, living room, dining room, den, large family room, finished rec room, brick-aluminum siding, central air. One of a kind. Land Contract. $88,900. 647-4818 399-7272

- BLOOMFIELD HILLS -
FOR SALE, $162,000. OR RENT
Priced well below appraised Value! Land Contract terms available at 11% or Rent ($875./month), with or without Option to Buy. Immediate occupancy. Owners have relocated. 4 or 5 bedroom Bi-Level. Very large living & family rooms with fireplaces. Walkout patio & 42' deck overlooking beautifully landscaped 1¾ acres in Kirkel-The Hills area. Days, 435-1878; or after 6:30PM & weekends, 1-667-9335

BY OWNER, 10% assumable mortgage. Three bedroom ranch, full basement. Premium lot. Fireplace, $68,900. Equity to assume $15,000. Call 649-3415. 642-7597

302 Birmingham Bloomfield

BIRMINGHAM. Choice location. 3 blocks to excellent shopping. 3 bedroom, 2 bath ranch. family room, full basement, lot, 135 x 150. Possible LC or smaller home in trade. 642-8926

BIRMINGHAM- 1 block from downtown. 3 bedroom, 1 bath, living room, dining room, kitchen, den. 836 Purdy. Call Mr. Erman, Days, 358-2756; or Eves 626-5552

CONTEMPORARY QUAD
Builder's own 3850 sq.ft. 2 bedroom, 3½ plus ½ bath custom built home. Inviting great room with cathedral ceiling and full service entertainment area plus lower level family room and guest suite. Formal dining room, custom kitchen and for total enjoyment, an inground 20x38 heated pool surrounded by beautiful landscaping on a rear sloping lot. Circular drive, central air, alarm system and much, much more is now available By Owner with Land Contract terms and excellent financing. $268,000. For appointment, call weekdays, 352-2015, weekends 569-1050

SPOTLESS RANCH ON LAND CONTRACT
You can move into this recently built 3 bedroom brick ranch without even swishing a dust cloth. Located in the Hammond Lake area of Bloomfield. It offers 2½ baths, marble foyer, full basement central air & Great Room with fireplace. Available on Land contract or assumable mortgage at just $92,000 in area where new homes are priced at 50% more.

Max Broock, Inc.
626-4000

WING LAKE
Bi Level - extradinary view from two patios & every room. 4 bedrooms, 3½ baths. Mint condition. Many extras. $235,000 with low assumable mortgage. 626-8224

303 West Bloomfield

A FASCINATING HOME from every angle with lake privileges. Large country kitchen, finished basement, beamed great room with beautiful fireplace. All in a sprawling ranch. $89,500.

Chamberlain
W. Bloomfield
851-8100

BY OWNER - lake privileges. 4 bedrooms, 3½ baths, 2 car garage, 3000 square feet. Birmingham Schools. $98,500. Call after 5PM. 626-9253

COUNTRY HOME in W. Bloomfield-This is 1 of a kind rustically set amidst tall hardwoods on 2 acres. This 3 bedroom tri-level gives privacy & seclusion. A large barn allows horses with plenty of room to ride. Enjoy nature from each window. $179,000. 6321 W Maple. Drive in for a look. Home shown by appointment 661-5361

304 Farmington Farmington Hills

A WINNING COMBINATION

Area, Price, Home.
Sharp 3 bedroom brick ranch features Florida room, fenced yard, garage, low gas bills and more for only $55,990.

CENTURY 21
CORNERSTONE 478-4660

ELBOW ROOM IN LINCOLNSHIRE offers an executive colonial with 5 bedrooms plus library and gorgeous fireplace in family room. There's over 3100 sq. ft. in this beauty and it can be bought on Land Contract. See it soon. $123,900. Call 553-8700.

Thompson-Brown

304 Farmington Farmington Hills

ENERGY SAVER
Lovely 3 bedroom Colonial nestled in wooded area of Longwood Sub. Large country kitchen, formal dining room, family room with natural fireplace, full basement, 2½ car attached garage. Blend mortgage available. Just listed $82,900.

Real Estate NETWORK
John Cote Realty
455-8430 255-5330

EXECUTIVE STYLE
4 bedroom ranch. Formal dining room shares 2 way fireplace with family room. 2½ baths. 2 blks. to school. Swim & Tennis Clubs at right in Sub. $59,500. Call 553-8700.

Thompson-Brown

FARMINGTON HILLS-brick ranch walkout family room, ½ acre lot on large pond, 2 fireplaces, 3 baths, attached 2 car garage, decorated in earth tones. $138,000 terms negotiable. After 5pm 851-5831

FARMINGTON HILLS - energy efficient Builder's Model. Three bedrooms, 2 baths, family room, completely furnished, landscaped, immediate occupancy. VA approved, nothing down. $55,500.

Call Dick Coury
global Homes, Inc.
522-6500

FARMINGTON HILLS
PREVIEW SHOWING
Bet. 13 & 14 Mile, Hagstery & Halstead
FARMINGTON RIDGE SUB

FROM $99,990

RANCH, QUADS, COLONIALS
3 and 4 bedroom brick, family room, fireplace, air conditioning, dishwasher, laundry room main floor, basement included under family room. Numerous extras. Extremely scenic area.

ALSO, lots for sale to parties who want to buy now - build later. From, $29,990 to $55,990. $1,000 down, 10% interest. 5 year land contract.

Open 1 to 5:30, Sat., Sun., Mon.
Call 661-9150 or 855-2111.

FARMINGTON HILLS
"LAND CONTRACT" $10,000 DOWN
Would you believe a new Chalet style with balconies in Old Homestead. Attached garage, basement, 2 baths, large lot. Best buy in area. Immediate Occupancy.

FOUR STARS LAND CONTRACT
Like a great movie, this is a rare "hit" with one great feature after another! Just Look: *Family- room with fireplace, *2 large bedrooms, *attached garage, *First floor laundry.

"DON'T MISS" ASSUME
this one. 4 bedroom brick ranch, 2 full baths, basement, huge kitchen, dining area, appliances included, landscaped yard, all this for only $59,900.

Century 21
HOME CENTER
476-7000

NOTHING MORE PRECIOUS than a brick home and VA mortgage. Great family neighborhood, 3 bedrooms, full basement, hardwood floors, fenced yard. $59,900.

Chamberlain
W. Bloomfield
851-8100

ONE ACRE OF PARADISE
and privacy surrounds a sharp custom 3 bedroom ranch home in a super location of Farmington Hills. Master bath, fireplaced family room and den are just a few of the many features. Land Contract considered. $89,900. Call 553-8700.

Thompson-Brown

TRANSFERRED & MUST MOVE from this impressive 4 bedroom, 5½ bath Colonial with large rear porch overlooking Commons, beamed family room with fireplace and maintenance free exterior. All appliances and drapes stay in this impeccable home. $159,500. Call 553-8700.

Thompson-Brown

VETERAN
Nothing done, just closing cost if you qualify. 3 bedroom ranch on 100 ft. lot, family room with natural fireplace, extra insulation in ceiling and walls, brilliant, carpeted throughout, professionally landscaped. Immediate occupancy and located close to everything. Asking just $55,500.

GARLING
Realty
453-4800

$46,000
This perfect Starter home is brick with aluminum trim, has a full basement, NEW 2 car garage and kitchen built-ins. Full fenced in yard, carpeting and natural woodwork throughout, an clean it sparkles. Super land contract terms! Don't pass this one up!

TEPEE
28200 7 Mile 533-7272

4 BEDROOMS & MORE
Privacy, trees, and room to breath. 2½ car attached garage, separate dining room, family style kitchen with dinette, family room with fireplace, aluminum trim, wet plaster, extra insulation, all on lily 150x150 ft. lot. Land contract terms available. $108,000. Call 553-8700.

Thompson-Brown

304 Farmington Farmington Hills

Stop Talking & Crying
about inflation. Yes, prices are up, but we all need a home & live in, good or bad times. Buy and have some deductions. 3 bedroom ranch, new quality construction, plus wall to wall carpet throughout. This Farmington Hills house has LAND CONTRACT TERMS. Let us tell you more. $68,900. HGOH 478-4100.

HITCHCOCK
GALLERY
OF HOMES
478-4100

305 Brighton-Hartland

BRIGHTON - NEW
4 bedrooms, 2 full baths, 2 half baths Acres lot. Fully carpeted. Gas heat. 10% land contract. 644-3000

BRIGHTON
"WATERFRONT" LAND CONTRACT
Absolutely unique with many doorwalls, impressive fieldstone fireplace, approx. 3 acre on Woodruff Lake. As private as your thoughts. Swimming, fishing, sailing at your door.

Century 21
HOME CENTER
476-7000

306 Southfield-Lathrup

BY OWNER - 3 bedroom, 1¼ bath Colonial, central air, professionally decorated, family room fireplace, gas BBQ, finished basement. $69,900. 557-5975

EXECUTIVE RANCH
on ¾ acres, 3 bedrooms, 2½ baths, family room with raised hearth fireplace, dining room, attached 2½ car garage with electric eye, large patio, circular drive, 10 year land contract available, priced to sell at $99,900.

GARLING
Realty
453-4800

ROOM TO ROAM
Spacious 3 bedroom brick home on large lot features den, fenced yard, covered patio, garage and more for $53,500. LAND CONTRACT terms

CENTURY 21
CORNERSTONE 478-4660

SECLUDED COUNTRY setting, almost 2 acres, house set among trees, fir, cedar, pines. 20ft deck overlooks, ravine and flowing stream on property. 2 patios, year round sunroom, fireplace, 2 bedrooms, 1½ baths. Completely remodeled 1975. Land contract terms. $64,900. 355-1234

SHERWOOD VILLAGE Subdivision, 3,300 sq.ft. Colonial, 4 bedroom, 2 full & 2 half baths. Separate dining room, family room with wet bar & fireplace, library, remote control garage, central air with electronic air filter & humidifier. Cemented & fenced in dog kennel. New refrigerator & dishwasher, washer & dryer. Largest lot in Subdivision. $135,000. 557-3216

SIMPLE ASSUMPTION or LAND CONTRACT. Cozy ranch on deep country size lot. 3 bedrooms, 2½ car garage. $50,500. Call 626-3800.

ERA
M.D. HARWELL

SOUTHFIELD
N. of 12 Mile, between Evergreen - Lahser. 2,700 sq. ft. custom quality center entrance Colonial, 4 bedrooms, two 1½ baths, separate living & dining room, family room with wood burning fireplace, large ½ acre lot. Professionally landscaped, $125,000. 353-8039

SOUTHFIELD TrI level - 4 bedrooms, 2½ baths, formal dining room, remodeled kitchen, family room, natural fireplace, carpeted throughout, 2 car garage, screened porch off patio with stone barbecue, central air, sprinkler system. $72,500.559-8726 or 559-8886

23075 VALLEYVIEW
10 Mile-Telegraph. Bargain! 3 bedroom brick ranch, family room, garage, lot-100 X 300. Immediate possession. $57,000. $15,000 down.
Cadeau Realty. 353-8440

308 Rochester-Troy

ONE OF A KIND!
Custom home possible 5 bedrooms, 3½ bath, beamed ceiling, living room doorwall leading to deck. Formal dining room, great kitchen, approximately ¾ acre site with mature trees and lake privileges. $149,900.

LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

ROCHESTER - Christian Hills. 3 or 4 bedrooms, 2½ baths Colonial, 2,300 sq. ft., large beautiful treed lot, exceptional value. $89,500. Buyers Only. 375-0115

$5,000 ALLOWANCE
(1-ma). Buckingham Woods, 4 bedroom colonial. Also features 1½ baths, family room with fireplace and full basement. Premium size professionally landscaped lot. Excellent location to Sonneret, K-mart World Headquarters and I-75. Seller will give purchaser at closing $5,000 to help defray cost of relocation. Call about good terms. Priced for quick sale at $106,900. MLS #1659.

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

310 Union Lake Commerce

LAKE LOVERS
(1-ve). Almost new brick split-level on a premium heavily wooded lot. Access and privileges to 2 lakes. Home offers 3 bedrooms plus a den. Family room with full wall fireplace. Decorated in neutral colors. Attractive high existing mortgage assumption possible. Priced below transfer value for fast sale at $65,900. MLS #872224

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

QUAD LEVEL
LAND CONTRACT TERMS
Newly constructed built for builder's son, many extras. 3 bedrooms, family room, game room, attached garage, ¾ acre lot adjoining state land in the woods with deer and privacy. $98,500.
DAN ALLEN
CHALET 477-1800

311 Homes For Sale Oakland County

BY OWNER - Ferndale. Land Contract - 3 years - $5,000. down. $31,000. Call 545-6416 or 569-1528

FERNDALE clean 3 bedroom, 1½ bath, carpet, aluminum siding with stone front. Finished basement, 1½ car garage & patio. Shown by appt. 754-1272

FERNDALE
Owner will consider condo townhouse, stable neighborhood, ½ block to bussing. 2 bedrooms, full basement, driveway, fenced backyard, $33,500. Phone (304) 345-0445, or write: Box 5293, Charleston, W. Va., 25311

WHEELCHAIR HOME
Orion Twp. Custom built 3 bedroom. Many extras. Possession July 1st. Assumable mortgage. Owner, 391-2122

312 Livonia

AN ACRE
surrounds this older well built home with natural fireplace, country kitchen, formal dining, 3 bedrooms, breezeway, 2 car attached garage, convenient to transportation, X-ways and shopping. Contract terms possible. Fix and save. $54,900.

CENTURY 21
Gold House Realtors
464-8881

BARGAIN PLUS
"OWNER SAYS SELL!" Immediate occupancy. Low interest rate offered for a new brick ranch. Family room, full basement, finished rec room and garage for only $56,900. 3 bedrooms, 1 full baths, carpeted throughout. Be sure and compare!

HARRY S.
WOLFE
COMPANY
421-5660

BY OWNER. Excellent opportunity for simple assumption of 11% mortgage. 3 bedroom ranch, 2 car garage, country setting. $51,900. 425-7196

312 Livonia

BRICK RANCH - 3 bedrooms, 2 car attached garage, family room with fireplace. 14040 Woodside. 1 block N. of Schoolcraft, 1 block E. of Levan. Open House Sunday 1-5PM. $84,900. Land Contract terms 591-2351

BY OWNER- 3 bedroom brick bungalow, country kitchen, large lot, Convenient to shooks & shopping. Conventional or VA mortgage. 421-6233

COLONIAL
LAND CONTRACT TERMS! Be sure to see this attractive brick colonial with all the features and priced to sell at $73,900. You'll love the spacious family room with fireplace, large country kitchen, 3 twin size bedrooms, basement, attached 2 car garage.

HARRY S.
WOLFE
COMPANY
421-5660

COUNTRY
ATMOSPHERE
Well maintained 3 bedroom brick, pleasant family room, large lot, fruit trees. $59,900.
525-4200
INTEGRITY

COUNTRY SETTING
$59,900. Take a look at the features in this truly adorable ranch. Set on a quiet, tree lined street. You'll love the 20 ft. family room, natural woodburning fireplace, 3 bedrooms, 1¼ baths, attached 2 car garage and decorated to near perfection.

HARRY S.
WOLFE
COMPANY
421-5660

FIRST OFFERING - Terrific Assumption on this beautiful 3 bedroom aluminum bungalow in prime area of Wayne. Large kitchen, full finished basement, carpeted throughout. Garage $53,900.

THINK SUMMER, when you'll enjoy the tree lined street that enhances this SHARP 3 bedroom brick ranch. Large living room with fireplace, remodeled kitchen, all aluminum exterior trim, finished recreation room, 2 car garage. $66,900.

NORTHVILLE - Original owner offering this attractive 3 bedroom brick ranch. Two full baths, family room with built-in bookcases, two way fireplace between dining and living rooms, finished recreation room, 4th bedroom in basement. Huge 2 car garage. Immediate occupancy. Only. $73,500. 12¼% BANK FINANCING AVAILABLE.

IMMEDIATE OCCUPANCY - Transferred owner says "SELL". 3 bedroom brick ranch with huge family room, finished basement, 2 car garage. Home recently redecorated. Situated on large treed lot in private area of Redford Twp. Only $59,900.

SUBSIDIZE MORTGAGE. $1,800 to subsidize on this large tri-level. 3 bedrooms, 2 baths, family room with fireplace, kitchen built-ins. On large rolling lot in Farmington Hills. Assumable Mortgage. $44,750.

Schweitzer Real Estate
BETTER HOMES & GARDENS
32744 Five Mile, Livonia
522-5333

312 Livonia

COVENTRY GARDENS. $61,000. Large 2 bedroom brick ranch, central air, fireplace, attached garage, corner lot. Immediate occupancy. 348-3024

DELUXE COLONIAL
LAND CONTRACT TERMS! Super terms on this spacious Colonial in Blue Grass Farms. Priced well below anything comparable. 4 king size bedrooms, the master is 20x12 with privacy bath, formal dining room, family room with fireplace overlooks covered patio, first floor laundry, attached 2 car side entrance garage. $87,900.
HARRY S.

WOLFE
COMPANY
421-5660

EXCELLENT LAND Contract. Prime Nottingham Woods The ultimate in upgraded features. Spacious master, 2½ baths, completely finished basement. Nice lot with circular drive, family room 31x23 with full wall fireplace plus wet bar. See it today! $129,900. Call 626-3800.

ERA
M.D. HARWELL

FANTASTIC ASSUMPTION
on this family sized 4 or 5 bedroom Colonial. Family room, finished basement, central air, large 1st floor laundry. Beautiful extra large lot. A good value at $59,900. Call 261-3018

Thompson-Brown

IN-LAW SUITE
Custom 5 bedroom, 3 bath brick quad on over half acre treed lot. Ideally suited for in-law quarters with 2 bedroom and full bath on lower level. Also featuring family room and fireplace, full basement, central air, patio and a heated garage with 8 ft. door on bay. $134,900.
HARRY S.

WOLFE
COMPANY
474-5700

LAND CONTRACT TERMS
4 bedroom brick Ranch, full basement, deep lot, 8 years old. $49,900. Ask for Dan Sowul. Earl Kreim Realty Suburban West, 261-1600; or 422-7163

312 Livonia

LAND CONTRACT
Gorgeous 3 bedroom 1½ bath brick ranch, sun drenched kitchen, family room, full basement with bar, garage. Only $59,900.

Century 21
Hartford South 464-6400

LIVONIA
6 MILE-HAGGERTY AREA
DRASTICALLY REDUCED
QUAKER TOWN SUB
Immediate Occupancy
10% LOANS
$79,990
3 bedroom brick, 2½ bath ranch, family room, fireplace, dishwasher, laundry room on main floor, full basement, attached 2 car garage, all extras - PLUS large 4 bedroom colonial, 2½ baths, family room, fireplace, den, all extras. $89,950.

FINAL WEEK AT 10%
REPUBLIC DEVELOPMENT CORP.
464-4220 or 855-2111

Models Open 12 to 7 P.M. daily. Closed Thursday. Located 1 block S. of 6 Mile corner of Haggerty.

SHARP RANCH
Pleasantdale area 3 bedroom brick ranch home in desirable Tiffany Park. Featuring a country size kitchen, full tiled basement, central air and a 2½ car garage. $82,900.

HARRY S
WOLFE
COMPANY
474-5700

SIMPLE ASSUMPTION
Priced to sell at $65,500. Comfortable 3 bedroom brick ranch with 2 full baths, finished basement with natural fireplace and 4th bedroom, 2 car garage and much more.

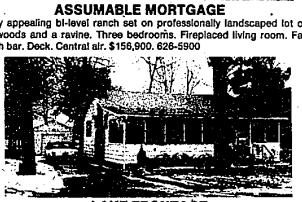
CENTURY 21
CORNERSTONE 478-4660

HALL & HUNTER INC.

4114 West Maple, at Telegraph
1732 West maple, at Chesterfield
REALTORS

SANDALWOOD
Newly constructed luxurious townhouse...within minutes of Birmingham shops and major thoroughfares. Two bedrooms. Two full baths. Powder room. Fireplaced living room. Attached garage. $156,900. 626-5900

CONDOMINIUM CONVENIENCE
Lovely two bedroom townhouse in desirable Rolling Hills of Bloomfield Hills. One full and one half baths. Spacious living room. Family room opens to patio. Central air. Attached garage. $89,000. 644-3500



ASSUMABLE MORTGAGE
Unusually appealing bi-level ranch set on professionally landscaped lot overlooking woods and a ravine. Three bedrooms. Fireplaced living room. Family room with bar. Deck. Central air. $156,900. 626-5900

LAKE FRONTAGE
Cozy three bedroom ranch featuring a beautiful view and Sylvan Lake frontage on both sides of this double lot. Pine paneled living room with fieldstone fireplace. Porch. LAND CONTRACT TERMS POSSIBLE. $87,500. 644-3500

REALTOR 626-5900
644-3500

Two Locations—Offices Open Weekdays 9 a.m. to 8 p.m.
Saturdays 9 a.m. to 5 p.m.—Sundays 10 a.m. to 4 p.m.

BY OWNER

LISTINGS FOR
BUYERS and SELLERS
(NO COMMISSIONS OR CONTRACTS)

T345 - No. Royal Oak, 4 bedrooms, 2½ baths, assume $78,900
C971 - Lake Orion, 4 bedrooms, 1½ baths, 1 acre, L.C., $69,900
E970 - Clawsdon, 3 bedrooms, 1½ baths, L.C. or assume, $66,900
G1010 - Clarkston, 3 bedrooms, 1½ baths, extras, $54,500

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

684 S. ADAMS
BIRMINGHAM
642-1620

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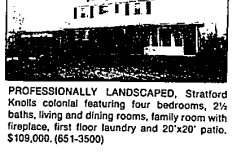
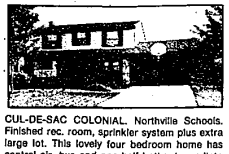
WEIR, MANUEL, SNYDER & RANKE, INC.

SPARKLING CLEAN - Beautifully maintained Birmingham home. Neutral carpets and walls. Three bedrooms, one and half car garage, lots of storage, newer furnace and roof, extra insulation. A very special home. $68,900. (851-5500)



PROFESSIONALLY LANDSCAPED, Stratford Knolls colonial featuring four bedrooms, 2½ baths, living and dining rooms, family room with fireplace, first floor laundry and 20'x20' patio. $109,000. (651-3500)



CUL-DE-SAC COLONIAL. Northville Schools. Finished rec. room, sprinkler system plus extra large lot. This lovely four bedroom home has central air, two and one half baths. Immediate occupancy. $107,500. (851-5500)

ALMOST NEW TRI-LEVEL on 7½ acres, just minutes from Rochester. Three bedrooms, three full baths, living room and family room with fireplace. Four stall horse barn with electric and water on three acres of pasture. $149,900. (651-3500)

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road

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