Observer & Eccentric Real Estate

ROCHESTER · TROY · BLOOMFIELD · BIRMINGHAM · SOUTHFIELD · FARMINGTON · LIVONIA · PLYMOUTH · REDFORD · GARDEN CITY · CANTON · WESTLAND

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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

302 Birmingham Bloomfield

A BEAUTIFUL BLOOMFIELD SITE

School, church, community center or residential site. 10 beautiful acres with small lake and tennis courts. 11,000 sq. ft. 1 story building currently used as private school. Excellent financing available. Call Jack Buell at 646-6161 or 644-6300.

WEIR, MANUEL, SNYDER & RANKE

A BEAUTIFUL ISLAND LAKE SITE!

Private lakefront hi-level ranch with magnificent views of the Kirk.

WEIR, MANUEL, SNYDER & RANKE
644-6300

ABOUNDS

City of Bloomfield Hills Condo with 5 bathrooms, Roof Garden for the most discriminating buyer.

CHARMER

Quarton Lake Area. Eclectic - must see to believe!
Ask for Maureen Chenot - 646-6730

CRANBROOK

Assoc. Inc., Realtors
645-2500

AN UNUSUAL RANCH

Spacious master suite with fireplace, dressing room, walk-in closet and spa, skylights, breakfast room, a few of the outstanding features in this unique 2600 sq. ft. 3 bedroom contemporary ranch. Bloomfield Hills.

GREATER BLMFLD RHODES
642-0014

302 Birmingham Bloomfield

OPEN SUN. 2-5

Bloomfield Twp.
1318 Ardmoor. S. of Quarton, E. of Lahser. 3 bedroom rambling ranch with marble in foyer, living room, dining room & powder room. New kitchen, oak pegged floors with wet bar in family room, 2½ car garage, 20x40 inground swimming pool with cabana, central air, maid's quarters, beautifully landscaped, many extras. An exceptional buy at $268,000

West Hills 855-3300

ASSUMABLE MORTGAGE 9¾%. Nicely decorated 3 bedroom ranch. Family room with Franklin stove, patio, gas barbeque. Large landscaped lot in beautiful Bloomfield Hills subdivision. Must sell, $58,500. 355-5726

ASSUMABLE MORTGAGE on this 3 bedroom 1¾ story on boulevard street in Birmingham. Screened rear porch, new gas furnace and water heater, fenced yard with trees. $69,500.

GOODE REAL ESTATE

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

ASSUME mortgage with $59,000 down. Lovely Beverly Hills sub. near Grove/Brother Rice. 5 bedroom colonial with den. 644-1300

302 Birmingham Bloomfield

AT QUARTON LAKE, large 4 bedroom colonial with custom features, 2½ baths, upstairs study, family room, living room, dining room. St. Charles kitchen, authentic English Pub rec room, 3 fireplaces, new drapes & carpeting, central air, covered patio in park-like setting. Buyers only. 1025 Willow Lane. $225,000. 642-1264

ATTRACTIVE

QUALITY built ranch, 3 bedrooms, exceptional family room, with extensive decking leading to inground pool, 2 fireplaces. Park-like setting, well-landscaped. $134,900. Possible L.C.

The Spectrum Group, Inc.
642-9020

ATTRACTIVE

QUALITY-BUILT Ranch, 3 bedrooms, exceptional family room, with extensive decking leading to inground pool, 2 fireplaces. Park-like setting, well-landscaped. $134,900. Possible L.C.

The Spectrum Group, Inc.
642-9020

ATTRACTIVE 4 bedroom, 2½ bath colonial, about 2700 sq. ft., by retired GM exec. Family room, living room, each with fireplace, formal dining room, Hardwood floors, slate foyer, kitchen with all appliances, spotless full basement, gas heat. Magnificent lot about ¼ acre, 380 ft. deep with mature oak, hickory, ash, maple. N. of Big Beaver, just W. of Adams. Birmingham schools. $165,000, immediate possession. Easy terms down. Lovely Beverly Hills sub. near Grove/Brother Rice. 5 bedroom colonial with den. 644-1300

BLOOMFIELD COLONIAL on Prime wooded lot. Immaculate home with 4 bedrooms, 2½ baths, hardwood floors, wood windows. Large bay window in the dining room, large rear patio with awning and gas grill. This one owner home offers Privacy Plus! Special Financing Available too! $172,500.

Chamberlain

689-8900

Bloomfield Hills
33 Brady Lane

Stately manor home, circa 1911. 5 acres. 5 bedrooms, live-in quarters. 2 fireplaces, library, carriage house, 4 car garage, 3 baths, beautiful grounds. 2 screened porches, freshly decorated. $425,000. Brokers protected.

Thomas T. Demery, Broker.
645-5091

BLOOMFIELD HILLS by Owner. 9 room brick ranch, 3 large bedrooms, 2½ baths, formal dining room, finished basement, hot water heat, 1 acre treed lot, close to Cranbrook School. Land Contract. Asking $223,000. 646-1848

302 Birmingham Bloomfield

ABSOLUTELY

The ultimate in luxurious living in one of Bloomfield's newest and most exciting subs. Chamberlain at Lone Pine and Middlebelt. Sumptious master suite with sitting room, fireplace, his & hers walk-ins, bidet, sunken tub and fancy and exclusive. Thirty minutes from Downtown Detroit.

Cranbrook

Assoc. Inc. Realtors
855-2200

BEVERLY HILLS
3 bedroom ranch. Assumable at 11¼%. $75,900, creative financing available. Evenings & weekends 644-6285.

BEVERLY HILLS. 8¾% assumption. Beautiful, nice 3 bedroom ranch, att. family room, 1½ baths, finished basement & wet bar. $78,000. 646-5387

FATHER'S DAY SPECIAL

PRIDE - of ownership, 3 bedroom lake front Waterford ranch on all sports lake, screened porch, patio, treed, L.C. 30% down, 11%. $123,000. 645-5800

ADAMS RD. - location, Birmingham schools, just reduced $99,950. Simple assumption & L.C. terms. 3 bedroom Troy colonial. Pleasure to own. 645-5800

MOVE IN - next week, sharp 3 bedroom brick ranch with fireplace, family room, full basement, garage, L.C. or simple assumption, $74,900 645-5800

L.C. TERMS - private treed yard, patio, heated garage, close to shopping & transportation. Birmingham ranch only $64,500 645-5100

Earl Keim Realty
GREENTREES

645-5800
689-3600 649-5100

HILLS OF BLOOMFIELD

Wooded area, rustic contemporary, walk-out basement, dramatic great room, 3 full baths and 2 baths, plus large library.

The Spectrum Group, Inc.
642-9020

302 Birmingham Bloomfield

A UNIQUE COUNTRY SETTING

on approx. 6 acres. This 3 bedroom brick home with open house & huge hobby garage is one of the last estate properties left in the area. Absolute privacy only 5 miles from downtown Birmingham. Offered at $165,000 (Buyers only) Eves. 362-4652, anytime 644-2191

BIRMINGHAM SCHOOLS
Delightful contemporary ranch, 3 bedroom, 2 full baths, cathedral ceiling living room & family room, 3 way brick fireplace wall, redwood paneled Florida room looks out to a large private treed lot. $82,000. Good assumption. Move in right away. Presented by...

Gayle Laffrey
Real Estate One
644-4700 Home 646-1991

BIRMINGHAM. Excellent 3 bedroom brick ranch. Family room, garage, basement house. All appliances, some furniture. Rhodes 642-0014

BIRMINGHAM. Ideal starter/retirement home. 2 bedrooms, newly decorated, carpeted. Owner will help with financing. $42,700. 647-2823 or 646-2867

BIRMINGHAM, 1¾ Story Brick, 2 or 4 bedroom, master bedroom 19x30, 1½ baths, finished basement, garage, redwood deck. By Owner. $72,900. 644-1499

BIRMINGHAM, 2 bedroom Ranch, appliances, near transportation & shopping. Land Contract Terms. Immediate Occupancy, $39,900. 851-9059

BIRMINGHAM, 3 bedroom, 1½ bath ranch, 2½ car garage, family room, newer roof & furnace. Must consider. Priced to sell, $82,500. 647-5811

BIRMINGHAM - 3 bedroom brick ranch, newly decorated, central air, 2½ car garage, etc. Close to shopping & schools. Immediate occupancy. $78,500. L.C. available 646-6493

BLEND RATE

LAND CONTRACT TERMS ALSO. Superb Nissan built Colonial affording comfort and convenience for large family. Big 5 bedrooms, library, 2½ baths, approximately 2,900 sq. ft. of quality. Private treed setting in Birmingham School District. $134,900.

ASK FOR DORIS ROGERS

Chamberlain

647-5100 647-0174

302 Birmingham Bloomfield

Birmingham-Quarton Lake Estates
1075 Suffield. Charming 3 story, 3 bedroom colonial, library, heated Florida room & large recreation room, wet plaster, crown moldings & oak floors. Walk to Quarton Schools. Assumable mortgage. By owner. $135,500 (Buyers only) Eves. 362-4652, anytime 644-2191

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Delightful contemporary ranch, 3 bedroom, 2 full baths, cathedral ceiling living room & family room, 3 way brick fireplace wall, redwood paneled Florida room looks out to a large private treed lot. $82,000. Good assumption. Move in right away. Presented by...

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ASK FOR DORIS ROGERS

Chamberlain

647-5100 647-0174

302 Birmingham Bloomfield

BIRMINGHAM - AUCTION - Your Dreambouse. 14 Mile/Lahser. 4 bedroom colonial, ba & ber baths in Master bedroom, 3 car attached garage, 4/10th's of an acre lot. Superb location. Extras' Extras' $159,000 or best. Owner financing. 642-4755

BIRMINGHAM BY OWNER. Midtale school. 4 bedroom colonial. Modern kitchen, 1½ baths, finished basement, 2 fireplaces, 2 car attached garage. $168,500. Principles only. 646-5789

BIRMINGHAM CAPE Cod. 3 bedrooms, golf course view, double lot. $124,000. 9% mortgage, blend. 1899 Norfolk. Business 646-4252

BIRMINGHAM

In-Town 3 bedroom home with lots of charm. A separate dining room, 3 full baths and a finished basement make this the perfect family home. Close to shopping and schools. $72,500.

BALDWIN ASSOCIATES REAL ESTATE, INC.

642-9010
BIRMINGHAM

IN TOWN. Absolute dollhouse has new den with fireplace, new second bath, remodeled kitchen, garden yard with patio 3 bedrooms. $78,900.

QUARTON LAKE ESTATES. New price for this stunning Tudor in desired location. Handsome family room, Florida room, newer kitchen, 3 bedrooms, 3½ baths. Now only $209,900.

LAND CONTRACT. Financing available for this colonial near town, Quarton Lake, Linden, Park. Fireplaced family room, 4 bedrooms, 2½ baths. $158,900.

RALPH MANUEL ASSOCIATES

1821 W. Maple 647-7100
Birmingham 644-4024 647-0760

302 Birmingham Bloomfield

BLOOMFIELD HILLS - Beautiful park-like setting, almost an acre. 3 bedroom, 2½ bath tri-level. Sunken living room with view, family room with fireplace and doorwall to patio. New roof, newly decorated kitchen. Land contract available. Ask for MARY LOU DANE.

CENTURY 21

TODAY 559-4488

BLOOMFIELD HILLS

OPEN SUNDAY, 1 TO 5
Kirk-Of-The-Hills area, immediate occupancy. Custom built ranch, exceptional quality. Enjoy the privacy of this beautiful treed 1¼ acres from the large deck & patio or any room in the house. 3-5 bedrooms, large living room & family room with fireplaces.
1510 Cranton Rd. 119. L.C. terms available. For appt. call 435-1078 Eves. & weekends 1-657-9335 or 885-1639

BLOOMFIELD HILLS-WABEEK
1900 Seminole Court. Assumable mortgage at 12¾%. Buy direct from builder. Super elegant new custom home 4 bedrooms, library, double foyer, living room, family room, walk out lower level. 2 full & 2 half baths and many other special features. Open Sat.-Sun or upon request. We also have 2 other splendid new homes available in Wabeek.

KAPILA CONSTRUCTION CO., INC.
851-8755

BLOOMFIELD HILLS III NEW HOMES 11% INTEREST

- Bloomfield Schools
- 4 Bedroom Colonial
- 2½ Baths - Family Room
- Large Din. Room & Library

$175,000 to $199,000
Rodney Lockwood & Co.
644-4024 647-0760

302 Birmingham Bloomfield

BY OWNER. Looking for a quality home with quality location? 4 bedrooms, 3½ baths, New Orleans Colonial adjacent to Wabeek, Bloomfield Hills Schools. Country kitchen, neutral colors throughout, ¾ acre landscaped lot, assumption of 8¼% Loan, quick availability. Buyers only. $99,500. 851-5957

BY OWNER-4 bedroom, 2½ baths, luxury colonial, near St. Hugos, large fenced yard, many extras. Reduced, buyers only. After 6pm & weekends (411)338-6973

BY OWNER - 4 bedroom colonial in Bloomfield Hills, professionally landscaped, community pool & tennis court. Patio with gas grill, automatic sprinkler system. 12¾ assumable mortgage - $123,500. 334-3210

CHANCE OF A LIFETIME!

PRIME QUARTON LAKE ESTATES features adorable Cape Cod with quality throughout. 6 panel doors, 4 bedrooms, library, alcove. BLEND RATE TERMS AVAILABLE. Call now - won't last at $119,900!

ASK FOR DORIS ROGERS

Chamberlain

647-5100 647-0174

CHARMING IN-Town Birmingham home on large treed lot. 3 bedrooms, 1½ baths, completely renovated in 1977. $99,900. Possible land contract. Multiple offers. 645-5198

CHARMING 3 bedroom brick ranch on private lot with many trees. Natural fireplace in living room, Florida room, appliances, large assumable or L.C. $85,500. Smith Realty Co. Inc. 559-8570

BEVERLY HILLS, drastically reduced $90,000 Firm. 1800 sq.ft. 3 bedroom Brick Ranch, basement. See it! Terms available. 642-5414 626-1161

FARMINGTON HILLS

FRANKLIN FOREST, 13 Mile/Northwestern. Beautiful Stonewood Court. Exclusive setting on beautiful lot. 4 bedroom Quad. Walk-out lower level from family room, large patio, sprinkler system, extras. Asking $163,900, 10 Year Land Contract, low down payment. A terrific value!

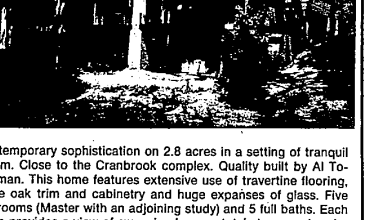
FARMINGTON GREEN WEST between 12 Mile & 13 Mile, west of Drake. 1980 built, 2,600 sq. ft. 4 bedroom, 2½ bath colonial. 2 car attached garage, huge master suite, bay windows in family room and breakfast room. Immediate possession. Asking $121,900. $79,700 balance simple assumption.

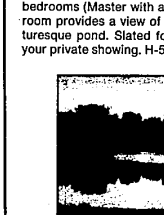
Pomeroy ASSOC. INC. Realtors

559-3344

HANNETT, INC. REALTORS

Contemporary sophistication on 2.8 acres in a setting of tranquil charm. Close to the Cranbrook complex. Quality built by Al Tobocman. This home features extensive use of travertine flooring, white oak trim and cabinetry and huge expanses of glass. Five bedrooms (Master with an adjoining study) and 5 full baths. Each room provides a view of sweeping lawns, stately trees and a picturesque pond. Slated for August completion. Please call us for your private showing. H-56.



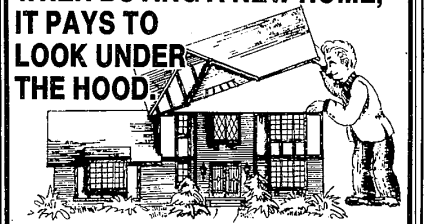


HANNETT, INC. REALTORS

2523 W. MAPLE
(AT CRANBROOK)
BIRMINGHAM

646-6200

WHEN BUYING A NEW HOME, IT PAYS TO LOOK UNDER THE HOOD.



Some people look at houses without seeing beyond the surface appearance.
They look at the gloss of the decor and say "How nice it would be to live here."
Sadly, they would be asking, "How much insulation does this home have and how will it affect my heating bill?" and "What about workmanship and maintenance and what if something goes wrong?"

THE QUEST FOR PERFECTION.

James D. Compo and family have great concern for quality. For no extra cost you are assured of the finest rough and finish carpentry available, the best drywall work you have ever seen and full extra deep basements.
Excellence is the watchword for every stage of construction with extra emphasis on energy savings. Ceilings are insulated to the best ratings with 6" batts plus 11½" blown over the batts, and walls with 3½" batts and 1" Dow Styrofoam sheathing. Heating systems are centrally located for best efficiency and windows and doorwalls are all WOOD with insulated glass.

NOT A LEMON ANYWHERE.

All their homes are constructed with attention to detail. All have extras beyond normally expected even in this price range. Callbacks are rarely required and all homes are covered under the 10 year HOMEOWNERS WARRANTY program.

As for financing, right now they have 12¾% 30 YEAR FIXED RATE MORTGAGES available for a short time on certain complete specified homes in RAMBLEWOOD — a superb Gatehouse Community in Farmington Hills. These homes are priced from $169,900.

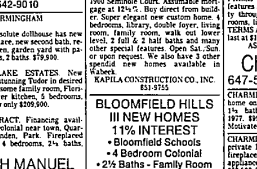
Stop by Lot #1 for details on these homes with their many included extras. Learn more about the special mortgages which must be closed by September, 1981 and are fully assumable if you sell later.
Come visit today! We are open from 1 P.M. daily in Ramblewood off of Fourteen Mile Rd. between Drake and Halstead. Broker participation welcome.

JAMES D. COMPO, INC.
a family that builds better homes.

474-0499 anytime 661-4391 in Ramblewood

HALL & HUNTER INC.

REALTORS
1732 West Maple at Chesterfield



QUARTON AREA - LAND CONTRACT TERMS

Unusually handsome brick Colonial filled with brightness and charm. The entire home is in excellent condition. All rooms are very large. 3 bedrooms. Family room. Separate dining room with attractive built-ins. Deep lot. Pleasant neighborhood with many advantages and conveniences. $139,000.

SPARKLING BEVERLY HILLS RANCH

Immaculately maintained, updated brick ranch with basement. Large rooms thruout. 3 bedrooms. 2½ baths. Separate dining room. Substantial additions in '79: outstanding Oak kitchen, family room with bay window overlooking newly landscaped private lot. Newer furnace, roof, central air. POSSIBLE LAND CONTRACT. $97,000.

WESTCHESTER VILLAGE

Custom ranch with flexible floor plan for active family. 5 bedrooms. 3 baths. Family room. Kitchen with breakfast area. Huge recreation room plus office and storage. Large screened porch leads to lighted pool. Birmingham, Brother Rice, Marian Schools. $123,500.

TREE-LINED STREET IN VILLAGE OF BEVERLY

Attractive nearly maintenance-free exterior and possible LAND CONTRACT combine to make this 3 bedroom ranch a great affordable family home. Separate dining room. Breakfast space. Quality construction plus extra high basement for potential recreation room. Interstate Warranty. $86,500.

644-3500
MAJOR

Office Open Weekdays 8:30 a.m. to 7 p.m.
Saturdays 8:30 a.m. to 5 p.m. - Sundays 11 a.m. to 4 p.m.