WIN 2 HOCKEY TICKETS

SEE THE RED WINGS AT JOE LOUIS ARENA

TO WIN: Send your name and address, on a postcard, to RED WING TICKETS, The Observer & Eccentric Newspapers, 36251 Schoolcraft Road, Livonia, MI 48150. Then watch the classified section every Monday and Thursday. When your name appears, you're a winner! Enter soon and as often as you like.

316 Westland Garden City

9% LAND CONTRACT
Owner retiring and offering these good terms on this 33 bedroom brick ranch that features a beautiful finished basement. 2 full baths, carpet throughout, 2 car garage, many extras and priced to sell at $54,900
GARLING Realty 453-4800

318 Redford

½ ACRE
Lovely 3 bedroom 1½ bath ranch home, formal dining room, central air, 2 car garage, small in-law or rental home on rear of property. Only $47,500
Century 21 Hartford South 464-6400

ASSUME
LOVELY Brick Ranch 3 bedrooms, mint condition, basement, garage

$36,900
BEST BUY on super clean 3 bedroom Aluminum Bungalow. Carpeted, rec room, garage. IMMEDIATE OCCUPANCY.

$41,900
MINT CONDITION 3 bedroom Brick Ranch. Freshly decorated 3 bedrooms, basement, garage, large lot. Immediate Occupancy

LAND CONTRACT
TERMS on 3 bedroom Brick Bungalow. Newly carpeted, 1½ baths, basement, garage. Immediate Occupancy
EARL KEIM 538-8300 REDFORD INC.

RED WING TICKET WINNER
J. Steven Lemke
1476 Bennaville
Birmingham, MI
Please call the promotion department of the Observer & Eccentric between 9 AM and 5 PM Friday, January 8, 1982, to claim your 2 free RED WING TICKETS
591-2300 ext 244
CONGRATULATIONS!

"E-Z MOVE-IN"
$4500 DOWN. Attention investors or starters for this lovely 2 bedroom with expansion attic and side drive. Just listed for $28,900

LAND CONTRACT. Transfer forces sale of this contemporary 3 bedroom brick ranch on ½ acre with modern kitchen, finished basement, attached garage and more. Reduced to sell!
CENTURY 21 TODAY 538-2000

Look No Further
Charming 4 bedroom home with major improvements in 1980 new furnace, plumbing & electrical thru-out, new storms, screens, new floors, kitchen & bath. ½ acre country corner $39,900
CENTURY 21 Gold House Realtors 478-4660

NEW FURNACE
New aluminum trim, perfect starter or retiree home 3 bedrooms, 2 car garage, convenient location, close to transportation, shopping, schools $43,900
Century 21 Gold House Realtors 459-6000

OPEN SUN 12 to 5 17190 Wakenden, N. of 6 Mile, W. of Beech Redford Twp. Buy this 3 bedroom, family room, 2½ car garage, central air, plus more at 13¼% plus a credit of $100 per month to you. Buyers only. $49,900 531-9171

OWNER - 3 bedroom brick ranch 1½ bath, full basement, carpeted $16,000 down assume 12¼%. Close to schools 535-1947

REDFORD TWP. LAND CONTRACT
Choice of 2 brand new tri-levels. Super insulated, thermo windows, built-in range & dishwasher, 3 bedrooms, finish family room yourself, large lot $53,900 Land contract terms
Real Estate NETWORK Clark/Fron Realty 425-7300

REDFORD $46,000
A rare find! 3 bedroom brick ranch, full basement, gas heat, 2 car garage, excellent L.C. terms, $12,000 down, $400 mo. at 11%. Call today
BRUCE ROY REALTY, INC. 349-8700

Simple Assumption
Lovely 3 bedroom brick ranch in the best of condition and area. Maintenance free. Assume 30 year mortgage - 10¼%. Owner transferred. Call today $48,900 Ask for
BOB CRAVER RE/MAX Forement Inc. 422-6030

Super Bungalow
Family room with fireplaces enhances this mint condition 3 bedroom brick home - offers finished basement, 2½ baths, remodeled kitchen, decorated to perfection, garage, $49,990
CENTURY 21 NADA 477-9800

$5,000 DOWN, 20 Year Land Contract. New 3 bedroom aluminum ranch, large kitchen and dining area. Low taxes. PAYMENTS LESS THAN RENT! $44,900.
ERA M.D. HARWELL 626-3800

319 Homes For Sale Oakland County

SALE
You have only 30 days left to purchase a beautiful home in one of N. Oakland Countys finest family communities. This home is a 3 bedroom, 3 bath colonial with 2400 sq. ft., den, large family room, fireplace, and full finished basement. It's a buyers market $85,900 with $20,000 down. Call Selbost Real Estate. Ask for Tim Alulian. 625-5000.

319 Homes For Sale Oakland County

AVON - TROY
On a large 80 ft site in a country setting just N of Troy is the location of this brand new tri-level home. Plenty of room for a young family. This home features over 1,350 sq. ft. of well-planned living area...3 spacious bedrooms...large family room...country kitchen. Full price $55,260. Affordable monthly payments of $507 with $6,110 down

$6,760 DOWN - $423 MONTH
A country setting in desirable WEST BLOOMFIELD is the location of this custom designed split level. Unique open floor plan offers over 1,600 sq. ft...balconied foyer...open stairway, huge 24 ft. family room and much more. Full price $54,260. Special low interest financing to qualified buyer.

ONLY $3,500 MOVES IN
Designed for young family, this brand new home offers a panoramic view of Elizabeth Lake from the bay-windowed dining room 3 spacious bedrooms, large 20 ft carpeted living room and garage. Special low interest financing for qualified buyers only. Full price COMPLETE $51,000.
Lumberjack Builders 373-5325 693-7400

BRICK COLONIAL in St. John's Woods. $12,000 assumes. 3 bedrooms, marble fireplace, 1½ baths, large kitchen, nice lot, beautiful location $62,900. 288-9376

CLAWSON - 1½ Story, 3 bedroom, full basement, gas heat, 2½ car garage, patio, fenced $47,500. 435-0988

OPEN SUNDAY 2-5
Farmington. 21517 Jefferson. 851-1900
Lathrup Village. 17361 Rainbow. 851-1900
Farmington. 35417 Heritage Ct. 851-1900
Farmington Hills. 34294 Glouster. 851-1900
REAL ESTATE ONE

SIX MILES FROM NEW GM PLANT. Rochester-Lake Orion area. Secluded sub. Custom ranch, beautiful setting. Many extras. Must see to evaluate. 3100 sq ft $165,000 L.C available 693-6142

WIXOM
Super Land Contract. Across the street from Loon Lake--all sports lake. 2 blocks to golf course and park. $46,500.
Call 477-1111. (65670)
REAL ESTATE ONE

13¾% BLEND
1953 Berkley Ranch home offering full basement, garage, 45 ft. lot, 2 year old furnace and roof, recently remodeled kitchen and bath. New carpet throughout. Mrs. Clean lived here. Owner transferred. Highest quality. Great location. Below market price. Fantastic terms. Call for personal tour. Bring your checkbook. $49,900 ML 35064
Century 21 VINCENT N. LEE EXECUTIVE TRANSFER SALES 851-4100

320 Homes For Sale Wayne County

ONE CALL DOES IT ALL!
Place your classified want ad in Suburban Detroit's finest market.
The Observer & Eccentric Newspapers
591-0900 Wayne
644-1070 Oakland
852-3222 Rochester/Avon
Use your Visa or Master Card

REDFORD AREA. Schoolcraft/Outer Dr. 2 bedrooms, enclosed back porch, wet plaster, finished basement with half bath, gas furnace. Land Contract, down payment negotiable. Settling estate, must sell $15,000. 474-2406

WAYNE
Low down Land Contract. 4 bedroom ranch is located in Wayne's most desirable Sub. Featuring fireplace, between the living room & large country kitchen, with built-ins. Doorwall out to large patio, attached heated 2 car garage, with built-in work space. $63,900.
Call 261-0700. (66002)
REAL ESTATE ONE

323 Homes For Sale Washtenaw County

SALEM TWP.
Simple Assumption! Beautiful brick colonial with 4 bedrooms, 2½ baths, den, family room with natural fireplace, finished Rec room, attached side entrance 2½ car garage on 2 acres. $116,900.
Call 455-7000.
REAL ESTATE ONE

325 Real Estate Services

A COMPLETE CONDOMINIUM SERVICE
Determine your buying power through our personalized analysis program.
- Discover the equity value in your present home.
- All areas, all prices.
- Resale, new construction.
- Rentals from $400 up.
- Corporate relocation service - all areas.
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326 Condos For Sale

A Commitment to Excellence
the Presidential Series at The Park at Bloomfield Lake
- Bloomfield Hills Schools
- Luxury Single Family Homes
- From $234,900
- On Rolling Ridge, S. of Lone Pine Rd. between Middlebelt & Orchard Lake Rds

626-3502

Chamonix at Pebblecreek
- 24 hr. gatehouse entrance
- Luxury condominiums
- 14 Mile, W. of Orchard Lake Rd.
- From $139,900.

851-3500
Models Open Daily Noon-6PM Closed Thursdays
the Herman Frankel Organization 626-3500

326 Condos For Sale

ASSUMABLE - CANTON. 2 bedroom brick end unit. Central air, almost new carpeting, finished basement. $43,900 581-2460, 459-0874 or 455-0191

BIRMINGHAM IN TOWN
LUXURY 2 BEDROOM, 2 BATH
$129,900
CALL BETTY TURNER
644-6463....646-0020....774-1551
MICHIGAN CONDO CORP.

BY OWNER- Executive, magnificent large 3 bedroom, 3 bath ranch condo in W. Bloomfield, Pebble Creek. Done by 1 of Detroit's top decorators. This luxurious condo in absolutely immaculate condition, is immediately available. Private courtyard entrance 2 car garage, tiled foyer, gigantic living room, dining room & kitchen. Circular wall living room, natural brick fireplace, track lighting. Dining room has 16 ft. mirrored wall. Glass walls lead to outside private patio with gas barbecue. Entire condo newly decorated in neutral colors. Elegant drapes & imported fixtures. Kitchen features custom cabinets, new Litton deluxe microwave, range. Island with Jen-aire barbecue, Insta-hot, deluxe 24 ft. GE refrigerator, large pantry with additional cabinets, dura-tub, place for washer & dryer. Master bathroom suite has complete mirrored dressing room. Master bath has Roman tub, 2 closets with built-ins. 2nd. bath or powder room is completely mirrored & has silent toilet & Jacuzzi tub. Other extras are, extensive alarm system & electronic filters. Trashmaster & TV antenna in each room. Many other extras. Buyers Only. Closest to $160,000. takes. Call between 11AM-5PM at shop, 398-3734, or Eves 661-0888

BY OWNER - Potomac Town, 15 Mile & Farmington Rd. Must sell - reduced $15,000. 3 bedroom, den, family room, 2 car garage. 547-2679

CHANTICLEER CONDOMINIUMS
CLUSTER HOMES
You Will Save Thousands Ask About Our Special Financing!
Enjoy life with a flair in our California-inspired contemporary ranch & townhouse condominiums. Set on a picture-perfect site. Priced from $133,800.
PHASE II OPENING NOW
SAVE WITH PRE-GRAND OPENING PRICES
Informaion Center Open Noon to 6PM Daily, Closed Thursdays
Locate on the North Side of 12 Mile Rd. Between Lahser & Telegraph
354-4330 Monetary Realty Co. Rachel Ryan Sales.Assoc.

CONDOS - NORTHVILLE
WHY RENT? When you can enjoy the benefits of condo ownership including easy maintenance and lots of recreational facilities. This popular 2 bedroom ranch maybe just what you are looking for. $59,600
PEACEFULL DEVELOPMENT in Wixom is designed for compact, quiet living. This hard-to-find 2 bedroom end unit ranch coop offers full basement, all appliances, gas grill $41,500.
SUPERBLY ELEGANT - Lexington condo home is perfect for gracious living. This 1 owner 3 bedroom unit reflects much pride of ownership 2 car garage too. $94,900
CENTURY 21 Suburban Realtors 349-1212 261-1823

Country Living Plus
LAND CONTRACT terms available with this large 2 bedroom unit on nearly 4 acres with 12 units featuring pond and trees, superbly finished walkout basement with fireplace. A must see! $51,900. Call:
DOUG COURTNEY CENTURY 21 Gold House Realtors 420-2100

Distinctive Living
in this superbly appointed 2 bedroom unit with full finished basement, formal dining, central air, major kitchen appliances, enclosed patio, and convenient attached garage. LAND CONTRACT TERMS $78,900. Call
BOB AITCHISON CENTURY 21 Gold House Realtors 464-8881

FARMINGTON HILLS- Woodcreek Village. Spacious, bright 2 bedrooms, 2 baths, covered porch, garage, terms available Call Owner 851-2887

Farmington Hills
The Choice is Yours...Assume 10¼% mortgage or purchase on Land Contract. Beautiful 2 bedroom, 2 bath condo with large unit in laundry & storage. Neutral contemporary decor. Owner wants a sale! Asking $69,900.
Century 21 ROBEC PROPERTIES 851-7711 EXECUTIVE RELOCATION SERVICES

HERE IT IS!
Very roomy and convenient 3 bedroom 1½ bath condo on quiet court. Central air and other extras plus terms. $48,900.
Century 21 Gold House Realtors 459-6000

In-Town Birmingham
SHARP END-UNIT Condo. 2 bedrooms, updated bath and kitchen, new carpeting throughout, new storms, Central Air. Walk to Commuter Train. Trees! $68,900 with garage; $65,900 without garage. Good TERMS, good VALUE! ASK FOR MARY CONNELLY
Chamberlain 646-6000

JUST LISTED
Super condo! 2 bedrooms, full basement. VACANT! MUST BE SOLD. Only $46,900. Assume $38,000 mortgage. Jerry Borregard
CHALET 477-1800

JUST MARRIED
Newly Weds need quick sale - lowest price in Westland (Livonia Schools). 2 bedroom 1½ baths, finished basement, garage, central air, move-in condition. Will take land contract. Asking low $50's. Call:
RACHEL RION RE/MAX, FOREMOST 422-6030

ROCHESTER condo, 3 bedroom, 2½ baths, 2 car attached garage, full basement, private rear yard and front entrance court, central air, all appliances, clubhouse with inside & outside pools, $76,800. Ask for Blauwaert. 575-1804

326 Condos For Sale

NORTHVILLE
Sharp Condo. Highland Lakes Sub. Simple assumption or Land Contract terms, on this 3 bedroom unit, paneled family room, beamed ceiling & fireplace. Rec room in basement, nicely paneled & carpeted. Clubhouse facilities & lake. $61,900.
Call 261-0700. (65840)
REAL ESTATE ONE

NORTH WABEEK
Exquisite Multi-Level Condo in private wooded setting directly on Wabeek Lake, Contemporary Décor, extensive use of marble & builtins, 3 bedrooms, 2½ baths, living room with wet bar & fireplace, deck, security & fire alarm, wine cellar. Must See!!
EARL KEIM Realty North, Inc. 559-1300

NOVI - Wixom co-op, adult community, 50 yrs. & older, 2 bedroom ranch style, private entrance, full basement, carpeting, draperies, all appliances including washer & dryer, $38,900. 349-2039

NOVI
2 bedroom ground floor unit with wood decking in front. Tenant occupied...good rental unit. $49,900.
Century 21 ROBEC PROPERTIES 851-7711 EXECUTIVE RELOCATION SERVICES

ONE CALL DOES IT ALL!
Place your classified want ad in Suburban Detroit's finest market.
The Observer & Eccentric Newspapers
591-0900 Wayne
644-1070 Oakland
852-3222 Rochester/Avon
Use your Visa or Master Card

OPEN SUN., 2-5PM
24381 Evergreen, Southfield; S. of 10 Mile & W. of Evergreen. Scheduled for January Auction - stunning New Condo with assumable Mortgage, 2 bedrooms, marble fireplace, central air, attached garage. $64,900.
EARL KEIM Realty North, Inc 559-1300

REDFORD VILLA
first floor, one bedroom unit, featuring oak floors in living and dining rooms. Walk-in closet. Assumable mortgage. Priced at $35,000. CALL.

SIMPLE ASSUMPTION
or LAND CONTRACT make sense for today. Prime Crooks Road location. Townhouse style with private entrance. Huge bedroom suite with bath. Features include fenced patio and private basement. Priced at $43,000 CALL.

GREENBROOKS PARKHOMES
conveniently located in northwest Southfield. Three bedrooms, 2½ baths, DEN and richly panelled recreation room. Snuggle up by the natural fireplace. Priced at $82,900. SIMPLE ASSUMPTION or LAND CONTRACT. Call!!

LAND CONTRACT TERMS
are offered on this bright and cheerful West Bloomfield condo home. It's open and flowing floor plan gives the flexibility you may require. There are 2 bedrooms, 2½ baths, "hobby room", main floor laundry and so much more. Handsome Georgian Architecture is pleasing to the eye. Priced at $105,000 Call.

ADAMS WOODS
in Bloomfield Hills was carved out of a forest and is unmatched for its treed splendor. Three well proportioned, upper level bedrooms are synchronized with a brilliantly designed first floor. The decor is neutral, yet rich. Priced at $159,550 Financing is offered. Immediate occupancy is available. Call.
CONDO-MART 626-8100

ROCHESTER
This 3 bedroom condo has a view of the woods and the winding Clinton River. There is loads of storage and a finished walk-out lower level. Assumption and Land Contract terms. $74,900.
Call 651-8144.
REAL ESTATE ONE

ROYAL OAK - Immaculate 1 bedroom Condo in quiet Adult Community features balcony that overlooks pool & courtyard, new kitchen & bath. Lease with Option to Buy available. $42,500. or lease - $375 a month. H-35.
HANNETT, INC. REALTORS 646-6200

ROYAL OAK Open Sunday 1-5PM
Fine 1 bedroom, 2 entrances, pool view, carport, good Land Contract Terms. $38,900. Call...
Tom Ely REAL ESTATE ONE 548-9100

"SOUTHFIELD CONDO" - Greenbrook, 10 Mile & Telegraph, 3 bedrooms, 2½ baths, family room, fireplace, full basement, 2 carport. $15,000 down, sacrifice. Tip-top shape. $75,900. Norwood Realtors. 522-3171.

SPACIOUS 3 bedroom detached home with condo benefits. Natual setting with lake access in desirable Locklin Pines. Features include - living room with fireplace, dining area, family room, and 2 private decks, finished basement divided into recreation room with wet bar, laundry room and possible 4th bedroom or office. 2½ car attached garage with door opener. Asking $99,900. Call after 4 PM. 360-1611

TROY
Geneva model condo in Northfield Hills. Three bedroom, 2½ baths, fireplace in step-down living room. Finished lower level with built ins and garage with door opener. L/C offered. Will also consider lease. $79,500. Call 644-4700.
REAL ESTATE ONE

TROY - NORTHFIELD HILLS. Owner anxious. 3 bedrooms, 2½ baths, den & garage. $70,000. 9¾% mortgage or low down Land Contract, 5 years. (Agent). Evenings 645-9250-1

TROY, NORTHFIELD HILLS, 3 bedroom, 2½ bath condo with all appliances, den, finished basement, attached garage and patio. Immediate occupancy with 20% down, 14.5% mortgage. $78,000. Buyers only. 649-0974

326 Condos For Sale

TROY
HOME SWEET HOME IS: Watching the ducks while sipping your morning coffee; sharing our homesite with rabbits and birds. Cozy 2 bedroom condo with wood-burning fireplace and patio overlooking stream. Rec room 19.4x23. One owner unit shows 'T.L.C.' $65,000.
Call 646-1600. (65642)
REAL ESTATE ONE

TROY - NORTHFIELD HILLS
2 bedroom ranch condo, immaculate. Fireplace, cathedral ceiling. A bargain $59,000. By Owner.
2 bedroom Townhouse, Charlevoix model, kitchen appliances, completed patio. Unequaled buy $59,500. By Owner. 641-8663

Two bedroom condo in Williamsburgh in Birmingham, fantastic rec' room, decorated like a model. Land contract, $64,900.

Magnificent Wabeek on the Fairways. 3 Bedrooms, 3½ baths, family room, rec' room, library, cathedral ceilings & custom decor. $290,000.
Fred Pierce, Inc. 647-1414

WATERFORD
GREAT BUY! Two bedroom condo with deck overlooking lake & nature center. Assumption available. All furniture remains with full price offer. $44,900.
Call 681-5700.
REAL ESTATE ONE

WIXOM CO-OP $39,900
Dandy 2 bedroom brick ranch, approximately 1000 sq. ft., basement, central air, pool, community building, ideal retiree location.
BRUCE ROY REALTY, INC. 349-8700

W. BLOOMFIELD - Fox Pointe. Professionally decorated 2 yr. old 3 large bedroom condo. 2 stories, full basement, 2½ baths, 2 fireplaces (one in master bedroom) Professionally landscaped courtyard with patio, 2 car attached garage, deck, 1st floor laundry. Assumable mortgage. 961-8900 or 683-2240

W. BLOOMFIELD
This 3 bedroom Condo has everything you've always wanted and more! Professionally decorated by Englander's in neutral colors, ceramic foyer and kitchen, track & recessed lighting, Intercom, wood deck in ront & rear, 2 car attached garage. Blended Rate available. $109,900
CENTURY 21 MJL CORPORATE TRANSFEREE SERVICE 851-6700

327 Duplexes For Sale

ROCHESTER DUPLEX
2 units, 2 bedrooms each, attached garage. Assumable mortgage, $89,900. Call Evenings 656-0270

332 Mobile Homes For Sale

BEST BUY IN MICHIGAN
$1,295 DOWN
New 1982 Homette, 2 bedroom tastefully furnished. Delivered to local park. Competely installed - steps, skirting & tiedowns.
WONDERLAND MOBILE HOMES 45475 Michigan (US-12) 2 miles W. of I-275, at Belleville Rd., Canton. 397-2330

FAIRMONT 1979, 14x56, large front kitchen, 2 bedrooms, stove, refrigerator, excellent condition, $12,900. 397-8965, 522-9386

FULLY FURNISHED 8x50, 1 bedroom, Westland Lot. $2950. 455-7367

HOLLY PARK, 12 X 65 with 9 x 12 Expando, screened in porch, fireplace, 2 bedrooms, all appliances, central air. $13,500. Novi 624-9225

KEEGO HARBOR Mobile Home Parkhas mobile homes with lake privileges on Cass Lake. Financing available with $1,500 down. Total payment including lot rent approx. $275 month. 643-6403

SHERWOOD PARK 1977, (Horizon Homes) 14x70 with screened in porch, $16,500 or best offer. Highland Hills of Novi. Call after 6pm, 474-3488

333 Northern Property For Sale

AU SABLE RIVER is half mile from this 2½ acres bordering State land. $50 monthly. Owner, 710 Michigan Ave., Grayling, MI 49738.

GREENBUSH
Vacant property between Huron & Cedar Lake. Terms with low down payment. Owner retired. 435-4010

HOMESTEAD, GLEN Arbor. Considered one of the finest beachfront condos. Magnificent view of Lake Michigan & Sleeping Bear Sand Dunes. Executive luxury, approximately 2000 sqft triple story townhouse with over 1000 sqft of deck. Comlete with Whirlpool & loaded with convenient features. Land contract terms. Call owner. 313-254-2850 313-852-9080

KALKASKA, Beautiful wooded property, 10 acres with small trailer. Electricity, private road. Adjoins state property. 1 mile off M-72. $10,000. 531-3658

SHEPHERD, MI. 30 wooded acres, 1000' road frontage, will sell all or in 10 acre parcels. 971-6189

TAWAS CITY Show Place - prime property on US-23, facing Lake Huron. Commercial, residential. Large modern apartment, 2nd floor, 1st floor can be used for offices or gift shop. 2 rental homes in rear. $200,000, 10% land contract. 274-9137

338 Florida Property For Sale

BOCA RATON, new 2 bedroom luxury condo for sale by owner. Beautiful view on the Intracoastal and ocean. Wet bar, tennis courts, Jacuzzi, pool, security, etc. 851-1890

FREE GOLF,- Tennis, pools, boating. Luxury 2 bedroom, 2 bath Condo - Clearwater. For Sale or Lease! 728-3473

FT. LAUDERDALE, FLORIDA
Large 2 bedroom, 2 bath. On Intercoastal near Ocean. Call Haynes at: 1-305-781-3025

INVEST IN BEAUTIFUL BONAVENTURE
Ft. Lauderdale, Florida
RACQUET CLUB. 2 bedroom 2 bath apartments, furnished & unfurnished - from $69,000 with minimum down payment & 12%.
COUNTRY CLUB, 1 & 2 bedrooms decorator furnished and unfurnished from $89,000 with $25,000 down & 12%.
BONAVENTURE REALTY ASSOC., INC. 1-800-327-2750 Toll Free
Marie Barr, JoAnne Young Assoc.

NORTH TAMPA - 3 bedroom house, attached garage, vacant. $42,000. $15,000 down. 12% interest. See pictures. 553-4267

337 Farms For Sale

AREA LAPEER. 20 Acres. 3 bedrooms, barn, 1,293 ft. road frontage. Land Contract terms. 11%. $59,000

70 acres. 3 rental units, woods. Land Contract terms, 11%. $140,000

Vacant 100 acres, plus, terms, woods. $160,000. Town & Country 688-3088 or 664-8534

338 Country Homes For Sale

EXTRA! EXTRA! WOODBURNING SPECIAL. Superior views can be seen from the comfortable 3 bedroom, 2 bath raised ranch on 2 acres. Redwood deck off dining area and wood stove which beats entire home. Location near M-24 in Metamora Hunt Country. $68,900.

ATTRACTIVE QUAD-LEVEL situated on a picturesque 4 acre wooded setting near Metamora and Dryden. 2,000 sq. ft. includes 3 bedrooms and large family room with fireplace. Built in 1975. Barn and pond. $108,000.

VILLAGE OF DRYDEN. Solid, comfortable older home, 3 bedrooms and den on large corner lot. Land contract or assumption. Immediate possession. $63,500.

DON'T WAIT, move your family and horses right in! Lots of room in this remodeled 4 bedroom farm house. Completely equipped professional horse barn has 40 stalls, indoor arena, beated observation room and all facilities. Outdoor arena, exercise track. Good 16 acre location in Dryden area. R. J. Holden Assoc. 678-2246

THINK SPRING
2 bedroom home on 3.6 acres in Northfield Twp. Large orchard - apple, peach, pear, plum & cherry trees. Lots of area for garden, raspberries & strawberries. Tractor & power sprayer stay. $62,900. Land Contract terms with low down payments. Call Norm.
CENTURY 21 HARTFORD SOUTH-WEST 348-6500 437-4111

339 Lots and Acreage For Sale

APPROVED PLAT - Farmington Hills. 37 residential lots. Commercial frontage. Ten Mile. All utilities. Unequalled value $164,000. Bill Davis, Farmington Realty. 476-5900

BEAUTIFUL TREED hillside lot - near Franklin Cider Mill. Prestige area. Bloomfield Hills schools. Over ½ acre, utilities, terms. $65,000. Farmington Hills North - ½ acre lot with trees. Great area, appreciating values, fine schools. Only $19,900. Land contract terms. Arbor Realty 553-8128

BLOOMFIELD TWP.
Lot 120x150, between Long Lake & Lone Pine. All utilities. Only $48,900. Colquitt Realtors 646-1650

BLOOMFIELD TWP.-one acre with 400 ft bordering Forest Lake Golf Course. Wittbold, owner-agent. 334-6233

CANTON - 10 ± Acres, 1,000 ft. road & woods $39,000. Land Contract terms. 981-6798

CITY OF BLOOMFIELD HILLS
By owner. 3 acre wooded residential lot. Ideal for walk-out. All utilities. Terms. $165,000. 399-1600

CITY OF Bloomfield Hills
1.10 acres, west side of Woodward on cul de sac. All utilities. Colquitt Realtors 646-1650

HALF ACRE- with 163 ft. frontage in Bloomfield Twp area of homes ranging $250,000-$500,000 plus. Lot priced in Mid-forties. Wittbold, owner-agent. 334-6233

NORTHVILLE TWP. 5 Mile/Haggerty area. Approximately ½ acre. 85 ft. frontage by 225 ft. deep. $10,000. 531-3658

RED WING TICKET WINNER
Loretta Martel
7046 Burnly
Garden City, MI
Please call the promotion department of the Observer & Eccentric between 9 AM and 5 PM Friday, January 8, 1982, to claim your 2 free RED WING TICKETS.
591-2300 ext. 244
CONGRATULATIONS

ONE CALL DOES IT ALL!
Place your classified want ad in Suburban Detroit's finest market.
The Observer & Eccentric Newspapers
591-0900 Wayne
644-1070 Oakland
852-3222 Rochester/Avon
Use your Visa or Master Card

ROCHESTER - wooded, rolling, 2½ acre lot, stream, heavily treed, on private lane, near town. Eves. and weekends. 651-8340

342 Lakefront Property

JUST WEST OF WEST BLOOMFIELD On Walled Lake. Unique contemporary 2 story cedar. Large deck & porch, almost all new & custom. Must be seen. 623 South Lake Dr. 1,600 sq. ft. approximately. Owner financing. $99,000. Low taxes, little down. 540-2500

JUST 20 MINUTES FROM BLOOMFIELD & TROY
Imagine water skiing, sailing and fishing from your own backyard. This immaculate 4 bedroom, 2½ bath Dutch Colonial, custom built in 1979 on Lake Voorheis, may be your dream. Now imagine you could finance this house with as little as $40,000 down at 8¾% interest.
OPEN SUNDAY, 1 TO 4
Take I-75 North to Baldwin Rd., go right 2 miles to Walmsley Circle. 2839 Walmsley Circle. $149,900.
SORRENTINO, HOLCOMB & PASCOUAU, INC. 646-1400

YEAR AROUND SPORTS
(74-ln). Year around maintenance free 2 bedroom cottage, all sports lake. New furnace, washer & dryer, and furniture. Good land contract. $10,000 down, 11% interest, $350 a month, 10 years. Pride of ownership shows in this clean, well kept cottage. Low taxes. Deerfield Twp.
Century 21 VINCENT N. LEE EXECUTIVE TRANSFER-SALES 851-4100

$12,000 DOWN
...puts you in a Commerce Lake Canal front home. All brick 2 bedroom Ranch. Park your boat behind your house. Full price $60,900. 20% Down on a 3 year Land Contract at 11%.
Century 21 ROBEC PROPERTIES 851-7711 EXECUTIVE RELOCATION SERVICES

342 Lakefront Property

WATERFORD LAKEFRONT
9% Land Contract. Contemporary home on Morgan Lake. 3 bedrooms, 3½ baths, open kitchen with beautiful view. Professionally decorated, sound system, large living room area, walk-out to lake, Waterford Schools. $114,900. 642-5725 or 644-9136

348 Cemetery Lots

GLEN EDEN - Livonia, 2 lots, $350 each. 933-1158

351 Bus. & Professional Bldgs. For Sale

ATTRACTIVE MEDICAL BLDG.
in Lathrup Village & small shopping center in Birmingham. Tax shelter with cash flow. Call Evenings 642-5795 or 646-5291

DOWNTOWN BIRMINGHAM - Office Building. On site parking. Ideal for Investor or User!
BALDWIN ASSOCIATES REAL ESTATE, INC. 642-9010

SIX SUITE Office Building in mint condition. 32500 Grand River, near Powers, in Farmington. DUKE REALTY 477-6000

SUPER BIRMINGHAM LOCATION - Perfect Office Building for any Service Business. Location offers High Visibility in High Traffic area. Building redone inside & out within past 5 years. $120,000. H-14.. Ask for Linda Kayes.
HANNETT, INC REALTORS 646-6200

352 Commercial & Industrial Property

LIVONIA - C1, ½ acre on main street with buildings. L.C. terms, blend or assume! $59,000. Ask for "kathy rockefeller". Re/Max, Foremost 422-6030

MODERN OFFICE & Retail Building. 9,500 sq. ft.. Northwester off Orchard Lake Rd. Occupied. User or lease back. Roger Walker. Farmington Realty 476-5900

OLD VILLAGE 12,000 sqft, 10 unit retail center, $43,800 net yearly income. Land contract terms. Intern'l Appraisal & Investments 459-0420

10 ACRE - railsiding Frontage . . . suitable for warehousing. Springfield Twp 330 ft. Highway Frontage. Land contract available. $95,656
Chamberlain W. Bloomfield 851-8100

3,000 SQ. FT.
Open span insulated building, plus large 3 bedroom bungalow situated on 10 acres on US-23 interchange. Home was built so it could be converted to offices. Quick occupancy. $125,000. Terms.
Eve. 449-2915 or 449-4466
OREN F. NELSON REALTOR 9163 Main St., Whitmore Lake 1-449-4467

354 Income Property For Sale

BELOW MARKET
N. of W. Bloomfield, 5 incomes, 3-1 bedroom, 2-2 bedroom, 2 family rooms, 2 car garage. $94,000. Terms 11%. Perry Realty. 478-7640

BIRMINGHAM, 1½ story, 3 bedrooms, 1 bath, newer gas furnace, air, water heater, dishwasher. $34,200 balance of 9¼% mortgage - $69,000 1679 Washington. By owner. 642-3669

GRAND RIVER/LAHSER Area. 2 family flat. 6 rooms each, garage. Good condition. $18,000 $10,000 down. 531-3658

INVESTMENT OPPORTUNITY
2 family rental unit. 18th Street and Bagley, Detroit. Best cash offer. Call after 2:30 PM. 427-2074

356 Investment Property For Sale

NOTE INVESTORS
Downtown Wyandotte, offices & stores for sale, facing River. 20 offices upstairs, 3 big stores downstairs. Fully rented - $5,250. $225,000, mortgage of $90,000. 282-2540 or 281-3518

358 Mortgages & Land Contracts

ALTERNATIVE Financing Available
Existing Land Contracts Purchased. Call for Quotes. Selling Your Home? Contact us for financing possibilities.
DETROIT BOND & MORTGAGE INVESTMENT CO. 32969 Hamilton Blvd., Suite 112 Farmington Hills, Mich. 48018 Call 553-7545

360 Business Opportunities

AREA LAPEER. 106 ft. frontage commercial, 3 bedroom home plus antique shop plus beauty shop. Own your own business. Ideal location across from K-Mart, $105,000 Town & Country 688-3088 or 664-8534

FARMINGTON HILLS, 12 Mile. Meat Market, beer, wine, groceries. Great potential. Let's talk. Roger Walkeror Bob Thurner. Farmington Realty. 476-5900

GET READY FOR SPRING
Own your own Moving Company. All or part Name, phone number, 2 Michigan permits, (general commodies-all points), truck-equipment-office furniture-storage. Call: 427-2244

HAIR CUTTING SALON in South Lyon. Unique antique decor. Terms negotiable. Husband being transferred. 437-1222 or 973-2151

INVESTORS
High potential profits thru quality patented products and diversified business opportunities. 626-5674 or 661-5899

LAND CONTRACT terms that you establish. Bar, restaurant, Class C SDM license in heart of Lapeer. $350,000. Harvey J Wilson, Real Estate. 313-664-1411

OWN YOUR OWN Jean and Sportswear Shop. Offering all the nationally known brands such as Jordache, Chic, Lee, Levi, Vanderbilt, Calvin Klein, Wrangler and over 100 other brands. $12,500 includes beginning inventory, airfare for 1 to the Fashion Center, training, fixtures and Grand Opening Promotions. Call Mr. Kostecky at Mademoiselle Fashions 612-432-0676

RESPONSIBLE & QUALIFIED person looking for restaurant/lounge to manage with option to buy from retired person wishing to sell. 626-9538

UNIQUE NORTHERN Michigan Convenience Store
Close to Torch Lake, Grand Traverse Bay and ski slopes. 12-15% increase in sales for past 3 years. Call or write: STATE WIDE REAL ESTATE, P. O. Box 27, Eastport, Michigan, 49627. 626-599-2166.

362 Real Estate Wanted

CASH TODAY OR GUARANTEED SALE
Also If In Foreclosure Or Need Of Repair
Castelli 525-7900

INVESTMENT PROPERTIES
Needed to complete tax free exchanges. Bateman Investment Commercial Company 338-9641

400 Apartments For Rent

ABANDON YOUR HUNT
Select Rentals. We Help Landlords & Tenants Share Listings 642-1620

A BEAUTIFUL WOODED SETTING
PONTIAC $225
One bedroom. Orchard Lake Rd near Telegraph. Includes carpet, air conditioner & heat. Working adults with references preferred.
ORCHARD WOODS APARTMENTS 334-1878

ABSOLUTE CONVENIENCE
Troy- 3 bedroom townhome. $400. mo. includes appliances, gas, water, laundry facilities, clubhouse & pool. Available March 1. Call 879-2368; 879-8682

ADAMS & South Blvd area. 2 bedroom condo in lovely quiet area. Carpeting, air, appliances. Immediate occupancy. $330 mo. 644-1879 522-9202

ADAMS & SOUTH Blvd. area. 2 bedroom condo, lovely quiet area. Immediate occupancy, $340 per month. 522-9202 or 642-7422

ALL Apartments at Cranbrook Centre. Southfield, between 12 and 13 Mile Rds, are a full block away from busy traffic. Lots of garden court space. For more peace and quiet, call 642-6777

AMBER'S Timber Lodges. 0.1, & 1x bedrooms plus large loft. Some barrier-free. Near Royal Oak. Woodburning fireplace, oak floors, timber beams, balconies. Pet cat? Yes! 549-3618

A NEWLY decorated 1 bedroom Berkley Apt. with range & refrigerator, fully carpeted. Lease includes heat and water, $310 per Mo. 398-4245 or 398-6253

PLYMOUTH MANOR APTS.
1 Mo. Free Rent With 1 Yr. Lease
Beautiful 1 & 2 Bedroom Apts.
From $305
City Of Plymouth Central Downtown Area
No Pets
455-3880

AREA WESTLAND. Margo Capri, 28408 Warren near Middlebelt. Large attractive one bedroom, carpeted, appliances. On busline. 422-5390 464-6042

ATTRACTIVE garden apartment, 1 bedroom $275. 2 bedrooms $305, including heat. Shopping close. 1300 W. Maple, Walled Lake. 476-8455; 624-0057

AXTELL ROAD APTS.
HEAT INCLUDED
One and 2 Bedroom Apartments from $350. Balconies, Carpeting, Carports, Air Conditioning, Swimming Pool, Clubhouse. No Pets, Adults Preferred.
Close to Shopping, 1 Block North of Maple, 1 Block E. of Coolidge, near Somerset Mall
FOR APPOINTMENT Contact Manager: Bonnie Miller
TROY 643-9109

BEAUTIFUL LARGE APARTMENTS
Carpeted 1 and 2 bedroom apartments available. Rent from $285 plus electric. Air conditioning, swimming pool, dishwashers available. No pets.
BLOOMFIELD ORCHARDS 2457 SOUTH BLVD. Just W. of I-75 AUBURN HEIGHTS Call 332-1848 or 739-7743

BEAUTIFUL WESTLAND AREA
Attractive 1 bedrooom apartment, $275 monthly. Spacious 2 bedroom apartment, $305 monthly. Carpeted, decorated & heat included. Country Village Apartments 728-2880

Bedford Square Apartments
Canton-Plymouth area Near I-275.
No free rent or gifts, just an attractive, spacious, quiet and safe place to live.
1 & 2 bedrooms from $325.
981-0033

BIRMINGHAM AREA
2 & 3 bedroom luxury Apts. Best Buy in the entire Birmingham area. $660 - $810 647-1508 - 646-7500

BIRMINGHAM AREA CRANBROOK PLACE IMMEDIATE OCCUPANCY
New luxury apt. Extra security within a walled estate. Entrance only through beautiful wrought iron gates. Good sound control. 2 bedrooms, 1 bath or 2 baths. $425 to $515. Located at 18301 W. 13 Mile Rd., 644-4024 - 642-4493. Open 1-5 daily except Thurs

BIRMINGHAM, center of town, 2 bedroom, unique contemporary design studio apartment. Carpeting, appliances, air, carport & utilities included. $500 per month. 645-2800 645-1333

BIRMINGHAM DOWNTOWN 555 S. WOODWARD
Luxury one & two bedrooms apartments in highrise building for immediate occupancy. Withing walkin distance to shopping, restaurants & theatre. Heat included.
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BROOKVIEW VILLAGE APTS
Palmer Rd.-W.of Hannan
Plymouth School District
1 & 2 Bedroom apartments & 2 Bedroom, 1½ bath townhouses. Each unit completely air conditioned, carpeted, all appliances. WESTINGHOUSE WASHER, DRYER in each individual unit. Large walk-in closets. Lower units and townhouse with private patios & doorwalls. Ample parking. Village park with play area. No Pets.
FROM $255 & up Month
1½ months security deposit
RESIDENT MGR. 729-0900
10 to 6 Weekdays, Sat. by Appt. 1715 Orchard Dr. Canton Twp

400 Apartments For Rent

BIRMINGHAM DOWNTOWN APTS
Luxury appliances, plush carpeting and elevators. Furnished apts available. 1&2 bedroom units. Now available from $375
642-2174
If no answer, call 355-1673

BIRMINGHAM ETON SQUARE. 2 Bedroom apartment available. 1½ baths, air conditioned, $390 per month includes heat and water. 644-1300

BIRMINGHAM LUXURY Apartment Oak & Woodward. 2 bedroom, 2 bath, $625 month. 644-4902

BIRMINGHAM
Luxury spacious 2 bedroom, 1½ baths, central air conditioned apartment. Especially suitable for middleaged or elderly. $370 per month. No pets. 649-6909

BIRMINGHAM
Near Downtown. Deluxe 2 bedroom with self-cleaning oven, frost-free refrigerator, dishwasher, fully carpeted, central heat and air. Rental $425.
New Year Special
ONE MONTH FREE RENT
Call for appointment.
645-2999

BIRMINGHAM TOWN SQUARE
400 SOUTHFIELD
2 bedrooms, 2 baths
Luxury Unit
$850 per month
Call Betty Turner
646-0020 644-6463
Michigan Condo Corp.

BIRMINGHAM - 1 bedroom apartment type condo. Newly decorated, appliances, $330, heat & carport included. After 6pm. 540-2167

BIRMINGHAM, 14 & Pierce. 1 bedroom, modern kitchen, shopping nearby. $350 per month. Call after 6 PM 647-8230

BIRMINGHAM
670 Ann. One bedroom apartment, carpet, drapes, dishwasher. Close to town. Adults preferred, no pets. One year lease $350 per month 647-7077

BIRMINGHAM
891 Henrietta. Two bedroom duplex. Fireplace, porch, garage. Adults preferred, no pets. One year lease $475. 647-7077

BIRMINGHAM 900 N. ADAMS ROAD
Available 2 bedroom also 2 bedroom plus den for month to month rental or up to 6 months lease. $370 per month. Furnished units also available. 642-7517, 774-1551. 642-9097

BLOOMFIELD - Attractive 2 bedroom, 1½ bath Apt. in Concord Place, $425 including heat, all appliances. Days, 564-6381. If no answer, 335-5583

Bloomfield Corners
FROM $239
1 and 2 bedroom Apartments available now
Call: 334-0710

BLOOMFIELD COUNTRY MANOR
2 bedroom, 2 bath apartments. Spacious elegance. Carport. Private basements, pool $495-$600, heat included. 882-9850 Eves 335-1230

BLOOMFIELD LAKES APARTMENT
Why buy furniture at this time when we have beautifully furnished apartments available. Look for ad under #402.

BONNIE BROOK APARTMENTS
1 BEDROOM, $270
2 BEDROOM, $310
INCLUDES HEAT
Carpeting, air conditioning, swimming pool.
19800 Telegraph
Next to Bonnie Brook Golf Club
Office Hrs.
9am-5pm Weekdays
9am-2pm Saturdays
538-2530

BONNIE VIEW MANOR APTS
8 Mile-Telegraph. One bedroom, $275 Two bedroom, $310. Includes heat, air conditioning and carpet. Security deposit, references required. Adult complex. No pets. 9AM-5PM Mon. thru Fri.Sat 9-12 538-5339

BOTSFORD PLACE
GRAND RIVER-8 MILE
Behind Botsford Hospital
RENT & SAVE!!
Prices Will Never Be As Low!!
1979 Prices for 1982
On Luxury Apts.
1 BEDROOM for $339
2 BEDROOM for $389
3 BEDROOM for $459
PETS PERMITTED
Smoke Detectors Installed
Singles Welcome
Immediate Occupancy
We Love Children
HEAT & WATER INCLUDED
Quiet prestige address, swimming pool, air conditioning, carpeting, stove & refrigerator, all utilities except electricity included. Warm apts. Laundry facilities. Intercom system. Good security. Playground on premises. For more information, phone
477-8464
27883 Independence
Farmington Hills

A BEST BET. Adult 1 bedroom, appliances, gas heat, buses. Shopping. Telegraph & Plymouth Rd area. Also homes in various locations. 273-0223

BIRMINGHAM, a large spacious apartment, very quiet building, rental $360 per month includes heat & hot water, adults preferred, no pets. 731-7797

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