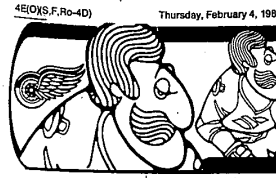


WIN 2 HOCKEY TICKETS

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.

312 Livonia

Elegant Colonial With Spiral Staircase
4 bedroom colonial with full basement, 2 car garage, large formal dining room, 2½ baths, fireplace in family room, covered deck, large lot. Name your terms. $99,900. Only $10,900 down on land contract. Call:
CONNIE YAUCK
CENTURY 21
Gold House Realtors
464-8881

EXECUTIVE RANCH
This almost new home is a decorator's dream. 3 bedrooms, 2½ baths, beautiful kitchen, dining room, family room with fireplace, 1st floor laundry, basement, 2 car attached garage. Prime location. $109,900.
HARRY S.
WOLFE
COMPANY
421-5660

EASY LAND CONTRACT
Located in prestigious area of Livonia is this sharp & clean 3 bedroom, 1½ bath brick ranch. Featuring a spacious family room with fireplace, large country kitchen, 1st floor laundry, full basement and attached 2 car garage. $72,900.
HARRY S.
WOLFE
COMPANY
474-5700

312 Livonia

FANTASTIC SAVINGS ...in Livonia
New 3 & 4 Bedroom Colonials, Quads & Ranches.
1 ONLY
4 bedroom QUAD with 2 full baths, 1,979 sq. ft.
Was $89,990 NOW $82,990
1 ONLY
3 bedroom RANCH with 2 full baths, 1,718 sq. ft.
Was $91,990, NOW $82,990
Models Open Sat. & Sun Only
Noon-4 PM.
WINDRIDGE VILLAGE
(1 Mile, just W. of Farmington Rd.)
HUNTLEY HOMES
Weekends Weekdays
478-6393 353-8890

FIRST OFFERING - 3 bedroom ranch with basement. Newer furnace, low taxes plus 2½ car garage. Mint condition. Owner transferred. Asking $44,900.
REALTY WORLD
C.W. Allen, Inc.
525-1810

LAND CONTRACT
Excellent terms available on this new listing in prime location. 4 bedrooms, formal dining room, huge family room with natural fireplace, full basement, 2 car attached garage. $82,900.
HARRY S.
WOLFE
COMPANY
421-5660

312 Livonia

ASTONISHING VALUE - $10,000 down, land contract terms. Winning 3 bedroom brick ranch, family room with fireplace, basement, gas heat & 2 car garage. Asking $57,900.
REALTY WORLD
C.W. Allen, Inc.
525-1810

Land Contract Terms
(Flat Sale) Large lot with sprawling ranch. 2 bedrooms, 1½ baths, 2 car attached garage, screened porch, radiant heat in floor. Owner transferred. $71,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

LIVONIA & AREA
Terrific Assumption
Beautiful 3 bedroom brick ranch loaded with quality features - sharp kitchen, 1½ baths, rec room, garage, great area. $59,900.
Country Living
Large fenced yard for kids or garden plus a large size and spacious 3 bedroom ranch, 2½ x 12 living room, sunny modern kitchen, quick occupancy. $42,500.
10% Land Contract
DRASTIC REDUCTION! Owner needs quick sale so sacrificing his 4 bedroom 2½ bath colonial, family room/fireplace, 1st floor laundry, 2 car attached garage, large lot. $75,900.
Century 21
Hartford South 261-4200

312 Livonia

LIVONIA
JUST REDUCED!!!
Brick 3 bedroom ranch. 2 baths, finished basement, wet bar & fireplace. $59,900.
Integrity - 525-4200

LIVONIA
$10,000 assumes mortgage on this spacious 3 bedroom brick ranch on ¼ acre lot. 2½ living room with fireplace, new modern kitchen, great location. Only $77,700.
CENTURY 21
MJL CORPORATE
TRANSFER SERVICE
851-6700

LOW DOWN LAND CONTRACT
Why rent when you can easily own this sharp and clean 3 bedroom ranch. Featuring large living room with Franklin fireplace, spacious kitchen, new roof, extra insulation and maintenance free siding. Only $39,900.
HARRY S.
WOLFE
COMPANY
474-5700

MUST SELL
WOODED ½ ACRE PLUS
DRASTICALLY REDUCED 6 & Farmington area. Brick ranch, fireplace, 2 car attached garage, neighborhood of $100,000 homes. $65,900.
Century 21
Hartford South 261-4200

NEW LISTING
LAND CONTRACT
Only $9,900 Down! $350 per month, 11% 3 year term. 3 bedroom brick with full basement, 2 car attached garage and family room. Some kitchen built-ins. Lots of space in this private fenced yard. It's clean! It's sharp! Call us now before it's sold. $64,900.
TEPEE
28200 7 Mile 533-7272

NORTHWEST LIVONIA
Superb Colonial in prime area - 4 bedrooms, 2½ baths, formal dining, first floor laundry, beamed family room with natural fireplace, country sized kitchen, full basement, 2½ attached garage. All appliances included. Land contract terms. Immediate occupancy. In the nineties 464-0076

OLDE ROSEDALE GARDENS
A modern 3 bedroom brick ranch surrounded by stately colonials and towering trees. Full basement, garage. Land contract terms. $59,900.
HARRY S.
WOLFE
COMPANY
421-5660

SPECIAL
Is the only way to describe this 3 bedroom brick ranch with exceptional land contract terms. 1½ baths, family room with fireplace and 2 car attached garage. $52,500.
EARL
KEIM
Midwest, Inc. 477-0880

312 Livonia

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

RANCH - $48,900
Adorable and affordable best describes this 3 bedroom brick ranch. Features include newer roof and aluminum trim, kitchen with no-wax floor, good size bedrooms, newer carpeting and shed.
HARRY S.
WOLFE
COMPANY
474-5700

Schweitzer
LIVONIA & AREA
LAND CONTRACT
Large lot (135 x 325) with 3 bedroom brick Bungalow, basement, 1½ baths, 2 car garage. Dining room needs some work. GOOD INVESTMENT! Only $49,900.

LAND CONTRACT
Over an acre, 4 bedrooms, 1½ baths, country kitchen, breezeway attached 2 car garage and Florida room. Approximately 452' deep lot with Duck Pond, stream & wooded area. Asking $63,500.

LAND CONTRACT
Mini Estate - Spacious Cape Cod on private 1½ acre setting, entered thru pillared entry, with towering trees & pines. Elegantly decorated thru-out with a touch of Olde World Charm! 3 large bedrooms, formal dining room, family room, fireplace, many extras. $95,900.

ASSUME
Lovely 4 bedroom Colonial, 100 ft. off road, with circular drive and beautiful landscaping. Central air, Vent fan, 2½ baths, 1st floor laundry. Many More Extras! Must See to appreciate! $115,900.

ASSUME
NORTHVILLE - Open Sunday, 2-5PM - You can't find a better home! 4 bedrooms, master with ensuite, formal dining room, beautiful custom kitchen, family room with fireplace, finished basement with full bath! Immediate occupancy! Simple Assumption or Blend Terms! $70,900.

BLEND RATE
REDFORD - Special Financing available on this large Family Home! 5 bedrooms, 2 baths, modern kitchen with built-in dishwasher, family room with fireplace, rec room, 2 car garage. Immediate Occupancy! Hurry on this One! Only $55,000.

WE'RE BUSY
SALESMEN EARN MORE THAN EVER BEFORE
ASK ABOUT OUR 100% COMMISSION
Schweitzer Real Estate
BETTER HOMES & GARDENS
522-5333

STONELEIGH VILLAGE. 34804 Sumners. 1,870 sq. ft., 4 bedrooms colonial, many extras, 8¾% simple assumption. Asking $98,900. 261-3000.

TWO BEDROOM, 7 Mile & Farmington Rd. area. 18354 Myron. 11% land contract. $34,500. 532-0447

312 Livonia

SIMPLE ASSUMPTION
A promising model lot and landscaping out of "Better Homes & Gardens" exterior plus beautiful 4 bedroom Colonial in a prized location. Huge family room with fireplace, 2½ baths, dining room, 1st floor laundry and much more. First offering. $96,900.
HARRY S.
WOLFE
COMPANY
421-5660

RED WING TICKET WINNER
Alan Renaud
9150 Texas Court
Livonia, MI
Please call the promotion department of the Observer & Eccentric between 9 A.M. and 5 P.M. Friday, February 5, 1982, to claim your TWO FREE RED WING TICKETS.
591-2300 ext. 244
CONGRATULATIONS!

THE PRICE IS RIGHT - Elegant executive quad in prime Livonia area. Formal dining room, 2½ baths, 4th bedroom, central air. Priced to sell fast. Owner will help subsidize monthly payments. $99,900.

TERMS, TERMS, TERMS. Land contract or blend mortgage. 4 bedroom Colonial in newer brick sub., country kitchen, family room with fireplace, full basement, 1½ baths & 2 car garage. $72,700.

LAND CONTRACT TERMS. 3 bedroom brick ranch in Burton Hollow Estates. 1½ baths, family room, 2½ car garage. $57,500.
KEIM
SUBURBAN WEST 261-1600

$2,250 DOWN
plus closing costs offers qualified buyers 14.1% new mortgage. Gorgeous 3 bedroom ranch with huge family room, remodeled kitchen and bath. Special financing. Ask for:
MARLENE KLIMECKI
Century 21
Hartford South 464-6400

$4,000 DOWN with $485, plus escrow moves you into this neat 3 bedroom, 2 bath, tri-level brick and aluminum in 1 week. Large 2½ car garage. Lyndon/Henry Ruff area.
Murningham Associates 281-9410

$4,000 DOWN with $485, plus escrow moves you into this neat 3 bedroom, 2 bath, tri-level brick and aluminum in 1 week. Large 2½ car garage. Lyndon/Henry Ruff area.
Murningham Associates 281-9410

314 Plymouth-Canton

ABOVE AVERAGE condition on this 3 bedroom brick colonial with family room/fireplace, basement, 2 car garage, fireplace, custom carpeting. Immediate occupancy. $9,900 down, payments of $499 plus tax. 3 year land contract. One Way 525-6000

AFFORDABILITY
Isn't a Thing of the Past with this Colonial! Its 3 Bedrooms, 1½ baths, family room with fireplace and Country Kitchen - make it a Real Crowd Pleaser. Full front porch, basement & attached garage. Low Monthly payments of $475, includes taxes with $10,000 Down on a 3 Year Land Contract - makes this a truly affordable home. Other Down Payments available.
KOENIG & Associates 455-7320

BEACON TRAIL 4 bedroom colonial, 2½ baths, living room, dining room, family room with fireplace, large kitchen, 1st floor laundry. Former model. Many extras. 13% mortgage. 459-3258

BY OWNER, 3 bedroom, brick ranch, 1½ baths, central air. $15,000 down. Land Contract 9%, 11841 Russell St., Plymouth. 453-4635

CANTON 4 bedroom colonial, family room, fireplace, 2½ car attached garage, 2½ years old, Sunflower Sub., asking $94,000, assumable mortgage or creative financing available. 459-8628

CENTURY 21
Hartford West, Inc.
453-7600

Open Sunday (1-4)
BEACON HILL - 45485 CONCORD
Remiaisecent of homes from another era is this 4 bedroom pillared colonial. Built in 1978 with extras like a central vacuum system, ceramic tile, 2 story foyer, 2½ baths, and family room with 16' ft. cathedral ceiling. Priced at $176,000 with long term land contract. Follow the signs N. of Ann Arbor Trail into Beacon Hill Subdivision. Call 453-7600.

Open Sunday (1-4)
BEACON HILLS. Custom ranch with a centrally designed great room perfect for entertaining. Oversized formal dining room, country kitchen with Jenn-Air oven/range, side-by-side frostless refrigerator, built-in dishwasher, island counter and atrium. 1st floor laundry, library and elegant master bedroom with dressing area, walk-in closet and full ceramic bath. 2 car attached garage, landscaped patio and much more in this energy efficient home. Visit us Sunday and you will be pleasantly surprised. W. of Sheldon, N. off Ann Arbor Trail at 18350 GLENVIEW. Call 453-7600.

Open Sunday (1-4)
CITY OF PLYMOUTH. 1st home buyers follow the open signs off of Mill St. to 1068 HOLBROOK. 3 bedroom colonial home with everything you could possibly want. Formal dining room, 25 ft. living room, country kitchen with oven-range, dishwasher, and new Cold-spot refrigerator - plus 15,000 B.T.U. window air conditioner, washer and new gas dryer. 13% in. of blown in insulation (R-30), 2 car garage with door-opener and fenced in lot for the children. $8,800 down on a simple assumption mortgage at $58,900. Call 453-7600.

CONDOMINIUMS
CHECK SECTION 326 FOR OUR EXCEPTIONAL SAVINGS ON *** CONDOMINIUMS FOR SALE ***
CENTURY 21
Hartford West, Inc.
453-7600

11825 BUTTERNUT - 3 bedroom ranch, only 7 years old. Large fenced yard and 2 car garage. LAND CONTRACT terms at only $68,500. Call Wm. Fehlig Real Estate. 453-7800

30715 EDMONTON - 3 bedroom quad, 1½ baths, family room with fireplace, attached 2 car garage & large fenced yard. Land contract terms. $61,900. Wm. Fehlig Real Estate 453-7800

314 Plymouth-Canton

GONE WITH THE WIND!
Not Really! Quality Homes are available. Take this 3 bedroom, 3½ bath Plymouth Ranch, featuring hardwood floors, insulated wood windows, stained interior doors & trim, formal living & dining area, eat-in kitchen (with custom ash cabinets, built-in desk & china hutch), ceramic tile, 1st floor utility and a huge basement, 3 fireplaces, 50' attached garage & much more. Call for a list of other fine quality features $120,000. with Contract terms.
KOENIG & Associates 455-7320

PLYMOUTH - Owner selling 3 bedroom home. Excellent retirement or starter home. Finished basement, garage, fenced. Walk to town. $59,900. 453-1627

PLYMOUTH - SUMMER SALE
$8,500, simple L.C.Assumption, negotiable. 2 bedroom brick split-level, immaculate. $42,900. By Owner. 459-3096

PLYMOUTH TWP. - 9381 Westbury, 4 bedroom colonial, family room with fireplace, formal dining room, finished hardwood floors, central air, attached 2 car garage, appliances included, mortgage assumption at 11% 459-8128

PLYMOUTH
3 bedroom home, fenced yard. LC terms or assumption. 9308 Maplewe. $44,000. Evenings 348-0446

SPRING IS COMING!
Buy Now and enjoy the Spring in your New Home! Brand new 3 bedroom Colonial with unique Builder Financing at 8% for 3 years. Customize the interior by selecting floor colors. Basement, attached garage. Act Fast & be ready for Spring! $71,500.
KOENIG & Associates 455-7320

CHARACTER - CHARM = in-town of Plymouth location, 4 bedrooms, 2 bath home. Great for large family! Land Contract or Blended Rate at 14% Terms will put you right in. $76,900.

JUST ONE LOOK will convince you! This 4 bedroom Quad, 2 baths, family room, premium lot & park facilities nearby - enhance this super family home in Canton. Call for details on terms. $79,850.

LAND CONTRACT TERMS on this Former Model, 3 bedroom Ranch in Canton. Beautifully done in earthtones, central air, underground sprinking system & lovely wood deck enhance the beauty of this home. Priced at $79,900.

CARRIAGE HILLS SUB. of Canton Twp., 3 bedrooms, 2 baths. Attractive Colonial Brick Ranch, featuring private yard, super decorated - ready for listing, touches, newer neutral carpeting. YEAR-END $72,900

EXCELLENT LAND CONTRACT TERMS! Tastefully decorated 4 or 5 Bedroom Colonial in Plymouth's New England Sub., 1st floor laundry & large family room, cul-de-sac location, private yard with many mature plantings $87,900.

SPECIAL LAND CONTRACT TERMS available on this large 2,000 sq.ft. Ranch in desirable Sunflower Sub. of Canton. Its private location & large lot will be attractive to you. Offered for Only $88,500.

PARTICUALRLY PLEASING Pickwick Village Sub. presents this immaculate 4 bedroom Colonial, available for immediate occupancy. Property backs to Green Belt & is ½ block from 3 acre Common. Spacious master bedroom, dining room & family room. $72,000. Assumes 11¼%. Priced Right at $78,500.
Schweitzer Real Estate
BETTER HOMES & GARDENS
453-6800

315 Northville-Novi

NOVI By Owner- 8¾% simple assumption, under market value, $64,900. 3 bedroom, full brick, maintenance free ranch on ¾ of an acre, family room, 2 baths, 2½ car attached garage. Call after 3:30PM 478-2014

NOVI TWP - builder's model, rent with option to buy. 1700 sq. ft. 3 bedroom colonial with fireplace in family room. 2 car attached garage, $675. Immediate occupancy, must see. 851-1666

NOVI - 3 bedroom brick, utility, carport, gas electric range-refrigerator, dishwasher. Assume 7% Mtge. or New Mortgage. $49,900. Owner. 477-8980

SUPER BUY - 10 year land contract - 11%, 35,000 down, $79,900. 3 bedroom, 2½ bath colonial, mint condition 348-1158 624-3592

316 Westland
Garden City

A BARGAIN BUY
$414.
TOTAL MONTHLY PAYMENT FOR QUALIFIED BUYERS ON FHA-235
Based on Sales Price of $41,350 with Mort. of $40,000 at 16½%. Total monthly payment of $697.32 less Gov't subsidy of $283.72 Total Home Owner payment $413.60. Annual percentage rate 16½%.
FULL BASEMENT
3 BEDROOMS
WALL-TO-WALL CARPETING
Model located: 24838 Giles, Westland. S of Cherry Hill. E. off Wayne Rd.
Open Thurs. 1-6 & By Appointment.
SELIGMAN & ASSOCIATES
355-2400 459-3000 723-5290

A BEST BUY
4 BEDROOM BRICK RANCH.
1½ baths, kitchen built-ins, full basement, attached garage. Large corner lot. Listed at $49,900.
Land contract and all terms.
Must sell immediately!
WILL TIPTON
427-5010

ANITA DRIVE - $5,700 down, 10½% interest, $485 month plus taxes for 5 years on this brick 3 bedroom ranch with den, rec room, 1½ baths, 2½ car garage, immediate occupancy, freshly decorated - awaiting your inspection. Call One Way. 522-6000

A STEAL
Low, low down L.C., huge brick quad level, 3 enormous bedrooms, 1½ baths, country kitchen, spacious family room with fireplace & doorwall to patio, 1st floor laundry, basement, garage, need fast sale $49,900
Castelli
525-7900

Duplex
$8,000 Assumes
Super 4 bedroom, 2 with family room & attached garage plus a very nice 2 bedroom unit. Excellent income rental or live in one & rent the other. $64,500.
ERA
FIRST FEDERAL
478-3400

GARDEN CITY - ASSUME 10% $457 mo. including taxes, $15,000 down. $50,900. Sharp 3 bedroom brick ranch, 2½ car garage, earthtones. Extras galore. Buyers only. 525-6845

GARDEN CITY. 3 bedroom ranch, full basement, 2½ car garage, deck. Assume 7% or possible LC. $42,900. By Owner. 261-8756

DO YOU WANT TO... SELL YOUR HOME!

THE GREAT AMERICAN HOME AUCTION!
AUCTIONEER: GARRY BERRY
FEBRUARY 28TH
SOMERSET INN
REGISTER YOUR HOME NOW! CALL FOR DETAILS!
Offered By...
JACK CHRISTENSON INC., REALTORS
2280 W. BIG BEAVER (ACROSS FROM SOMERSET INN) TROY **649-6800**

EXPANSIVE FAMILY COLONIAL overlooks Great Oaks Golf Course and includes $7,500 initiation membership fee! Fireplaced family room, 4 bedrooms, deck. Close to Rochester schools and malls. 651-8850. $129,950.

TOTAL CONTEMPORARY appeal highlights marvelous custom Condo built by Ed Johns. Cathedral ceilings, recessed lights, Roman tub, wine cellar, more! TERMS! 626-9100. $294,900.

CEDAR CONTEMPORARY with over 4,267 square feet of custom living area. Multiple bedrooms and baths, 3 fireplaces, 3 car garage. Extraordinary treed setting with tennis, pond and barn nearby. 651-8850. $525,000.

CUSTOM BUILT COLONIAL on wooded lot includes Meadow Lake Privileges. Stained woodwork, wet bar, Central Air, Birmingham schools. Large Assumable Mortgage. 626-9100. $188,900.

AREA OF CUSTOM HOMES offers maintenance free ranch in West Bloomfield school district. Central Air, oversize garage, loads of house for the dollars! TERMS! 851-8100. $95,000.

WILL TRADE for smaller home! Unique custom Quad-level situated on 10 acres with stream features 3900 sq. ft. Cathedral ceilings, indirect lighting, Greenhouse. Call for details! 651-8850. $170,000.

BACKS TO WOODS! Sharp, color coordinated End Unit Condo in beautiful Kingscove of Rochester. 3 bedrooms, 2½ baths. Land Contract. 651-8850. $82,500.

GREAT ASSUMPTION enhances purchase of Ranch Condo with over $9,000 worth of upgraded extras. Neutral decor, basement. Assume Mortgage. 651-8850. $82,900.

CONTEMPORARY CONDO in prime Farmington Hills area. Earthtone decor, custom window treatments, many extras. 626-9100. $64,900.

INVESTMENT POTENTIAL you've dreamed off On 3.83 acres of ready to develope land. One year rental guaranteed. LAND CONTRACT! 851-8100. $110,000.

BREATHTAKING EUROPEAN Courtyard leads to elegant Townhouse. Italian tile foyer, 3 bedrooms, library. Authentic English Pub. In beautiful Cloister on the Lakes. TERMS! 851-8100. $191,500.

SIMPLE ASSUMPTION! Light and airy floor plan highlights 3 bedroom Ranch. Fenced yard, 2½ car garage. Outstanding value! 626-9100. $44,900.

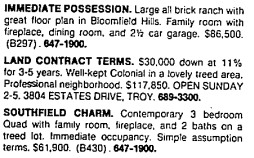
Chamberlain REALTORS®

ROCHESTER OFFICE	651-8850
WEST BLOOMFIELD OFFICE	851-8100
FARMINGTON HILLS-FRANKLIN OFFICE	626-9100
BLOOMFIELD HILLS OFFICE	647-5100
TROY OFFICE	689-8900
BIRMINGHAM OFFICE	646-6000

Schweitzer Real Estate, Inc. — Better Homes and Gardens

WE'RE BUSY

FLEXIBLE TERMS. Great Land Contract terms on this 4 bedroom home in great location. Family room, library, wooden deck, and many extras sit on large wooded lot. $178,900. OPEN SUNDAY 1-4. 5118 VINCENNES COURT, BLOOMFIELD HILLS. **647-1900.**



13¾ NEW MORTGAGE. Two custom energy-efficient models. Both are decorated and landscaped with underground sprinkling, central air, wet bar, Great room, and library. From $219,888 to $224,888. (W543). **851-0300.**

TROY. Attractive Blend rates for this beautifully and professionally decorated and landscaped Colonial. Neutral colors, family room with fireplace, thermal wood windows, plus more. $103,000. (T679). **689-3300.**

BEACH AND BOAT PRIVILEGES. Three bedroom, 2½ bath home in excellent condition in West Bloomfield. Private yard, garage door opener, and Land Contract terms. $102,888. (W570). **851-0300.**

WATERFALL, WOODS, AND RIVERVIEW for this California contemporary. Dramatic foyer, spectacular fireplace, master suite, and finished lower level. Land Contract terms. $239,900. OPEN SUNDAY 2-5. 19933 OLD POND COURT, BIRMINGHAM. **647-1900.**

IMMEDIATE POSSESSION. Large all brick ranch with great floor plan in Bloomfield Hills. Family room with fireplace, dining room, and 2½ car garage. $86,500. (B297). **647-1900.**

LAND CONTRACT TERMS. Well-kept Colonial in a lovely treed area. Professional neighborhood. $117,850. OPEN SUNDAY 2-5. 3804 ESTATES DRIVE, TROY. **689-3300.**

LAND CONTRACT TERMS. $30,000 down at 11¾ for 3-5 years. Well-kept Colonial in a lovely treed area. Professional neighborhood. $117,850. OPEN SUNDAY 2-5. 3804 ESTATES DRIVE, TROY. **689-3300.**

LAND CONTRACT TERMS for this Ranch in desirable Sunflower Sub. of Canton. Its private location & large lot will be attractive to you. Offered for Only $88,500.

PARTICUALRLY PLEASING Pickwick Village Sub. presents this immaculate 4 bedroom Colonial, available for immediate occupancy. Property backs to Green Belt & is ½ block from 3 acre Common. Spacious master bedroom, dining room & family room. $72,000. Assumes 11¼%. Priced Right at $78,500.

SOUTHFIELD CHARM. Contemporary 3 bedroom Quad with family room, fireplace, and 2 baths on a treed lot. Immediate occupancy. Simple assumption terms. $61,900. (B430). **647-1900.**

PRIVILEGES ON MIDDLE STRAITS LAKE. Three bedroom, 2 bath home on treed lot with view of Twin Beach Country Club. Plus family room and office. $67,500. $67,500. (W573). **851-0300.**

SUPER AND SHARP. Four bedroom, 2½ bath Colonial on a super lot backed to trees. Family room has wet bar. Simple assumption terms. $89,900. (T769). **689-3300.**

EXCELLENT CONTRACT TERMS on this spacious condominium in a very quiet complex. Recently decorated in neutral tones. Den, dining room, and first floor laundry. $75,500. OPEN SATURDAY 2-5. 29137 EVERGREEN, SOUTHFIELD. **647-1900.**

TROY. Attractive newer luxury ranch on a court. Includes 3 bedrooms, 2½ baths, first floor laundry, formal dining room, and much more. Over 2000 square feet of living area. $109,500. (T788). **689-3300.**

OUTSTANDING MORTGAGE ASSUMPTION. This former builder's model has an efficient energy package, all top line appliances, and professional landscaping. $176,000. OPEN SATURDAY 1-4. 5990 CRESTWOOD DRIVE, WEST BLOOMFIELD. **647-1900.**

MICHIGAN HEART ASSOCIATION ACCEPTS GIFTS OF REAL ESTATE CALL 1-313-557-9500

BIRMINGHAM/BLOOMFIELD 534 S. Woodward - South of 15 Mile 647-1900 | TROY/ROCHESTER 906 E. Long Lake Road - W. of Rochester Road 689-3300 | WEST BLOOMFIELD/LAKES 4307 Orchard Lake Road - North of Long Pine 851-0300