316 Westland Garden City

GARDEN CITY, 3 bedroom bungalow, 2½ car attached garage, 2 baths, partly finished basment with kitchen, double lot, patio, 20 X 35 inground pool, aluminum sided. Land contract or conventional. $59,000 425-4851

LAND CONTRACT-½ ACRE
$4000 down, 20 x 20 family room, 3 bedrooms, basement, 1½ baths, dining room, $45,000, 11% interest. Century 21, ABC. 425-3250

LOW, LOW DOWN
L.C. terms or assumption on this beautifully decorated starter home, spacious bedrooms, country sized kitchen, carpeting thru out, 1st floor laundry, country setting. $31,900

Castelli
525-7900

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

ONLY $2,900 down - 3 bedroom brick aluminum ranch, basement, 2 car garage. $39,500. Easy terms. Century 21, ABC. 425-3250

OPEN SUN. 1-4
S. Cherryhill, E. Wayne Rd. - 456 HAWTHORNE. 3 bedroom brick and aluminum ranch with ½ bath off the master bedroom. Full finished basement with library/den, or TV room inlcuded. Note upgraded carpeting in rec room. Attached garage. Brand new energy efficient furnace. Owners offering flexible financing on a long term land contract at a low $42,900. Call:
CENTURY 21
Hartford West, Inc.
453-7600

WESTLAND, Livonia Schools, well-insulated redecorated 3 bedroom ranch, 2½ car garge. $42,000 with $8,000 down on a 10% land contract. 522-6126

RED WING TICKET WINNER

Gail Mueller
18382 Golfview
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!

WESTLAND $59,500
Must sell! Immaculate 3 bedroom brick ranch, large family room, fully finished rec room, redwood deck, garage, fenced, energy saving home, low gas bills. Assume high mortgage.
BRUCE ROY REALTY, INC.
349-8700

ZERO INTEREST- 5 yr. land contract, $15,000 down, $500 month. $45,000 31937 Barton, S. of Ford Rd., West off Merriman. 1½ story alum. with family room & attached garage. Michael's Real Estate Management. 535-1416

318 Redford

BRICK RANCH
LOVELY 3 bedroom in excellent condition. Basement, garage, assumable mortgage.

BRING ALL OFFERS
SUPER CLEAN 3 bedroom Aluminum Bungalow. Carpeted, rec room with bar, garage.

MINT CONDITION
BEAUTIFUL custom Built Ranch, modern kitchen with built ins, central air, 3 bedrooms, 1½ baths, finished rec room, wood deck, immediate occupancy, 2 car attached garage.

EARL KEIM
538-8300
REDFORD INC.

BUILDERS SPECIAL
Low financing for qualified buyers under HFA 235 subsidy program. As low as $2500 total move in. 3 bedroom ranches, and colonials, 1½ baths in some. Limited amount to sell.

NEW WORLD
SUMMIT 427-3200

"LOOKING FOR A DREAM HOUSE?"
Here it is a 3 bedroom brick and aluminum ranch with central air, finished basement, 2½ car garage, screened in patio and decorated to a "T". Land contract or simple assumption terms. Absolutely first time on the market. $50,900.
HARRY S
WOLFE
COMPANY
474-5700

LOWER INTEREST
Beautifully decorated brick colonial, 3 enormous bedrooms, 1½ baths, country kitchen with built ins, formal dining room, 2 natural fireplaces, finished basement, attached garage, 216 ft. deep, low, low down L.C. terms $58,900

Castelli
525-7900

REDFORD
Low down payment on land contract or VA or FHA terms available. Like new 3 bedroom brick ranch. Spacious living room with dining area, bath off master suite, aluminum trim, 2 car garage. Owner Florida bound. $55,000.
CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

REDFORD TWP. - Must sell. Reduced $30,000. 1800 sq ft., 3 bedrooms, 27' living/dining area, 2½ acres, bridge & stream, very private. Call 538-3015

REDFORD TWP. - Seven Mile/Beech area. Land contract, low down payment. 532-9345

REDFORD TWP. 3 bedrooms, family room, 2½ car garage, central air, plus more. $49,900, negotiable terms. Buyers only. 531-9171

REDFORD TWP. - 3 bedroom, brick ranch, corner lot, 2 car garage, finished basement. Terms! Laverne Eady & Associates. 275-4422 or 626-4711

10¾ %
(69-de). Simple assumption with payments of $338 including taxes on this sharp, excellent condition 2 bedroom, 2 bath, full finished basement, 1½ car garage, for only $40,900.

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

318 Redford

11% LAND CONTRACT available, 3 bedroom bungalow, newly decorated, dining room, finished basement, 1 car garage. West Chicago-Inkster Rd. area. Call Bob or Jan before 5pm 459-2030. After 5pm 591-0582 or 591-0533

319 Homes For Sale Oakland County

BY OWNER, split entry contemporary, 3 bedrooms, 1½ baths, loft, family room /fireplace, lake privileges. $74,900. Terms include assumable 8¾%. 391-3821

CLAWSON REDUCTION
Seller reduced this sharp 3 bedroom brick ranch for quick sale. It offers a full basement, 2 car garage, carpeting. Asking $55,000. Land contract terms. Call 641-7243 or 548-3456

EARLY AMERICAN DESIGN
PAYMENTS UNDER $500
WEST BLOOMFIELD AREA
This charming, stately colonial is an ideal family home. There is a large, carpeted living room with a cheery fireplace, 3 large bedrooms, bay windowed dining room, an open stairway and attached garage.

Really outstanding in terms of quality construction; it has triple glazed insulated windows, energy efficient insulation, sealed tab shingles and Whirlpool gas heat.

It is situated in a scenic, quiet secluded spot surrounded by lakes, streams and nature area.

The cost of owning this home is very affordable due to the low interest mortgage that is available.

LumberJack Builders
852-6411

HOWARD T. KEATING ASSOC., INC.
HOWELL - 80 Acre Farm. Can be split! Three bedroom home, tennis court, new barn & other outbuildings. Good Land Contract terms. Home & 10 acres. $98,500.. HTK 646-1234

SUPER FINANCING - Assume at 11½%, Blend Rate at 13¾% for 5 years or Land Contract with $15,000 down - are available on this lovely 3 bedroom, 1½ bath, newly decorated house in Birmingham. MUST SEE TO APPRECIATE! $65,000.

LADY, QUEEN of MARTYRS SCHOOL; 4 bedroom, 2½ bath Colonial Remodeled kitchen, 6" additional insulation in attic. Library as well as Rec room; also separate dining room - Hardwood floors & wet plaster. JUST REDUCED - $94,900.

SPECTACULAR SETTING - Well-maintained, tastefully decorated Bi-Level home. Secluded on 1 acre with stream, 3-4 bedrooms, 3 full baths. Mint Condition! $169,000.

LOOKING FOR CONVENIENCE? How about a 4 bedroom, 2½ bath, Family Colonial; located just out of the center of Birmingham. Separate dining room, basement, attractive - secluded yard. LAND CONTRACT TERMS - MOTIVATED SELER!

IDEAL LAKFRONT on Middle Straits Lake, located in W. Bloomfield, 4 or 5 bedrooms, 2 baths, walk-out lower level. Beautiful home with beach. A MUST SEE!! POWER BOAT LAKE! Priced at $131,000.

HOWARD T. KEATING ASSOC., INC.
646-1234

Land Contract Terms on this beautifully maintained & charming brick English Tudor with marble fireplace in living room, separate dining room & breakfast nook. 3 bedrooms, & finished basement, $78,900.
Century 21
ROBEC PROPERTIES
642-2550
EXECUTIVE RELOCATION SERVICES

LYON TWP
EXCELLENT LAND CONTRACT TERMS on this older, remodeled farmhouse with 5 acres splitable in 2½ years. 5 bedrooms, 2 baths, large country kitchen. 24 x 40 garage with 220 electric. Horses allowed. $72,900
CENTURY 21
HARTFORD SOUTH-WEST
348-6500 437-4111

Open Sun. 2-5
N. of S. Blvd., E. of Opdyke. Simple assumption $15,000. 3 bedroom brick ranch, 1½ baths, 2 car attached garage, full basement with 2 additional bedrooms, fenced yard, family room with fireplace, $63,500.
Century 21
ROBEC PROPERTIES
642-2550
EXECUTIVE RELOCATION SERVICES

SOUTH LYON
3 bedroom brick ranch, finished basement, 2 car garage, corner lot. Simple assumption, 9¾% or land contract negotiable. Only $55,500.
20TH CENTURY REALTY
437-6981

WATERFORD, Watkins Lake privileges. Fantastic financing. Spacious 2 bedrooms, fenced lot, large living room, 1½ garage, $49,900 673-7968

WHITE LAKE
Low assumption or land contract terms. 3 1/3 rolling acres plus 6 year old Spanish Quad level home. 26x20 family room with fireplace, approx. 1,000 pine trees. Owner will look at all offers. Asking $79,900.
CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

320 Homes For Sale Wayne County

ONE CALL DOES IT ALL!
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Use your Visa or Master Card

321 Homes For Sale Livingston County

YOUR $$$
BUY MORE
IN LIVINGSTON COUNTY
(See these homes on Video Tape)
2100 sq. ft. home. 3 bedrooms, master with privacy bath, formal dining, 22 x 14 family room with fireplace, kitchen with custom cabinets and built-ins on 4 plus acre setting. Blended mortgage or land contract available. $94,900. Good access to I-96. Ask for Bob Johnson.

Farmhouse in excellent condition, 4 bedrooms, 3 baths, country kitchen, full basement, 30 x 40 barn. See it to believe! $64,900. Terms. Ask for Ron Monette.
PREVIEW PROPERTIES
Real Estate
Custom Building
(517)546-7550 (313)476-8320
Call us today! We have many other comparable homes available.

7% LAND CONTRACT
$25,900 down..$395 monthly
8 years you will own this home free & clear. New 1460 sqft ranch on 2.19 acres with stream, 1½ baths, country kitchen, air. Pinckney 498-2879

322 Homes For Sale Macomb County

CHESTERFIELD-MACOMB
GRAND OPENING-New 3 bedroom all brick ranch, 10 yr. warranty, 5% down. Model E. of Gratiot, S. of 23 Mi.
FROM $53,900
MIKE BUILDING CO.
14¼%
Financing if you qualify
Model: 949-3444 Office: 861-3700
Open 1-6PM Closed Thurs.

STERLING HEIGHTS
34305 Centennial at Irving
GRAND OPENING
New 3 bedroom all brick ranch with family room, 5% down
From $54,900
MIKE BUILDING CO.
14¼%
Financing if you qualify
Model: 978-8484 Office: 861-3700
Open 1-6Pm Closed Thurs.

326 Condos For Sale

A Beautiful Location
PLYMOUTH
AN ALL ADULT COMMUNITY
One and 2 bedroom units, full basements, some with finished lower levels. Simple assumptions and/or Land Contract available. From $55,000-$67,900.
FOR MORE INFORMATION CALL
BRADBURY REALTY
455-3001

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.

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

ASSUMPTION
SECOND MORTGAGE
(1-pe). Prime West Bloomfield location. Use our second mortgage financing to acquire this $75,000 assumption with 26 years remaining on a most desirable 3 bedroom, 2½ bath, 2 story end unit condo. Community pool and clubhouse available. Will be gone soon at $95,900. Call. ML 42624.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

BEAMED CEILING magnifies the warmth and space of the family dining room, lovely view, near lake. 2 year land contract. $58,400. Century 21, Suburban Realtors.349-1212, 261-1823

BELOW MARKET
BRADBURY PARK HOMES - Southern exposure - 2 bedroom condominium made bright and airy by its fine location. Living room, dining room, and sensibly designed kitchen with all appliances included. Thermal-pane windows with custom draperies. Enclosed pato and huge basement with 4 ft. deep-set windows. A simple assumption is offered and the asking price is only $57,500. Call today and let us take you home. Call 453-7600.

HARVARD LANE
Spacious living area includes: formal dining room, ½ bath on main floor, 3 bedrooms (2 with walk-in closets), and neutral decorating throughout. Full basement. NOTE: Land contract terms with $12,000 to $15,000 down for 5 years. Priced at a low $48,500. Call: 453-7600.
CENTURY 21
Hartford West, Inc.
453-7600

BINGHAM WOODS
FERNWOOD MODEL with many extras. Marble in foyer and powder room, Jennaire range, wood railing leading to master bedroom suite with fireplace and balcony overlooking treed boulevard. Decorator wallpaper and light fixtures. First floor laundry. 2 car attached garage.
$152,900
Call Jean Valka or Wally DeLong
645-6240
ROBERTSON BROS

BIRMINGHAM
EXCELLENT VALUE in end unit condominium home. 2 bedrooms, new carpeting, sharp updated kitchen, central air, lower level family rec room. LAND CONTRACT. $65,900 plus garage.
ASK FOR MARY CONNELLY
Chamberlain
646-6000

BIRMINGHAM
IN TOWN
400 SOUTHFIELD RD.
(OPEN FRI. 1-4)
$129,900
CALL BETTY TURNER
644-6463 646-0020
MICHIGAN REALTY

BIRMINGHAM - 2 bedroom Condo. New kitchen, central air. $62,900. $12,000 Down - 9¾% Land Contract. 649-3100 or after 6pm, 540-1991

BLOOMFIELD HILLS condo by owner. Looking for a home with built-in class? This posh Executive Condo features a master suite on first floor with attached bath/dressing room, 2 large bedrooms on second floor, separate bath. The eat-in kitchen would even make Chef Milo smile with all of the built-ins. For entertaining, the combined living room/dining room area features cathedral ceilings warmed by a fireplace (gas starter). Relax in the family room while enjoying panoramic view of nature's finest. Owner will help with financing. Principals only. $235,000. 398-1484

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

CHANTICLEER
CONDOMINIUM
CLUSTER HOMES
$12,500 REDUCTION
CLOSE-OUT PRICES ON 1981 MODELS
NOW OPENING - PHASE 2
Information Center Open
Noon to 6PM Daily
Closed Thursdays
Located on the North Side of 12 Mile Rd. Between Lahser & Telegraph
354-4330
Monetary Realty Co.
Rachel Ryan Sales Assoc.

DESIRABLE Highland model, all appliances, sunken living room, formal dining room, near clubhouse, pool, & tennis courts. $61,300. Century 21, Suburban. 349-1212 261-1823

326 Condos For Sale

FARMINGTON HILLS. 12th Estate condo. One bedroom, balcony, pool, tennis, low down payment with easy land contract terms. $48,900. 851-2510

INGLEWOOD CONDOMINIUMS
$10,000 REDUCTION
CLOSE-OUT PRICES ON REMAINING 1981 MODELS
1982 MODELS OPEN
27880 & 27890
Evergreen Road
Lathrup Village, MI.
Model Hours: Noon - 6 PM
(Closed Thursdays)
569-3870
Monetary Realty Co.
Helene Mallon Sales Assoc.

LAND CONTRACT - $28,000 down. 2 bedrooms, cozy den with electric fireplace, $56,900. Century 21, Suburban. 349-1212, 261-1823

LIVONIA CONDO
38162 ANN ARBOR TRAIL
NEWBURGH LAKE CONDO
OPEN SUN. 2-5
Beautiful lower level, 2 bedrooms, 2 baths, utility room, with all appliances including washer & dryer. Simple assumption. Fee $68 which includes heat. Call: LUCILLE DAVID
CENTURY 21
HALLMARK INC. 937-2300

NORTHVILLE-NOVI area, Country Place. By Owner, 2 bedroom, 2½ baths, fireplace in living room, eating area in kitchen, full basement, garage, close to Twelve Oaks, 275 & 96. Land Contract available. $79,900. 349-1972

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. 1-4
PRIDE OF OWNERSHIP shows in 3 bedroom, 2½ bath condo. Earthtone decor, natural fireplaced living room, family room, central air. Assumable mortgage to qualified buyer. 25107 Greenbrooke, W. of Telegraph, N. of 10 Mile. $79,900.
ASK FOR BOOTS HIGGINS
Chamberlain
626-9100

PLYMOUTH CRESTWOOD
1 bedroom lower condo, appliances, air. Adult community. Immediate occupancy. $39,000. 453-8683

ROCHESTER - wooded river setting, 3 bedrooms, 2½ baths, garage, $89,000. 2 yr. L.C. minimum $30,000 down. Principals only! Call after 6pm 651-9349

ROYAL OAK
OPEN SUN 2-5PM
1824 Shire Court, Coventry Park Townhouse. 2 bedrooms, 1½ baths, fireplace, circular stairway, bulltins, choice location. $63,900. Land Contract terms. 646-0700
Risdon Realtors

SIMPLE ASSUMPTION
or LAND CONTRACT makes 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.

SIMPLE ASSUMPTION
sweetens this Farmington Hills, upper level condo home. It has a large bathroom with walk-in closet. Neutral decor, "in unit" laundry, carport and balcony. At $49,500. Call.

WEST BLOOMFIELD
value at $79,900 with either simple assumption or Land Contract. 2 bedrooms, 2 baths, garage and fireplace. Upper level security with no common walls. It's sharp. Call Today.

FINANCING FLEXIBILITY
may help this 4 bedroom West Bloomfield condo home fit your family's needs. It has a family room plus a recreation room. The architecture is contemporary. End unit privacy. Priced at $99,500. Call Now!

PEBBLE CREEK
in West Bloomfield, renown by the critics, has this very special opportunity available today. Priced at only $119,900, it has 2 bedrooms, 2½ baths, separate dining room, 2 story living room and so much more. Occupancy can be early. Call Now!

CONDO-MART
626-8100

TERMS TO SUIT
FARMINGTON HILLS, assumption terms, 2 bedrooms, 1½ baths, basement, attached garage. Gas heat, central air and patio. Asking $78,900.

FARMINGTON HILLS - requalify assumption 14% 2 bedroom, 2 full baths basement, gas heat, central air, plus many extras. Mint condition. $69,900.

WESTLAND - Simple assumption 10½% sparkling clean describes this 3 bedroom condo. 1½ baths, basement, attached garage. Immediate occupancy. Mortgage balance $33,000. Asking $49,500.

REALTY WORLD
C.W. Allen, Inc.
525-1810

The Ideal Birmingham Location
Close to shopping, the Community House, park, etc. This 2 bedroom, 2 bath spacious unit is ready for immediate occupancy. Call for your personal inspection. Offered at $123,500.
Century 21
ROBEC PROPERTIES
642-2550
EXECUTIVE RELOCATION SERVICES

TROY, Wattles Creek, excellent assumable 11% mortgage. Heat and water included in low maintenance fee. 2 bedrooms, 1½ baths, neutral colors, many extras. $73,500. 362-3917

WEST BLOOMFIELD, 3 bedroom, 2 bath, 2 car garage, Pepper Hill upstairs unit, professionally decorated, immaculate. $109,000. Terms available. Days 569-3883. Evenings 855-2662

WEST BLOOMFIELD
Simple Assumption
9½%, $312 payment, balance $41,000. On quiet court sets this 2 spacious bedroom townhouse, finished basement, 2½ baths, fireplace in bright living room, formal dining, den, lovely wood deck, attached 2 car garage. $89,800.
CENTURY 21
Nada, Inc. 477-9800

WEST BLOOMFIELD
UNBELIEVABLE PRICE!! Must Sell!! Outstanding spacious 1st floor end unit ranch in the high desirable Pepper Hill Complex. 2-3 bedrooms, 2 full baths plus library, separate dining room, attractive kitchen and breakfast room. Direct access, 2 car garage, all appliances included. $79,500.

Cranbrook
Assoc., Inc. Realtors
855-2200

11¼% ASSUMABLE MORTGAGE, price range $50,000, new, beautifully decorated, neutral colors, has to be seen to be appreciated, excellent location. Southfield. 646-9587

328 Townhouses For Sale

KINGSMILL CO-OP - NORTHVILLE 1, 2 & 3 bedrooms. Monthly charges include gas for heating, cooking, hot water & maintenance. Memberships sold on cash basis only from $13,000 to $19,000. Call, 349-5570

MIDDLEBELT & PLYMOUTH
2 bedroom end unit. Remodeled kitchen, appliances, new carpeting thru-out, full basement, etc. $40,900. 425-0319

SOUTHFIELD - Evergreen-12 mile. 3 bedroom. 1½ bath townhouse, custom carpeting drapes, wallpaper, fireplace, carpeted basement, spotless, flexible financing available. $77,900 or lease with option to buy. Owner 552-9525

332 Mobile Homes For Sale

BEST BUY IN MICHIGAN
$1,295 DOWN
1982 HOMETTE COMPLETE
WONDERLAND
MOBILE HOMES
45475 Michigan (US-12)
2 miles W. of I-275, at Belleville Rd., Canton.
397-2330

BUDDY 1971, 2 bedrooms, 12 x 50, stove, refrigerator, skirting, shed, $4000. Southfield. 356-2359

CANTON - Skyline Custom Villa, 1981, 14x70ft, 2 bedrooms, assumable mortgage, $1000 down, will negotiate. Excellent buy. Must see. 495-0177

CHATEAU ESTATES, Novi. 1974 Champion, 12x60, 2 bedrooms, furnished, all appliances, including washer, dryer, very good condition. $8900. After 5:30pm, 455-6827

COACHMAN - 2 bedrooms, 2 baths, central air, expando, wet bar, awnings, water softener, shed. Excellent condition. Kensington area. 437-5069

global
MOBILE HOMES

WARREN LAFAYETTE PARK - extra sharp, 2 bedrooms with large screened enclosure, appliances and price just reduced, only $13,900 with minimum down. Hurry call 352-5775.

MADISON HEIGHTS - Furnished 2 bedrooms with carpeting throughout with minimum down. Hurry call 352-5775.

SOUTHFIELD DOWNS - We have 5 homes listed, priced from $7,000 to $16,500. Some furnished, all with minimum down. Hurry call 352-5775.

VAN BUREN M.H.P. - Liberty, 1973, 3 bedrooms, gas fireplace, stove, refrigerator, window air conditioner, large outside lot near playground, Lincoln schools. Call Ernie Hardy at Global 352-5775.

VAN BUREN M.H.P. - 1968 Delta, 12x60 2 bedrooms very clean, $7,900, stove refrigerator, 2 window air conditioning, 6x15 foot deck, Lincoln schools. Call Global at 352-5775.

OLD DUTCH FARMS - 3 lovely homes available, some with natural fireplace, furnished, central air, den and appliances, as little as $12,500 with minimum down. Hurry call, Global at 352-5775.

PLYMOUTH HILLS - Champion, 1976, sharp, 14x45 with expando, for cottage home or summer home, only $6,500. Hurry won't last, call Global at 352-5775.

FARMINGTON HILLS - sharp 3 bedroom home with sun porch and expando, all large farms, appliances, only $10,900 with minimum down. Hurry call Global at 352-5775.

global
MOBILE HOMES

global
MOBILE HOMES

ROCHESTER ESTATES - 1971 Elcona, 12x65 starter home, negotiable, 2 bedrooms, 1 bath, essential appliances, immediate occupancy. Call Global at 656-1424.

ROCHESTER ESTATES - 1969 Vindale, 14x70, 10x24 patio & awning, front dinette & essential appliances, 2 bedrooms, 1 bath, window air unit, $9,900. Call Global at 656-1424.

ROCHESTER ESTATES - 1972 Baron, 14x70 with front living area, 2 bedrooms, 1 bath, double vanity, warranty included, $10,900. Call Global at 656-1424.

ROCHESTER ESTATES - 1971 Marlette, 12x64 with 7x14 expando, front kitchen, 2 bedrooms, 1 bath, adult section. Call Global at 656-1424.

ROCHESTER ESTATE - 24x52 1974 Vindale, front living area, 3 bedrooms, 1¾ bath, lapp siding & shingled roof, $25,500. Call Global at 656-1424.

ROCHESTER ESTATES - 1972 Daytona, 12x65 with 10x20 expando, front den, central air, heat pump, immediate occupancy, 2 bedrooms, 1 bath, warranty included, $11,000. Call Global at 656-1424.

ROCHESTER ESTATES - 1971 Cambridge, 12x62, front kitchen, 2 bedrooms, 1 bath, immediate occupancy, many extras, all for only $11,500. Call Global at 656-1424

ROCHESTER ESTATES - 1974 Liberty, 14x60 front kitchen, 2 bedrooms, 1 bath, full appliances & warranty included, $12,500. Call Global at 656-1424.

ROCHESTER ESTATES - 1970 Broadmore, 14x70 with 12x24 expando, front living area & window air unit, family section, $12,900. Call Global at 656-1424.

global

LIBERTY - Furnished 3 bedroom. Coppertone appliances, 10x40 awning & deck at Burroughs Farms, Brighton. May stay on lot this season. Golf membership available. 422-9324

NEW HOME
$140 Per Month. Completely Furnished. On a lot of your choice. Holiday Estates. 46000 Geddes Rd., Canton. Call: 495-1166 or 729-9600

NOVI. 12 x 60, furnished, 2 bedrooms, includes washer and dryer, very nice condition, terms & financing available, $5000. 357-2557

PARKWOOD, 1978, 14x70, furnished including washer & dryer in Highland Green Estates, Highland, Mich. Adult only section. After 5. 722-4631

REGENT, 1973, 2 bedroom, 12 X 45, good condition, can stay on location in well-located park. 7659 Inkster Rd., Westland. $6,900 or best offer. 427-0002

SHANNON, 1981, 3 bedrooms, 1½ bath, extras. Large Canton lot. Assume with $4,000 down, $218 month, divorced, anxious. 495-0728

SOUTHFIELD DOWNS
SUPER sharp 1979, Hillcrest, completely furnished and ready to move in including all appliances, natural fireplace, washer, dryer and dishwasher. Only $15,900 with minimum down. Hurry, this won't last.
ALMOST new 1981, Bayview, with appliances. Owner moving to Texas says sell it! Only $11,500 with minimum down.
Turpin & Associates
Mobile Home Division
573-8380

333 Northern Property For Sale

CABIN - 2 bedroom, located on 3 lots near beautiful Heart Lake, Otsego County, Gaylord. $16,000. Telephone Lowell Blumberg Real Estate, Gaylord. (517) 732-3534

CHARLEVOIX - Luxury downtown condo, 2 bedroom, 2 bath, beautiful view overlooking Lake Michigan & Pine River, private yet convenient, tastefully furnished, 12½% assumable mortgage, priced below market, $105,000. Pictures available. 682-1768

333 Northern Property For Sale

HARBOR SPRINGS - 3 Unit Apartment, located at the Ski Areas. Partially furnished; showing good gross. Priced to sell! 11% Financing. Call: 616-526-7233 or 616-526-6721

INDIAN RIVER - between Mullet & Burt Lakes. Lovely 3 bedroom home, 1 bath, kitchen, living room, partially finished. $48,900. After 6pm, 752-6349

LEWISTON, MICHIGAN
4 bedroom, 2 bath, 2 fireplaces, furnished, 120 ft. lake frontage, East Twin Lake. Approximately 2½ acres, 2½ car garage. $105,000. 20% down, 6% land contract. Owner. 585-2130. After 5 649-0641

TEN ACRE PARSELS out of 85 acres between Midland & Mt. Pleasent, ½ mile frontage on good road, low down-payment, L.C. terms. 476-3754

336 Florida Property For Sale

ERROL ESTATE Resort & countryclub near Orlando, 2 bedroom 2 bath, condo, golf villa. Fully furnished, assumable 14½%. 474-1909

POMPANO CONDO, furnished, well-kept Complex, heated pool, clubhouse, close to shopping, low maintenance. Mr. Pfaff, 305-782-6500 or 305-391-9490

ST. PETERSBURG CONDO, 1 bedroom, 1 bath, carport, unfurnished, beautiful view, Sea Towers. Owner. Call 813-393-5036

TEQUESTA, FLORIDA Condo. 15 Miles No. of Palm Beach, first floor, 2 bedrooms, 2 baths, intercoastal at your front door. Private dockage. Beautifully furnished. Used only 3 months. Maxewll, 644-0306, Florida phone, 305-746-2832. Lease or sell.

THE HAMLET COUNTRY CLUB
Del Ray Beach, Florida. 2 bedroom, 1500 sq.ft. condo in private country club resort. Semi furnished, excellent condition & maintenance free. $135,000. Assumable 8½% mortgage. Country Club membership available. Contact owner, Mon. thru Fri. 9am-5pm. 588-5141

337 Farms For Sale

375 ACRE livestock farm; $750 per acre. Four large bank barns, two nice homes. Contract at 9%. Bob Wideman, Broker, Box #33, Gladwin, MI. 48624

339 Lots and Acreage For Sale

BARGAIN PRICE on lot in Bloomfield 1 acre, $55,000. Terms possible.
Fairfield Development Co.
642-1142

BLOOMFIELD TOWNSHIP
Four ¾ acre lots, 2 blocks from Oakland Hills Country Club, $50,000 each. 628-4895 645-6408

CITY of Bloomfield Hills lot, 175 x 275, W. of Woodward. All utilities. Perfect building site. Colquitt Realtors. 646-1650

CITY OF BLOOMFIELD HILLS
Exceptional 3 acre residential site. Near Cranbrook, wooded, utilities. Land Contract. $160,000. By owner. 399-1600

HAMBURG/PINCKNEY Area
10 acres. Ideal for solar home. Paved road and gas. Call for details. 453-4128

LOVELY ROLLING 12 acre piece near Metamora, some woods, already perced and surreyed, $29,900. Land contract.

ROLLING & TREED 80+ acres with 3 road frontages, just east of Village of Metamora, $183,500.

METAMORA HUNT, 20+ acres, beautiful rolling parcel with large pond in area of exclusive homes, $69,870. Land contract negotiable.
R. J. Holden Assoc. 678-2246

ORCHARD LAKEFRONT
Enjoy the prestige of lakefront living & all of the fun & games that go with it. Swim, fish, sail, ski, skate, snowmobile, or just relax & enjoy the view. Approx 1 acre. LC terms. $172,350. Wabeek Sales Associates. 851-9010

339 Lots and Acreage For Sale

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

PINE LAKE
Approx. 1/2 acre off lake, private frontage on lake included. Bloomfield Hills Schools. By Owner, $50,000. 353-2422

REDFORD TWP. - 70 FT. LOT
Paved street, all utilities. Save $$$. Build yourself, only $7,400 full price.
CHALET 477-1800

ROMULUS - 2½ acres. Liberal terms. Land contract. Park like setting. Price negotiable. 728-4692

TWO SCENIC LOTS in Franklin area of Bloomfield Twp. Bloomfield Hills schools. For sale or will build to suit. A complete package, including lot, $295,000.
Fairfield Development Co., 642-1142

WILL BUILD TO SUIT
2450 sq. ft. ranch home. Excellent features. 2½ baths, 3 or 4 bedroom versions available. Solar possibilities. Bloomfield Hills Schools. On 1 acre. $165,000.
Fairfield Development Co., 642-1142

342 Lakefront Property

Commerce Lakefront
3 bedrooms, rec room, decking, hilltop setting. 3480 Moberly. $88,500.
Ask for...
Judy Nicolazzi
REAL ESTATE ONE
West Bloomfield
681-5700 851-7610

JUST REDUCED
Tri Level on Duck Lake, 3 bedroom plus den, fireplace and family room, 1½ baths, $85,500. Land contract or 6¼% assumption 887-3254

ORCHARD LAKE FRONT BI-LEVEL
1½ acres, beautiful views. 3-4 bedrooms, 3 baths, central air, many extras, priced to sell. 682-8637

Orchard Lakefront
DesRosiers designed contemporary. 1½ acres with breathtaking view. Spacious decking lakeside, huge oak dream kitchen. Ceramic tile throughout main level including huge foyer, dining room, breakfast room & kitchen. Carpeting throughout sunken living area & 1st & 3rd levels. Entertainment center on main level. 3 fireplaces. Built-ins & skylights. 4 bedrooms including master suite, 3 baths. Winding drive. Completely landscaped. By owner. 681-4145

UNION LAKEFRONT
OPEN SUN 1-5PM
11¾% AML 30 YR MORTGAGE
As little as 5% down. Nearly completed 3,000 sq.ft cedar & brick home in West Bloomfield. Great room with sunken fireplace conversation area, master suite plus 3 large bedrooms, 2½ baths, expanded attached 2½ car garage, economical hot water baseboard heat. Many quality features. Realistically priced at $229,000.
Lakeside Properties 363-9924

UNIQUE LAKEFRONT - Whitmore Lake. View of lake from every room. Large picture windows in living room. 4 large bedrooms, 3 full baths, formal dining, 2 kitchens, 118 feet lake frontage, $132,000.
Eve. 449-2915 or 449-4466
OREN F. NELSON
REALTOR
9163 Main St., Whitmore Lake
1-449-4467

UPPER STRAITS LAKE
W. Bloomfield. Lakeview 1½ acre. For information Call before 6 PM, 681-6484, Evenings 681-8897

VILLAGE OF LAKE ANGELUS
LAKEFRONT 4 year old exceptional contemporary. Exquisite natural setting. Kitchen & Kitchen, Lakefront specialists, 673-2272

342 Lakefront Property

WANTED:
Lakefront lot in Bloomfield Hills, Birmingham or West Bloomfield.
Call: 573-7000

WATERFORD LAKEFRONT
9% Land Contract. Reduced $10,000. $119,900. 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. 642-5725 or 644-9136

351 Bus. & Professional Bldgs. For Sale

BIRMINGHAM
FIRST OFFERING
PROFESSIONAL OFFICE BUILDING. WALK TO DOWNTOWN. Newer 9,000 sq.ft. 3 level masonry/steel construction. 27 car on-site parking.
● FULLY LEASED ●
LAND CONTRACT TERMS
BIRMINGHAM REAL ESTATE
642-4500

CITY OF PLYMOUTH
Centennial home and one modern office building with Main Street address. Lots of parking with over on half acre. Zoned general business, good terms available. Call for details.
GARLING Realty
453-4800

PLYMOUTH-2900 sq. ft. office/commercial building on Main Street. Many possible uses. Excellent land contract terms. $185,000. 459-6200, 464-2753

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

352 Commercial & Industrial Property

BIRMINGHAM downtown - Maple near Jacobsons & Historic Franklin Village. Retail or office. Opportunity for mint locations, reasonable. 540-4122

CLARKSTON area office building on 5 acres, 1500 sqft, plus 1500 lower level unfinished. Ideal for medical, attorney, retail or restaurant. Room for additional building. Also Fenton (in town) 4 unit office building, 1200 sqft each. Good terms. After 2pm. 634-3064

354 Income Property For Sale

NOW!!!
Time to buy. Prices on low - new tax benefits - owners will finance

4 unit . . . . Garden City
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22 unit . . . . W. Suburbs
23 unit . . . . Troy
40 unit . . . . Milford

Perry Realty
478-7640 or 427-7589

INCOME PROPERTY FOR SALE
TAX BENEFIT INVESTMENTS
(1) Eight (8) Unit brick Apartment Building, $175,000 - $50,000 Down Terms Available.
(2) 4 PLEX - One Bedroom units. $95,700, $25,000 Down. L/C or 458
(3) TRI - PLEX, In Town, (2) two bedroom and (1) one bedroom apartments. Full price, $65,000, $16,250 Down L/C CR 461
(4) MODERN DUPLEX - Natural gas heat, tenants pay utilities except electricity, $64,900. Neg L/C Terms, C-103.
(5) Three (3) (Two unit Duplexes) frame and aluminum construction, electric heat, $180,000. $52,000 Down L/C Terms. C-104
(6) Seven (7) Unit Apartment Building, stoves and refrigerators included, gas heat, $99,500. $20,000 Down L/C C-105
(7) COMMERCIAL BUILDING, on 2.75 acres, 50x70 shop, 5 offices, 52x70 pole barn, plus 600 sq. ft. garage includes heating units, lighting fixtures, fans, plumbing fixtures, cabinets, 3 Phase Power, Full price, $180,000. C-106.
MC KAY REAL ESTATE (313)476-2284

354 Income Property For Sale

INCOME PROPERTY
Two Duplex Properties available with super Land Contract terms. Excellent Cash Flow! Hazel Park & Ferndale areas. Priced in the $30's.
EARL KEIM
Realty North, Inc. 559-1300

THREE UNIT APARTMENT in Plymouth, room for expansion, good tax shelter, $7500 down or will consider an exchange. 459-5177

356 Investment Property For Sale

TAKE ADVANTAGE of new depreciation allowance. Buy rental home. Farmington. Good condition. Terms. 477-9565

358 Mortgages & Land Contracts

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Financing Available
Existing Land Contracts Purchased. Call for Quotes. Selling Your Home? Contact us for financing possibilities.
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By Plymouth Mortgage Co.
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360 Business Opportunities

ABSENTEE OWNER Needs a working partner for gift store in Fairlane Town Center. Will consider partnership in other outlet. Minimum investment of 80M. Call: 852-6251

BEAUTY SALON - LIVONIA
Exquisite decor, thriving business, numerous operators, south-bound anxious owner will set-up and turn keys over to new owner. Asking $69,900. Financing available. One Way 522-6000

BY OWNER-104 storage units. Excellent condition Pontiac area.
Call & ask for Margaret.
616-734-5638 or 616-734-2616

CLEANERS-SHOE REPAIR
PIZZARIA
We have three 1200 sq. ft. stores for rent in busy shopping center on Michigan Ave. in Wayne near Ford Truck & Escort Plant. FREE rent for 3 months to experienced operator. Lease terms thereafter negotiable. Kroger's & Perry Drugs lead tenants. Wayne Commons Shopping Center 647-7171

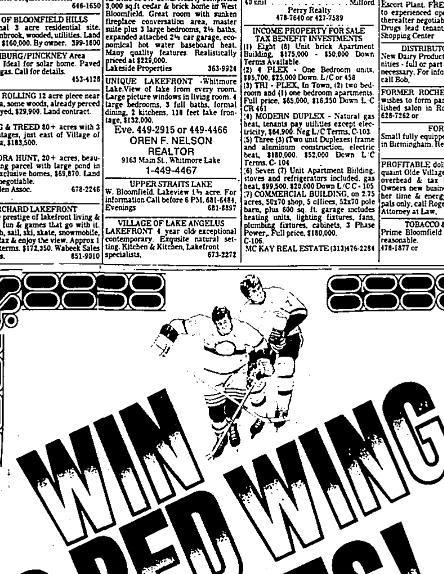
DISTRIBUTORS NEEDED
New Dairy Product. Unlimited opportunities - full or part time. No experience necessary. For information, call Bob, 478-1424

FORMER ROCHESTER Salon owner wishes to form partnership with established salon in Rochestr. Mr. Joseph, 628-7262 or 628-1364

FOR SALE
Small fully equipped engineering office in Birmingham. Rent assumable. 644-2539

PROFITABLE doll shop in Plymouth's quaint Olde Village. Good volume. Low overhead & tax shelter possibilities. Owners new business venture requires her time & energy. Interested principals only, call Roger Haslick, Attorney at Law, 455-8850

TOBACCO & GIFT SHOP
Prime Bloomfield Hills location. Very reasonable.
478-1877 or 474-4855



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