303 West Bloomfield

SUPER FINANCING
Special 13% - 11% Financing available on this fantastic Contemporary waiting for you to make selections. Nice, big 2 Story Great Room and foyer. Four large bedrooms ± library. Walk-out basement. Extra deep lot backs to woods & creek. Quality thru-out. $198,900.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

303 West Bloomfield

WOOD DECK
Overlooking canal to Pine Lake. A beautiful "back to nature" scene. 3 bedroom Colonial in the beautiful area of Pine Lake Manor Sub. Land contract terms available. $69,900.

Century 21
ROBEC PROPERTIES
642-2550
EXECUTIVE RELOCATION SERVICES

303 West Bloomfield

W. BLOOMFIELD
PRICE JUST REDUCED!
Move right into this 1980 spacious Colonial. 22x18 Master Suite with fireplace. Great room, well designed modern kitchen and much more. Call today for special terms. $95,900. Ask for: Jill Deacon.

CENTURY 21
OLD ORCHARD

W. BLOOMFIELD
Drastically reduced! Owner MUST take a loss on this custom-built Contemporary home on large private lot overlooking Green Lake. Cathedral ceilings, all bedrooms have built-ins, 2 fireplaces, walk-out basement. Low Land Contract terms. Asking Only $145,000.

CENTURY 21
MJL CORPORATE TRANSFEREE SERVICE
851-6700

W. BLOOMFIELD SCHOOLS
(1-yr). Treat yourself to the best home, best location and best bargain for the money. Don't delay. See this beautiful 4 bedroom, 2½ bath colonial located on treed setting. Family room with wood-pegged floor and glass enclosed Florida room are just a few of the features to enjoy in this cozy family home. A real bargain at $128,900. For your own personal tour call. ML 44609.

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

PLEASANT LAKE PRIVILEGES
Move right in. Remodeled starter home, 1 or 2 bedroom bi-level, near Lake. Low down L.C. $42,500. 477-2667

303 West Bloomfield

TERMS, TERMS, TERMS
(1-fa). Superb Early American design 4 bedroom, 2½ bath colonial nestled in delightful, heavily wooded setting. Quality abounds in this tranquil setting with many custom features and glowing pride of ownership. 9¾% simple assumption makes this a home worth owning. $135,900. For professional tour call ML 43818.

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

Way Under Market!
West Bloomfield for immediate sale. Buy of the year at $105,900. Brick executive Quad. Car collector's dream come true: 4-6 car attached garage. 4 bedrooms, 3 baths, formal dining, cathedral ceilinged foyer with circular staircase, 27 ft. family room with fireplace, basement, circular drive, sprinkling, central air, huge rolling lot with 2 big patios. Prestigious Maple/Orchard Lake Rd. area.

CENTURY 21
Hartford 414, Inc. 478-6000

304 Farmington Farmington Hills

BEAUTIFUL WOODCREEK HILLS
An exquisitely detailed contemporary quad-level home with 5 bedrooms, 4 baths, family room, library, recreation room, and swimming pool. BLENDED MORTGAGE AVAILABLE! $184,500. Contact...

OLA DUNN
647-0500 Res. 338-3500
RE/MAX of Birmingham, Inc.

304 Farmington Farmington Hills

ALL FARMINGTON HILLS
Touch of Up-North
Only $59,900. Treed 3/4 acre. Large 3 bedroom ranch, scenic country area with room to grow. Garage. Excellent Land Contract or assumption terms with easy down payment.

Relaxed Life Style
Wow! $54,900 with low down on Land Contract. Secluded 14 Mile/Orchard Lake Rd. area. Picture book 2-story. 3 bedrooms, 2 brick fireplaces. 27 ft. entertainers' family room, formal dining. 2 car attached garage.

Need More Room?
Gracious brick Cape Cod on large treed lot in family neighborhood. 4 or 5 bedrooms, 2½ baths, formal dining, family room with fireplace, basement, 2 car attached garage. Assumption terms. $87,500.

CENTURY 21
Hartford 414, Inc. 478-6000

ATTRACTIVE
Simple Assumption
(60-67+a). Newer pillared colonial, 4 bedrooms, 2½ baths, family room with fireplace, central air, situated on prestigious lot in desirable area. Shows like a new home. $119,900. Call

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

E-Z In Farmington
Attached 2 car garage, appliances, $3,800. 11% rate. $595 per month. Call One Way. 522-6000

304 Farmington Farmington Hills

FARMINGTON
First Ad! Immaculate Ranch across from park, 2½ baths, finished basement, natural fireplace, dining room & dinette built in kitchen. Liberal Land Contract terms offered. Only $74,900.

Choice Land Contract terms available on this immaculate 3 bedroom Brick Ranch with plush carpeting, modern kitchen, finished rec room, garage. Owner Florida-bound. $59,900.

CENTURY 21
MJL CORPORATE TRANSFEREE SERVICE
851-6700

FARMINGTON HILLS
4 bedroom Colonial, Independence Commons Sub., 2,600 sq. ft., foyer, separate dining room, family room with fireplace, kitchen includes range & dishwasher, full basement, 2½ car garage, excellent condition. Immediate occupancy. $108,000. $75,000, 3 year first mortgage available at 14.75%, 25 year AMT. Excellent price & terms.
THOMAS A. DUKE JR., BROKER
474-7744

FARMINGTON HILLS - OPEN SUN. 2-5, 21047 St. Francis, 8 Mile - Inkster, 3 bedroom brick ranch, $45,000. Land contract terms. International Appraisal & Investments. 459-0420

EXECUTIVE ESTATE - Lush 2 acre setting, pool, gazebo! Off the foyer is a formal living room with doorwall to deck, banquet size dining room with exquisite china and silver cabinet storage wall. Charming morning room, tremendous library and superb family room. Bonus features. A must see! Owner financing available. $235,900.
Laverne Eady & Associates.
626-4711. 275-4422

304 Farmington Farmington Hills

COLONY PARK WEST
(1-yr). Hidden lake to the rear of the subject property. Attractive 4 room, 2 bedroom, 2½ bath colonial offering a 2 car garage, central air, and a first floor laundry. Home backs to the community area on a private neighborhood lake. Owner transferred. Priced for fast sale. ML 43784.

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

CONTEMPORARY LOOK! Brand new 4 bedroom Colonial with a unique layout and excellent location - boasts a 2 car garage, 2½ baths, 1st floor laundry & full basement. LAND CONTRACT TERMS $133,900.

ERA
HARWELL CO.
626-3800

DESIRABLE BRIAR HILL. 13 Mile, W. of Farmington. 3 bedrooms, dining room breakfast room, drapes, carpet, appliances, large family room. $85,900. Firm. Open Daily 1-4. 661-1697

DOWNTOWN DREAM - $98,900. Extra sharp colonial, fireplace, family room, dining room, trees, attached garage, 11% mortgage rate. One Way. 522-6000

RED WING TICKET WINNER

Charles Richard
7414 Emerson Drive
Canton, MI

Please call the promotion department of the Observer & Eccentric between 9 A.M. and 5 P.M., Friday, February 12, 1982, to claim your TWO FREE RED WING TICKETS.
591-2300 ext. 244

CONGRATULATIONS!

EXECUTIVE RETREAT - Bargain terms. 4 bedrooms, library, dining room, family room, stone full wall fireplace, chalet kitchen, built with built-ins, 2½ baths, side entrance garage, treed lot, 3100 sq. ft. 9% interest, moderate down payment. Asking mid $100's. Make offer. One Way 522-6000

SIMPLE ASSUMPTION
Low maintenance brick ranch, 4 bedroom, 1½ baths, 32' custom finished rec room, laundry, workshop, screened sunporch with storm, 2½ car garage, fenced yard, close to schools, 9¾% assumption. LC or blend possible. $84,500 Owner 474-2818

SIMPLE 10% assumption. Spacious 4 bedroom, 2½ bath colonial on large lot. Air conditioning, added insulation, 1st floor laundry, inground pool. Other terms considered. $98,900. 477-6133

Super Land Contract
On approximately 1 acre wooded lot sits this gorgeous 3 bedroom Cape Cod. Huge living room, formal dining room, 2½ baths, country kitchen with built-ins, fireplace in family room, central air, brick patio, attached 2 car garage $117,000.

CENTURY 21
Nada, Inc. 477-9800

THINK SUMMER
32x16 inground pool, 4 bedrooms, 1½ baths, family room, attached garage, land contract $78,700
NEW WORLD GUARDIAN
478-5440

304 Farmington Farmington Hills

FARMINGTON HILLS
PRICED TO SELL
Attractive bilevel in GREAT LOCATION. 4 bedrooms with attached garage, 35 ft. family room and "many nice features". LAND CONTRACT. $70,900.

AETNA
559-8333

FARMINGTON HILLS
Builders Model
QUAD-LEVEL, $109,990
Immediate occupancy. 11¾%, 30 year, fixed mortgage available or land contract terms. 3 bedroom brick, attached 2 car garage, family room, fireplace, den, 2½ baths, laundry room main floor, carpeting, wallpaper, designer decorated, air conditioned, landscaped.
Located in Farmington Ridge Sub., between 13 & 14 Mile, Haggerty & Halstead. Just W. of Halstead.
For appointment call: 355-8866 or 835-5111 or 851-2688.

FARMINGTON HILLS
Tastefully decorated 2 bedroom Ranch with large family room, great starter home, home warranty, service program included. $37,900.

LAND CONTRACT TERMS
Cozy 3 bedroom Ranch on dead end street, large secluded lot, call for details...

NEWLY DECORATED
All new 4 bedroom, large family room & kitchen on large lot, everything new! Assumption or Land contract terms. $67,500.

Real Estate
NETWORK
Omar Sanderson, Inc.
474-3000

FARMINGTON HILLS
LAND CONTRACT terms available. Great 4 bedroom brick colonial, paneled family room, 2½ plus half bath, finished rec room with wet bar, extra large patio with barbecue, first floor laundry. Close to schools and shopping. $113,900.

WOODCREEK HILLS
Spectacular site with view of towering trees, pond and wildlife. Builder's own quad level, 3-4 bedrooms, 3½ baths, library, and fireplaced family room, marble floored foyer and dining room. Daylight basement opening onto pond area, sauna, sprinkling system, circular drive. Exclusive area. Land contract terms. $229,900.

AETNA
626-4800

WOODED SITE
(1 out). Brick colonial offering 8 rooms, 4 bedrooms, 2½ baths, located in prestigious Heritage Hills Walk to Forest Elementary School. Property offers a turned garage, central air, private rear yard and well located within the development (home transferred. Attractive land contract or simple assumption terms ML 44410

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

304 Farmington Farmington Hills

FARMINGTON
3 bedroom brick Ranch, 1½ baths, newly remodeled kitchen includes refrigerator, range & disposal. New paint throughout, 2 car garage, full basement, partially finished, large wooded backyard. Simple assumption mortgage and/or Land contract available. $52,500.
THOMAS A. DUKE JR., BROKER
474-7744

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

PRESTIGIOUS
Wood Creek Farms
(1-yr). This is the home for you, a perfect relaxing retreat in Farmington Hills prime area of prestige. Come home to your own 3 bedroom, 3½ bath colonial. Enjoy this beautiful inviting 12 ft. pool enclosed in a beautiful treed setting. All this and very attractive assumption available. $182,900. For more professional assistance, call. ML 44415.

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

UNBELIEVABLE HOME!!
Drastically reduced, must sell immediate ly. Simple assumption, land contract terms available on this 5 year old brick Quad level, 3 bedrooms, family room, 2½ car garage. $69,900.

Cranbrook
Assoc. Inc. Realtors
855-5200

$10,000 DOWN
LAND CONTRACT
on this 1,500 sq. ft., 1½ bath home with fireplace on nearly ½ acre lot. $57,500.
NEW WORLD GUARDIAN
478-5440

305 Brighton-Hartland

BRIGHTON
2 BUILDER'S MODELS
One Ranch - One Quad. You name the price. You name the terms. Asking $78,000. We want to sell. If you're a serious buyer call
229-2080

FAIRWAY TRAILS
BRIGHTON
MSHDA FINANCING NOW AVAILABLE
Our Homes Quality
...DO YOU?
Call VERA for directions to Fairway Trails
1-229-2080

OPEN SAT. & SUN. 11am-7pm
Brighton - By Owner. Assumable mortgage on land contract terms 4 bedroom quad level, in-ground pool, central air rolling wooded terrain $82,900
231-1064, 229-2100, 761-3140

306 Southfield-Lathrup

CUSTOM built contemporary ranch, Southfield, 3 bedrooms, 2½ baths, fireplace in large family room, attached 2 car garage, assumable mortgage. $81,900. 569-3292

FIX ME UP! Bring your paint brush & hammer - they will make you money! 3 bedrooms, 1½ baths, finished basement, 2½ car garage. Flexible Financing! $45,900.

Century 21
HOME CENTER
476-7000

SOUTHFIELD
29465 ASHLEY COURT - OPEN SUNDAY 1-4
N. OF 12 MILE, W. OF EVERGREEN. Assumable mortgage of $50,000, balance at 8¾% is just one of the great features of this beautiful 4 bedroom, 2½ bath colonial. Treed lot on cul-de-sac, all maintenance-free exterior, first floor laundry, sprinkling system, beautiful decor, move-in condition. Just reduced to $99,900.

SHARON MEADOWS. N. OF 12 MILE, W. OF EVERGREEN. Spacious 3,100 sq.ft., 4 bedroom, 2½ bath split-level. Large family room, fireplace, library or 5th bedroom. Deluxe model. Master suite features fireplace, doorwall to balcony, full bath, vanity and dressing area. Many extras. $103,000. Terms available.

Pomeroy Assoc. Inc. Realtors
559-3344

GREAT SIMPLE ASSUMPTION

$125,700 MORTGAGE with 12½% fixed interest rate for 30 years!! Substantial Chateau on high perch, overlooks lake, backs to private nature center. Private library complements fireplaced family room, 4 large bedrooms. Elegant decor, immediate occupancy, Lake Privileges. In top West Bloomfield area. MAJOR REDUCTION! $166,900.

Chamberlain
Call MARIE JOHNSON
851-8100 647-1997

LADDS INC.
REALTORS
HOMEREND.

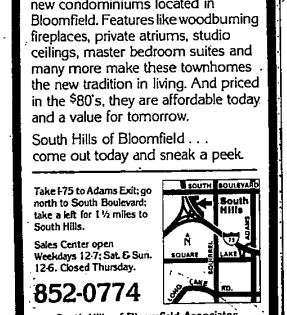
ASSUME MORTGAGE
on well constructed, gracious colonial. Four bedrooms, circular stairs, semi-finished basement. Premium lot with patio, 2 car attached garage. Troy schools within walking distance. The colonial buy you've been waiting for at $89,900. 689-5600

JUST A GLANCE
Will make you want to buy this sharp Tudor-style colonial. Spacious four bedroom home has 2½ baths, large wood deck overlooks streams and woods. Lake privileges. Call for your glance now! You can even assume mortgage! $101,000. 689-5600

THE GREAT GET AWAY
This luxurious, custom built tri-level has everything, even a sauna. Four bedrooms, 3½ baths, walk-in closets, rec room, workshop. Outdoors there's a large wooded lot, decks, brick and cedar exterior, lake privileges. Three car garage. $192,000. 689-5600

ONE OF A KIND
Elegant ranch has three bedrooms, 2½ baths, formal dining room, basement. Unusual floor plan adds to beauty. View large lot from master bedroom doorwall or deck. Special financing available on almost new home. $149,900. 689-5600

LADDS, INC
4086 ROCHESTER RD.
TROY
689-5600



South Hills of Bloomfield

Outstanding Condominiums in Bloomfield Priced in the $80's

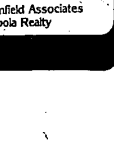
Be one of the first to see the exciting new condominiums located in Bloomfield. Features like woodburning fireplaces, private atriums, studio ceilings, master bedroom suites and many more make these townhomes the new tradition in living. And priced in the $80's, they are affordable today and a value for tomorrow.

South Hills of Bloomfield . . . come out today and sneak a peek.

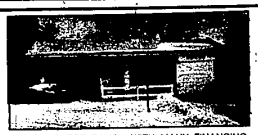
Take I-75 to Adams Exit; go north to South Boulevard; take a left for 1½ miles to South Hills.

Sales Center open Weekdays 12-7; Sat. & Sun. 12-6. Closed Thursday.

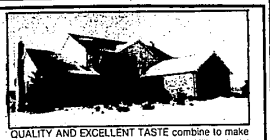
852-0774



South Hills of Bloomfield Associates
Sales by Coppola Realty



WELL LOCATED RANCH WITH MANY FINANCING POSSIBILITIES. Three bedrooms; hardwood floors; garage with door opener; nice yard with fruit trees. Southfield/Lathrup Schools. CAN ASSUME OWNERS LAND CONTRACT. $62,000. (851-5500)



QUALITY AND EXCELLENT TASTE combine to make this an outstanding home. This Hawthorn Hills colonial with assumable/blend mortgage offers four bedrooms, 2½ baths, family room with fireplace, dining room, living room with fireplace, den and earth tone decor. Special features include crown moldings, large tiled foyer and microwave oven. $174,900. (651-3500)

WOODED LOT IN PRESTIGIOUS SUBDIVISION. BORDERING ON LOVELY POND. PAVED ROAD, CITY WATER AND SEWER. BLOOMFIELD HILLS SCHOOLS. EXCELLENT LAND CONTRACT TERMS. $85,000. (851-5500)

LAND CONTRACT TERMS on new Whispering Willows subdivision lot located just South of downtown Rochester. Developer will build to suit, easy terms on new construction. $19,000. (651-3500)

TEE OFF FROM OWN BACKYARD ON THE GOLF COURSE. Luxurious with everything you need for comfortable living including spacious kitchen for the gourmet cook and large master bedroom suite complete with Roman Tub. $170,500. (851-5500)

FAIRVIEW FARMS COLONIAL with simple assumption terms available. Four bedrooms, 2½ baths, family room with fireplace, dining room, central air and master bedroom with fireplace. Corporation Owned/Immediate possession! $89,900. (651-3500)

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road

ROCHESTER OFFICE
1205 W. University Drive

Weir, Manuel, Snyder & Ranke

THE HOME TEAM

DURBIN™
THE DURBIN COMPANY·REALTORS

SIMPLE ASSUMPTION SECOND MORTGAGE MAY BE AVAILABLE
Rolling Oaks Stunning Colonial nestled amongst Park Commons featuring ceramic foyer, 4 bedrooms, 2½ baths, library, family room, exciting free form Kinsley kitchen doorwalls to patio. $159,900 HWI 851-6000

BRIGHT, TASTEFUL, PLUSH DECOR...
Enhances this newly listed spacious one bedroom, one and a half bath Farmington Hills Condo. Complete with wet bar, ceramic tile, decorator blinds and large private basement. $53,000 BFHE 851-6000

JUST BUILT AND WAITING FOR YOU
And your family. A tastefully done four bedroom, two and a half baths, family room with wet bar, and library. Many extras are offered thruout. Special financing available. $118,900 AWR 851-6000

DEERFIELD VILLAGE
Special financing is possible on this large executive four bedroom colonial. Library, large kitchen, two and a half baths, newer carpeting thruout and much more. $139,900 CFHO 851-6000

PRESTIGIOUS LONG LAKE ESTATES
Unique architectural design 2 story contemporary home situated on premium treed lot. Luxury appointments are highlighted. Bloomfield Hills Schools. We welcome your inspection. $259,000 EWN 851-6000

PEBBLE CREEK
Three bedrooms, 2½ baths, finished basement with rec room and studies. Fireplace, central air, garage door openers. Quiet cul-de-sac location. Immediate occupancy. $125,000 CWR 851-6000

FARMINGTON CONDO
Lovely 3 bedroom, 2½ bath ranch backing up to ravine and wooded area. Long term blend rate mortgage may be available. ONLY $92,500 HWBE 851-6000

SIMPLE ASSUMPTION POTENTIAL
Available on this warm, livable architect-designed dwelling. Four bedrooms, three full baths, two fireplaces, top-of-the-line throughout...all on four wooded acres. Immediate occupancy. $230,000 GFHR 851-6000

COUNTRY LIVING - CITY CONVENIENCES
Almost 2 acres, Florida room, full basement with wet bar, work shop makes this extremely well constructed and maintained brick ranch super. $119,900 NFHO 851-6000

KIMBERLY NORTH
Four bedroom colonial. Beautifully treed lot in prime West Bloomfield location. Panelled library, year round porch opening to patio, private balcony, central air, first floor laundry. Immediate possession. $124,900 NWO 851-6000

FIT FOR A KING AND QUEEN
Custom Tudor style home. Quality amenities throughout, great room, fireplace, cozy library, formal dining. Master bedroom featuring sitting room. Circular drive, sprinklers. Golf course setting. $170,000 TWI 851-6000

NEWLY DECORATED CONTEMPORARY
3100 sq. ft. home features library, family room 28 x 14, formica kitchen, heated 20 x 40 inground pool, professionally decorated and landscaped, finished rec room with wet bar. $149,500 SWT 851-6000

MANOR SECTION OF HUNTINGTON WOODS
Victorian details that evoke the old city in this impeccably maintained timeless colonial. Three bedrooms, one and a half bathrooms, large kitchen, flexible financing add up to a value. $79,900 PFHE 851-6000

OLDE FRANKLIN TOWNE SUB
Brand new on market. Park-like setting. Great family home. Five bedrooms, 2½ baths, fireplaced family room, central air, attached garage. Land Contract terms possible. $127,500 OSL 851-6000

BELOW REPLACEMENT COSTS
Exciting contemporary surrounded by beautifully landscaped lot. Great room with vaulted ceiling, eighteen feet of doorwalls. Magnificent master bedroom suite. Excellent financing. Bloomfield Hills Schools. $215,900 WWI 851-6000

METICULOUSLY KEPT
Four bedrooms, 2½ bath colonial. Fireplace in large family room, doorwall opening to patio. Privacy fence, side opening garage, door openers. West Bloomfield schools. Swim club membership available. $108,900 TWA 851-6000

BIRMINGHAM BEAUTY
Possible high simple assumption on this well maintained quality built ranch. Move right in this charming home. Great garden and super lawn. 3-4 bedrooms and 3 baths, family room and 3 fireplaces. Marvelous neighborhood. $97,500 WSI 851-6000

SWIM, SAIL, SKATE
In your own neighborhood and enjoy this lovely four bedroom ranch with inground pool, three fireplaces, exciting family room with sunken conversation pit. A real buy at $92,500 HWA 851-6000

THE DURBIN COMPANY·REALTORS

Member-Birmingham Bloomfield Multi-List Service • Member-South Oakland County Multi-List Service • Member-UNRA Multi-List Service • Member-North Oakland County Multi-List Service

626-0200
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CLARKSTON REALTORS
31 S. Main
Downtown Clarkston

851-6000
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WEST BLOOMFIELD
7901 Orchard Lake Rd.
Just S. of Maple Road

851-6000
THE DURBIN COMPANY
FARMINGTON HILLS
7001 Orchard Lake Rd.
Just North of 14 Mile Rd.

363-7155
LAKES AREA
THE DURBIN COMPANY
EXECUTIVE TRANSFER
7936 Cooley Lake Rd.
Union Lake

Open 9 A.M. - 9 P.M.