315 Northville-Novi

NORTHVILLE
Country setting -190 x 125 ft. lot. 3 bedroom brick 2 story, one full, two ½ baths. Finished basement with kitchen, attached garage, wet-plaster. Creative financing - new $78,000. Call:
DICK RUFFNER
Century 21
Gold House Realtors
459-6000

NORTHVILLE — bedroom brick ranch, 2 baths, finished basement, 2½ car garage, walk to schools, $82,000, 11% L.C., attractive terms 349-1883

NOVI
CHARMING BRICK RANCH
Huge lot in Willowbrook. 3 bedrooms, 2 full baths, built-in dishwasher, family room, fireplace, 2 car garage. Asking $68,900. 11% interest, $13,000 down
MAKE OFFER
Real Estate
NETWORK
Clark-Fron Realty 425-5700

NOVI
New house. Brand new. 2 to 6. 24581 Christina, N. of 10 Mile, W. of Novi rd. 4 bedroom quad level, 2½ baths, gas heat, family room with fireplace. Immediate possession. Land Contract. Favorable terms.
Victor E. Jarvis
349-0928 or 963-6055

NOVI - New 3 bedroom tri-level, attached garage, 1½ baths, family room, fireplace. 11% financing available.
S.W. Stalz, Real Estate 553-8281

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, $475. Immediate occupancy, must see. 851-1646

NOVI. By owner. 10½% simple assumption. 3 bedrooms, 2 full baths, double corner lot, 2 car attached garage. $17,500 cash can assume existing mortgage on this newly decorated Bi-level. Drapes, blinds, new appliances. Close to everything. Owner anxious. $627 mo. includes taxes. 669-5340. 471-1417

NOVI — 3 bedroom brick, utility, carport, GE electric range-refrigerator, dishwasher. Assume 7% Mtge. or New Mortgage 9.5%. Owner. 472-8980

OPEN SUN. 1-3:30PM
19956 Caldwell
N. of Main, W. of Rogers.

Custom quality home on almost an acre in prestigious Northville area. 3 large bedrooms, family room, fireplace, basement, garage & even a volleyball court, central air, hardwood floors, drapes & curtains included. $127,900.
NICHOLS REALTY 348-3044

OPEN SUN., 2-5PM
40504 Franklin Mill, Novi;
S. of 10 Mile, W. of Haggerty
7¾% Assumable Mortgage or 12% Fixed Rate with 20% Down. Immaculate 3 bedroom brick Ranch, fireplaced family room, 1½ baths, 2 car garage, neutral decor. $77,500.
EARL
KEIM
Realty North, Inc. 559-1300

OVER 15 ACRES
go with this 3 bedroom ranch. Country atmosphere but close to everything. Horses allowed. Approximately $15,000 down on land contract. $77,500.
CENTURY 21
HARTFORD SOUTH-WEST
348-6500 437-4111

PRICE REDUCED! Walk to town. Treed lot sets off clean house with natural fireplace in 2 extra bedroom in basement. Assumable mortgage. Home Warranty. $62,900.
ERA
M.D. HARWELL
626-3800

VICTORIAN
home in City of Northville. Offering - 4 bedrooms, bay window in formal dining, sewing room, 1st floor utility, basement, 2 car garage, and LAND CONTRACT Terms.
CENTURY 21
Gold House Realtors
420-2100

$79,500
LAKEFRONT
Possibly best buy in popular Heatherwoods Sub and near Twelve Oaks Mall. Assumption or blend at 12¾%. Buy down 11%. Freshly decorated 4 bedroom colonial, 2½ baths, family room, new carpets, vacant. Submit your offer!
CENTURY 21
SECONTINE ASSOC.
626-8800

316 Westland Garden City

A BARGAIN BUY
$380.
TOTAL MONTHLY PAYMENT
FOR QUALIFIED BUYERS
ON FHA-235
Such as Sales Price of $41,350 with Mortgage of $40,000 at 15½%. Total monthly payment of $380.56 less Government subsidy of $375.06 Total Home Owner payment $379.60. Annual percentage rate 8¾%.
FULL BASEMENT
3 BEDROOMS
WALL-TO-WALL CARPETING
SELIGMAN & ASSOCIATES
348-2400 728-0680 773-5390

A "Gold House" Special
Must see this MASTER BEDROOM in this Maintenance free 3 bedroom ranch. Closets galore. TERMS, TERMS, 12.95% $19,900. Call:
SYBIL TADDIA
CENTURY 21
Gold House Realtors
478-4660

ASSUME 7¾%
Immaculate, built in 1978, brick ranch, 3 spacious bedrooms, country kitchen, carpeting thru out, double vanity in bath, huge basement, double lot, $12,500 assumes $467 mo. $45,900
Castelli
525-7900

ASSUME 7¾%
Immaculate. Built in 1978, brick ranch, 3 spacious bedrooms, country kitchen, carpeting thru out, double vanity in bath, huge basement, double lot, $12,500 assumes $467 mo. $45,900
Castelli
525-7900

A STEAL
Long, low down L.C. Rambling ranch on 200 ft. lot, 3 spacious bedrooms, dream kitchen, carpeting thru out, family room & Florida room, attached 2 car heated garage. $58,900
Castelli
525-7900

LAND CONTRACT $5,000 DOWN
I own ranch homes that you can make a terrific deal. $485 month total payment. Loads of features. Steve, Century 21, ABC 425-3258

WESTLAND, $5,000 down, 11% L.C. on $40,000. 33307 Mack. 425-6725

O&E

316 Westland Garden City

LATER MAY BE TOO LATE
Better see this handsome 3 bedroom Westland Ranch right now. Fireplaced living room, country kitchen, basement & great terms. $45,500 on Land contract. Simple assumption or cash with a $4,000 discount.
KOENIG & Associates 455-7320

LET'S GET TOGETHER
In have a beautiful 3 bedroom brick ranch in a great area of Westland featuring 1½ baths, family room with fireplace, formal dining area, finished basement, 2½ car garage, fenced yard and very liberal land contract terms or simple assumption. $58,900.
KOENIG & Associates 455-7320

ONLY $3,600 Down. Land contract, attractive 3 bedroom ranch, 2 car garage, $38,500. Must sell. Century 21, Affiliate 425-3250

OPEN SUN. 12-5 PM
Westland 3 bedroom ranch, 1½ b. simple assumption. Newly decorated inside & out. $47,900. Call Evenings & Weekends. 728-6193

OPEN SUN. 2-5PM
35408 Farragut, roomy 3 bedroom custom brick bungalow. Family room, fireplace, attached garage, on large lot. 30% down, land contract.
ORIGINAL OWNER RETIRING
Needs to sell this unique 3 bedroom ranch, finished basement, garage. Just $42,500 on new 8% land contract!
WILL TIPTON
427-5010

SIMPLE Assumption $5000, Garden City. 3 bedrooms, finished basement with fireplace, 1½ baths, central air, 2½ car garage, pool & equipment, large corner lot plus more. Transferred-Must sell. 427-3119 or 563-8293

SUPER TERMS - lovely 3 bedroom brick ranch. Dining room, carpeting, 1½ car garage, assume 10% mortgage or $9 down on VA. $34,900.

$9,000 ASSUMES MORTGAGE - 3 bedroom brick ranch, carpeting, full basement, fenced lot, immediate occupancy, owner must sell. $49,900.

$10,000 ASSUMES MORTGAGE - Beautiful 3 bedroom condo, dining room, carpeting throughout, carport, central air, $48,900.

OPEN SUNDAY 2-5
33025 MERRITT, N. of Ann Arbor Trail, E. of Farmington Rd. 3 bedroom brick ranch. Dining room, family room with fireplace, country kitchen, 2 baths, full basement, wood deck & garage. Mortgage assumption or land contract terms.
Real Estate
NETWORK
John Cole Realty
455-8430 255-5330

WESTLAND - by owner, 3 bedroom, utilities, garage, assumption 7%, L.C. 11%, $28,100 to sell quick. Call between 8 am - 12 noon, or 6-10 pm 729-5362

WESTLAND, Greenwood Estates, new colonial, 4 bedrooms, 2½ baths, fireplace, dining room, family room, custom features, 2 car attached garage, corner lot, 12% mortgage, low down payment, terms negotiable $81,900. 453-8022

WESTLAND - Livonia schools. Simple assumption. 3 bedroom brick ranch, 2½ car garage, full basement. 38 years left on mortgage, no balloon payment. After 6pm call 525-0379

WESTLAND - TONQUISH VILLAGE
By Owner. Sharp and clean 3 bedroom brick ranch, country kitchen, partially finished basement, cement patio with gas grill, $51,500, over $33,000, 10% assumption, total payment $436 per Mo. including taxes and insurance. Must re-quality. Call: 422-3185

Drastically reduced! Immaculate 3 bedroom brick ranch, large family room, fully finished rec room, attached deck, garage, energy saving home, low gas bills. Livonia schools. Assume high mortgage
BRUCE ROY REALTY, INC.
349-8700

$9,000 ASSUMES maintenance free, newly remodeled 3 bedroom ranch in Westland. Corner lot, Livonia Schools & more. Owner. 427-4157

318 Redford

ASSUMPTION
$3,600
Payment of only $463 on this sharp 3 bedroom ranch. Garage.
Don't miss this one!
NEW WORLD
SUMMIT 427-3200

BEECH-3 MILE - $3,900 down, 11% interest, $550 month for this terrific brick, full finished basement, garage, fenced yard with deck, 2 kitchens, 2 baths, plus more, new carpeting coming. Call One Way 532-6000

CAPE COD
Country atmosphere surrounds this 3 bedroom brick home, private backyard with many mature trees, family room, basement, large living room with fireplace, formal dining room, 1½ baths, attached 2 car garage. Land contract terms. $49,900.
CENTURY 21
Nada, Inc. 477-9800

HANDYMAN SPECIAL
Redford Twp. close to shopping. Needs paint outside but nice inside. PRICED TO SELL NOW. Land contract with only $5,000 down.
Call John Barfield for details.
MAYFAIR
522-8000

LAND CONTRACT with very low down payment. 3 bedroom brick ranch. Aluminum trim, basement & garage. Immediate occupancy. Super clean. $57,900.
Earl Keim Realty 261-1600

Land Contract Terms
Newly decorated brick bungalow. Natural fireplace in living room, workshop in basement, double lot. $8000 down. $368.38 payments $38,900. Call
DOROTHY HERBERHOLZ
CENTURY 21
Gold House Realtors
478-4660

NEW 3 BEDROOM RANCH - 1st floor laundry, sharp to-tone aluminum siding, insulated wood windows. Ideal for newlyweds or retired couple. Long term land contract and low down payment. $43,900.
ERA
M.D. HARWELL
626-3800

REDFORD TOWNSHIP
Plymouth Beech Daly area. 11703 Marion St. 3 bedroom brick bungalow, 2½ baths, finished basement, 2 car garage, 11% land contract, $49,900. $15,000 down, $450 month. 10 years to pay off. Call for other options & terms. Owner. 517-815-6457

1ST. OFFERING
LAND CONTRACT TERMS. Most condition Brick Bungalow. 3 bedrooms, 2½ baths, formal dining room, fireplace, Florida room, patio, rec room, garage.
ASSUME
LESS THAN $1000 assumes nicely decorated 3 bedroom Bungalow, basement. Quick occupancy.
CUSTOM BUILT
MINT CONDITION Brick Ranch. 3 bedrooms, 1½ baths, family room, rec. room, wood deck, garage. Buy down terms available.
PRICED RIGHT
IMMACULATE 3 bedroom Brick Ranch, central air, rec. room, VA terms, only, $38,900.
QUALITY BUILT
LAND CONTRACT TERMS. Spacious Brick Ranch, 3 bedrooms, 1½ baths, family room, fireplace, basement. 2½ car attached garage.
EARL KEIM
538-8300
REDFORD INC.

318 Redford

REDFORD
$7,000 DOWN
Brand new 3 bedroom tri-level, ready for occupancy, large kitchen with built-ins and doorwall to patio. Carpeted throughout. Land contract terms. Asking $53,900.
Real Estate
NETWORK
Clark-Fron Realty 425-3700

319 Homes For Sale Oakland County

FRANKLIN
New house. Ranch, walk out basement, 2 fireplaces & more. $148,000. Owner/Builder. 542-8760

HOLLY, 11% % bank financing. Sharp 2400 sq ft. 2 story on 10 rolling acres, 2½ baths, Florida room, basement, large garage. $113,900. Earl Keim Realty, Hyde Inc. 629-1525
Evenings 629-1778 (O-5D)

LAKE ORION/KEATINGTON, 9¾% simple assumption or land contract terms. 3 year old, 3 bedroom contemporary ranch. Lake privileges. Near new GM Plant. Extras. Owner must sell. 391-0079

Recession Fighting Terms
3 BEDROOM brick ranch, lake privileges, excellent assumption or Land Contract terms, $77,500.

NEGOTIABLE TERMS - Spacious 4 bedroom brick colonial, $112,500.
SIMPLE ASSUMPTION - 2 bedroom decorators' condo, $47,900.

3 BEDROOM, 3 bath bi-level, Land Contract terms, $118,900.

SIMPLE ASSUMPTION - 4 bedroom colonial, $99,900.

2-3 BEDROOM condo with 11.5% assumption, $149,143.
Max Broock, Inc.
626-4000

Simple Assumption
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

320 Homes For Sale Wayne County

SCHOOLCRAFT AREA, land contract, low down payment, $12,900. 838-5844

321 Homes For Sale Livingston County

PINCKNEY by OWNER - 3 family house, 2 bedrooms up, 3 bedrooms down, large room, separate entrances, excellent condition $75,500. Land contract. Call after 6pm 653-1754 878-3029

YOUR $$$
BUY MORE
IN LIVINGSTON COUNTY
17 ACRES - $65,000
Mature treed setting surrounds this 2 bedroom all brick ranch with unfinished second floor for studio or 2 more bedrooms. Hardwood floors, natural woodwork, breezeway, 2 car garage. Excellent terms 5-96 L.C. Call Joe Kelly.
PREVIEW PROPERTIES
Real Estate
Custom Building
(517)546-7550 (313)476-8320

322 Homes For Sale Macomb County

11%
Clinton Twp. colonial, quiet sub, 4 bedroom, 3 bath, family room with fireplace, formal dining, kitchen with nook, 1st floor laundry, full basement, 2 car garage. Price $135,900, $15,000 down, owner will carry L.C. at 11% on balance. Will consider lease.
For appointment call 693-9573

324 Other Suburban Homes For Sale

BRAND NEW FINANCING
ONLY 5% DOWN
FHA 235 FROM 7%
MSHDA 14.25%
STATE 14⅞% 30yr.
NEW 3 BEDROOM, BRICK RANCH & THI WITH FAMILY ROOM
FROM $51,500
TROY-3035 Heritage, off 18 mi. 1 blk. W. of Dequindre 528-2311

CHESTERFIELD-26973 Clark Circle, E. of Gratiot, S. of 23 mi. 949-2444

STERLING HTS-34305 Centennial at Irving 978-8484

Warren and East Detroit
MIKE BUILDING 881-3700

325 Real Estate Services

REAL ESTATE CONTRACT SERVICING
Contract Insurance Available
Axxa Mortgage Corporation
$5.00 Per Month 549-9093

REAL ESTATE APPRAISALS
Selling, buying, estates, divorce, and tax appeals. Prompt and professional. Independent designated Appraiser. Continental R. E. Appraisals. 553-6010

Rental Property Management
Complete professional services
Ask for Sharon
Cooley Realtors 851-4000

WAYNE OAKLAND COUNTIES
We need homes to lease - have tenants.
Full service agency
Call One Way 532-6000

WE ARE THE...
Condominium Connoisseur
SPECIALIZING IN...
Sales & Rentals in the Metropolitan area. Relocation & Transferee, service Both the Corporation and private citizen, an expert investment advising.
CONDOMINIUM REALTY
559-3800 or 771-9030

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 $234,300
• On Rolling Ridge, S. of Lone Pine Rd. between Middlebelt & Orchard Lake Rds.
626-3502
Chamonix
at Pebblecreek
• 2 hr. gatehouse entrance
• Luxury condominiums
• 14 Mile, W. of Orchard Lake Rd.
• From $139,500
851-3500
Models Open Daily Noon-6PM
Closed Thursdays
the
Herman Frankel
Organization
626-3500

AFFORDABLE
AN ADULT COMMUNITY
FLYTAVOUTH
One and 2 bedroom units, full basements, some with finished lower levels. Simple assumption and/or Land Contract available. From $55,000-$67,900.
FOR MORE INFORMATION CALL:
BRADBURY REALTY
455-3001

326 Condos For Sale

BINGHAM WOODS
FROM $149,900
ON THE FRANKLIN RIVER
15 Mile between Lahser & Telegraph
- In the Village of Bingham Farms -
Call Jean Valka or Wally DeLong
642-6240
ROBERTSON BROS

Birmingham
BEAUTIFUL 2 BEDROOM, End Unit Condo features sharp decor, new carpeting, prime up-dated kitchen, Central Air, lower level finished family room. LAND CONTRACT. $65,900 plus garage.
ASK FOR MARY CONNELLY
Chamberlain
646-6000

BIRMINGHAM
IN TOWN
PIETY HILL PLACE
800 W. BROWN
(OPEN FRI. 1-5)
BIRMINGHAM TOWN SQ.
400 SOUTHFIELD
CALL BETTY TURNER
646-6463
MICHIGAN REALTY

BLOOMFIELD HILLS, 2 bedroom, 1½ bath, first floor condo, ideally located. By Owner. Eve-Spec. 332-4859

BLOOMFIELD HILLS - Spacious 1 bedroom, 1½ baths, garage, security, beautiful clubhouse, pool, tennis. Good financing. $75,900. Call: Dorothy Harrington, at: Sorrentino, Holcomb, Pascoual, Inc., Realtors. 646-1400

BLOOMFIELD HILLS CONDO - private Upper Unit, ideal for single person, young couple or retiree. Carpeted living room, dining room, with doorwall to small balcony, kitchen including appliances, 2 bedrooms & ceramic bath. Laundry & storage facilities in basement, private carport & other parking. $54,500.

Cranbrook
Assoc., Inc. Realtors
557-3500

BLOOMFIELD WEST - 3 bedroom Pebble Creek luxury condo. All appliances included. Immediate occupancy. $125,000. 491-7602. 851-2450

BY OWNER, reduced further to $87,000. Open Sat & Sun, 12-5PM. 3 bedrooms, 2½ baths, den, family room, 2 car garage, many extras. 549-2678

CHANTICLEER
CONDOMINIUM
CLUSTER HOMES
PRICE 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.

CLOISTER LAKEVIEW, W. Bloomfield. Luxurious 2,400 sq.ft. Balconies, family room, dining room, master bedroom, foyer, 3½ baths, 2% garage. Assumable, 11¼% L.C. Sell or trade! $172,000. 851-9758

326 Condos For Sale

Farmington Condo
Quiet complex. Enclosed porch overlooks woods. Beautiful decor. 2 bedrooms and huge laundry. Convenient to downtown Farmington. $61,500. Land contract $15,000 down, 5 years.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

FARMINGTON HILLS - 2 bedrooms, spacious living room, dining room, neutral decor. Swimming pool, tennis court. $64,000. Assumable mortgage at 11% interest. Payments only $515. New Century. 569-8900

FARMINGTON HILLS - Upgraded spacious, neutral decor. 2 bedrooms, 2 baths, carport, security, pool, tennis. Owner ready to move! Good financing. $63,900. Call Dorothy Harrington at: Sorrentino, Holcomb & Pascoual, Inc. Realtors, 646-1400

FARMINGTON HILLS
LARGE and lovely one bedroom corner unit overlooking landscaped courtyard. Loaded with appliances, carport, pool and tennis. Only $8,500 down to assume 10 year 11¼% mortgage at purchase price of $51,500. Owner/Broker. 851-1729, 851-5400.

FARMINGTON HILLS
BARGAIN PRICED
FOR QUICK SALE
BY OWNER
EXTRA LARGE 1 BEDROOM
Only 25sq ft smaller than 2 bedroom
Underpriced in MID $30'S
WITH DELUXE FEATURES MAKING IT WORTH $10,000 MORE

As little as $7500 down on LC AT 11%. Or assume 7¾%, $16,500 mortgage.

YOU MUST SEE TO APPRECIATE
Coordinated GE KITCHEN includes side by side refrigerator with ice-maker, Pot Scrubber Dishwasher, eye level built-in self clean oven, ceramic cooktop, cook center formica super cabinet space, pantry, eating space, new no-wax floor. EXTRA LARGE BATH with luxury features. EXTRA SIZE BEDROOM with 50sq.ft walk in closet & dressing alcove with additional lavatory. Giant LIVING ROOM with DINING EL opening on patio & courtyard. New central air. All newly decorated, ultra plush carpet, fine accent wallcovering throughout, vertical blinds.

GROUND FLOOR, CENTRAL LOBBY SECURITY, CARPORT, SWIMMING POOL, WALK TO SHOPPING & BUS.

Condo Fee Includes HEAT
OPEN 10-5PM
FRI, SAT,SUN
The Village Green Condo
28420 W. 8 Mile Rd
Between Grand River & Middlebelt

FARMINGTON - overlooks woods & creek. Spacious, tastefully decorated, unfurnished fully carpeted & draped, modern kitchen appliances, 1 bedroom condo, 2 baths, central air, screened balcony, pool, beautifully maintained grounds. Park under building. Adults. No pets. Easily assumable 10% land contract, $61,950. After 4 PM. 427-1722

FARMINGTON - 1 bedroom condo. First floor, ideal location for seniors, lovely view. $33,900. Terms possible. After 5pm. 524-3988

INFLATION FIGHTING OWNER
Makes incredible sacrifice. 8% land contract on this Birmingham 2 bedroom, 1½ bath, & basement condo. Only $45,900. 7474 B. E. Diggens. 689-8880

LIVONIA - BY OWNER. $8,000 Assumes mortgage. Prime location. 2 bedrooms, all appliances, air, carport, pool. Move-in condition. $43,900. 525-4356

LIVONIA - WOODLORE. 1 bedroom condo. Appliances, air conditioning, low maintenance. $37,000. Call after 6pm. 422-8019

326 Condos For Sale

INGLEWOOD
CONDOMINIUMS
$PRICE REDUCTION
CLOSE-OUT PRICES
ON REMAINING
1981 MODELS
1982 MODELS OPEN
27860 & 27890
Evergreen Road
Lathrup Village, Mi.
Model Hours: Noon - 6 PM
(Closed Thursdays)
569-3870
Monetary Realty Co.
Helene Mallon Sales Assoc.

KNOLLWOOD POINTE
Bloomfield Twp.
(55-up). Simple assumption, fixed rate mortgage, 28 years remaining. For the quality conscious buyer. Like-new, contemporary ranch end unit with finished walkout lower level. Lovely wooded view. 2 bedrooms, 3 baths. Professionally decorated. Mint condition. Must be sold. Immediate occupancy. $178,000
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100
LET YOUR IMAGINATION
be your guide in this exciting Pebblecreek/Bloomfield condo home. The 2 story living room and the "half-moon" second bedroom bring this end unit to life. A rare value at $119,900. Attractive mortgage assumption. Call Now.

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

FAMILY SIZED
townhouse style condo in Novi. Three bedrooms, family room leading to huge wood deck with gas grill, attached garage and partially finished basement. Great assumable mortgage. Priced at $66,500. Call for more.

SPANISH FLAVORED
architecture highlights this north Royal Oak townhouse style condo. It has a huge master bedroom, 1½ baths, recreation room with office, and a fenced patio. LAND CONTRACT or simple assumption. Priced at $43,000. Pool and Tennis.

GREAT SIMPLE ASSUMPTION
available in this FARMINGTON HILLS one bedroom unit. Includes all appliances, has balcony & carport, plus pool and tennis. Call for details. Priced at $41,500.
CONDO-MART
626-8100

LIVONIA CONDO
38162 ANN ARBOR TRAIL
NEWBURY LAKE CONDO
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

LIVONIA - Laurel Woods, 6 Mile & Newburg Large, luxury 2 bedroom, 2 bath, laundry room, garage. Carpeting, drapes & all appliances. Immediate occupancy. $64,500. 464-3116

LIVONIA - WOODLORE 1 bedroom condo. Appliances, air conditioning, low maintenance. $37,000. Call after 6pm. 422-8019

326 Condos For Sale

NAME YOUR TERMS - 1 bedroom walkout, all appliances, pool, tennis courts, Farmington Hills. 647-4442

NORTHFIELD HILLS - TROY
Beautiful location on woods. Largest model, 3 bedrooms, 1½ baths, den, garage, fireplace, etc. 7¾% assumable or 25 year fixed blend available with only 10% down. $83,900. Owner 641-5213

NORTHFIELD HILLS - condo. Troy, largest model. Prime location, overlooking stream, 3 bedrooms, 2½ baths, den, entire kitchen cupboards, beautifully finished rec room, fireplace, garage. Dramatically decorated in earthtones, new off white carpeting. Low maintenance fee includes heat. Assume or L.C. $75,850 for quick sale.
Call days 646-5600
Eves & Weekends 641-8668

NOVI - LUXURIOUS 2 bedroom 2½ bath condo, excellent condition, secluded, $79,900. International Appraisal & Investment 459-0420

NOVI-STONEHENGE Condo, built 1978, 2 bedrooms, 1½ baths, attached garage, full basement, wood deck with gas grill, neutral decor, custom drapery, carpet, very clean. Blend rate, possible land contract. $61,500. Open Sun 2-5 & by Appointment. 23106 Stonehenge. Call after 6 PM. 474-2361

SOUTHFIELD, Kingswood Place, 3 bedroom, 1½ bath townhouse, professionally decorated, wallpaper, levelors, fireplace, kitchen with breakfast room, loaded with extras, moving to Florida, priced to sell fast - mid $70's or lease with option. Open Sat-Sun. 12-5pm. 28843 Lowell Ct. N. 552-9525

SOUTHFIELD
TWO beautiful EVERGREEN WOODS Condos. Both have natural marble fireplaces, attached garages, laundry rooms and treed settings
UNIT ONE - convenient ranch unit, upgraded carpeting, lovely patio, fixed rate mortgage, 28 years at 12%. $69,900
UNIT TWO - cathedral ceilings, many custom features, perfect for singles. Attractive mortgage assumption. Call Now.
ASK FOR MARCIA MEISEL
Chamberlain
626-9100 358-4147

TROY - choice 2 bedroom condo, pool, tennis, saunas, private woods, central air, large basement, fenced yard. 8% mortgage. 643-7040 641-8855

TROY - Northfield Hills, 3 bedrooms, 2½ baths, garage. Immediate occupancy. Land Contract. 656-4331

WEST BLOOMFIELD, 3 bedroom, 2 bath, 2 car garage, Pepper Hill upstairs unit, professionally decorated, immaculate. $129,000. Terms available.
Days 569-3883. Evenings 855-2652

WESTLAND - $6,200 assumes mortgage or rent with option to buy. 3 bedrooms, air, garage, pool, move-in condition. Owner 422-5254

W. BLOOMFIELD - Luxury townhouse, 2 bedrooms, 2½ baths, air conditioned, garage, 10% down. Land contract. Best offer. Option to rent. 661-4947

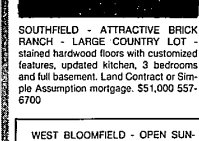
327 Duplexes For Sale

BIRMINGHAM DUPLEX - side by side units, brick & aluminum completely restoken. Spacious, tastefully decorated. Only $85,000. Land contract terms. Two blocks to Woodward
Colquitt Realtors 646-1650

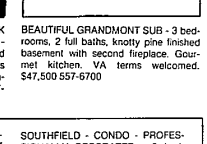
WAYNE - Brick Ranch, 2 bedrooms, basement. $28,000. $20,000 Down. Land Contract terms. 397-8754

330 Apts. For Sale

ATTRACTIVE
Investment opportunity in Clawson. 8 units. Excellent condition. Call for price, terms, details.
Ask for Mary Schwark
626-8700
Cranbrook
Assoc. Inc. Realtors



SOUTHFIELD - ATTRACTIVE BRICK RANCH - LARGE COUNTRY LOT - stained hardwood floors with customized features, updated kitchen, 3 bedrooms and full basement. Land Contract or Simple Assumption mortgage. $51,000 557-6700



BEAUTIFUL GRANDMONT SUB - 3 bedrooms, 2 full baths, knotty pine finished basement with second fireplace. Gourmet kitchen. VA terms welcomed. $47,500 557-6700

WEST BLOOMFIELD - OPEN SUNDAY - 2-5 5937 Kingsfield Dr., N. of Maple and W. of Farmington - 4 bedrooms plus great family room. Excellent family home, excellent neighborhood, excellent Assumption. $98,000 557-6700

NOVI - COUNTRY PLACE CONDOMINIUM. 3 bedrooms, 2½ baths. Neutral decor. Pool, tennis courts, clubhouse, and golf. 13¾% fixed 25 year mortgage available with 20% down. $84,900 557-6700

LATHRUP VILLAGE - SIMPLE ASSUMPTION AT 11% - 4 bedroom Colonial, 2½ baths, living room, dining room, kitchen and breakfast room, family room with fireplace and doorwall to patio, attached garage and finished basement. Occupancy at closing. $89,900 557-6700

SOUTHFIELD - CONDO - PROFESSIONALLY DECORATED - 2 bedrooms, 2 baths, family room with fireplace, garage and more. Hospital clean. Terms! $60,000 557-6700

SOUTHFIELD - EVERGREEN WOODS CONDO - Huge pine trees surround this quality Condo. 2 bedrooms, attached garage, neutral decor, balcony, 2 story foyer, self cleaning oven, refrigerator and beige plush carpeting. $74,500. 30% down 13½% Blend. 557-6700

SOUTHFIELD - SPARKLING CLEAN - 4 bedroom home with open floor plan. Large family room, rec room with wet bar and 2 car attached garage. Land Contract. $74,900 557-6700

CHURCHILL COMMONS OFFERS absolutely lowest priced Colonial in area of much higher values. 3 bedroom brick, library, fireplaced family room, formal dining, 1st floor utility, master bath, garage and basement. Easy land contract available. $82,900. Call 553-8700

12388 Cavell - Livonia, S. of Schoolcraft, W. of Inkster. Two bedroom alum. sided Ranch with many newer features. $43,900. Call 261-5080

FARMINGTON HILLS—Land Contract-Backs to Commons-Entertain in huge family room with fieldstone fireplace. Island kitchen. Large deck. Many extras. $169,900. 642-0703

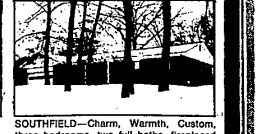
EASY LAND CONTRACT available on this sharp Kendallwood all brick home. 3 bedrooms, super new kitchen, large recreation room and screened porch. Fireplace, quality carpet, built-ins and on Wooded setting. $86,900. Call 553-8700

32921 Bennett Court - Livonia, N. of 6 Mile, E. of Farmington Rd., Custom 3 bedroom Ranch on beautiful landscaped lot. Great Room with fireplace. Attractive mortgage terms. $95,000. Call 261-5080

Spacious 3 bedroom split level on an acre lot in Brookland Farms, Novi. Studio building with fireplace overlooks inground pool. Blend rate mortgage available. $106,900. Call 261-5080

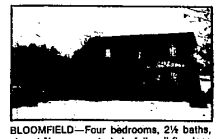
EXECUTIVE BRICK RANCH in one of Farmington Hills, most desirable areas. 3 bedrooms, 2½ baths, decks off family room and dining room. Nearly one acre of trees surround this very custom neat-as-a-pin beauty. Land Contract O.K. $113,900. Call 553-8700

Better than new 3 bedroom brick Ranch on country size lot. Two-way fireplace in living room and dining area. Carpeted thruout. Third bedroom is designed for a den. Nicely landscaped with underground sprinklers. Good mortgage assumption. $79,500. Call 261-5080



SOUTHFIELD—Charm, Warmth, Custom, three bedrooms, two full baths, fireplaced family room, sunny spacious kitchen overlooking ¾ acre parklike setting. One owner pride of ownership! $83,500. 642-0703

PICTURESQUE, IMMACULATE and completely up-to-date. Joint interest in a lake-front park. Absolutely splendid land contract terms available. $64,900. Call 553-8700

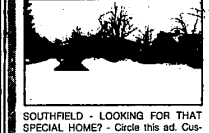


BLOOMFIELD—Four bedrooms, 2½ baths, almost ¾ acre, central air, full wall fireplace in family room, deck. Immediate. $129,900. 642-0703

FARMINGTON HILLS—House Beautiful-Professionally landscaped, Energy efficient, in the Hills of Independence, Land Contract terms. Call for details. $144,900. 642-0703

SOUTHFIELD - OPEN SUNDAY - 2-5 19150 Coral Gables - S. of 11 Mile and E. of Evergreen - IMMACULATE RANCH - with newer kitchen, extra big family room, fireplace, good sized lot, lovely carpeting. Assumable mortgage, very private backyard with natural fence and treed setting in front. $68,500 557-6700

BIRMINGHAM - This sharp 4 bedroom home features a finished rec room with fireplace and wet bar. Quality abounds in this sharp home with exceptional Land Contract Terms. $93,000 557-6700



SOUTHFIELD - LOOKING FOR THAT SPECIAL HOME? - Circle this ad. Custom built Ranch with 3 bedrooms, rec room, large lot 263 feet deep and much more. Simple Assumption at 9% or Land Contract Terms. $54,900 557-6700

NORTHVILLE COMMONS FEATURES - this unique 4 bedroom home with impeccably decorated Bi-Level family room, gourmet delight kitchen, in-law suite or library and private professionally landscaped patio. 8 year Land Contract. $134,900 557-6700

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