302 Birmingham Bloomfield

BIRMINGHAM
Builder's 3 bedroom home. Must see. Low-$70's. Call...
Irene or Babs
REAL ESTATE ONE
644-4700

BIRMINGHAM - Open Sat. & Sun. Custom ranch, 3 bedrooms, fireplace, dining room, large kitchen, paneled den, finished basement, wet bar 645-0735

BIRMINGHAM
OPEN SAT. & SUN. 2-5
1412 Stanley, inground pool, with solar heat. 3 bedroom brick, 2 baths, dining room, family room, 2½ car garage, newly remodeled including all appliances. Long term L.C.
Enjoy the full summer since it can be available immediately. $95,000
Call Carolyn 642-4584 or 548-5520

BIRMINGHAM TUDOR, Pembroke Manor. 2788 Dorchester. 3 bedrooms, 2 baths, living room with fireplace, dining room, screened porch, finished basement, 2 car garage, close to commuter & shopping. 11½% assumption $89,500. 649-5787

BLOOMFIELD TWP. Contemporary, 3 bedrooms, 6th bedroom or den, 2½ baths. Large living room & library area with fireplace & cathedral ceiling. Family area with fireplace. Natural wooded site. Walk to Bloomfield Hills elementary school. Large brick paved terrace. $165,900. 645-0470

302 Birmingham Bloomfield

BIRMINGHAM. 3 bedroom brick ranch, family room, appliances, private yard, garage. Land Contract, $67,900. Rhoden Realty 642-0014

BIRMINGHAM. 3 bedroom bungalow with finished basement, completely redecorated, 1½ car garage. Priced to sell. Must see. $59,550. Possible land contract. Call after 6 PM. 645-1125

BIRMINGHAM - 4 bedroom 2½ bath colonial. 2 fireplaces, large family room, custom brick patio, 2½ car garage, 1250 Wakefield, terms available. $149,900 645-2481

BY OWNER, Beverly Hills. 3 bedrooms, 2 baths, 2½ garage, many extra features including appliances, $76,900. L.C terms negotiable. 647-0032

BY OWNER. Hickory Heights. Beautiful 3 bedroom tri-level on large attractive wooded lot, $130,000. L.C variable interest & term. Appointment. 646-9352

BY OWNER. 3 bedroom, 2½ car garage brick colonial. Near Seaholm - Midvale. Large fenced yard, central air. $92,000. 642-5439

CHARMING CENTENNIAL home, 2 bedrooms, updated throughout, willing to sacrifice to sell immediately, Maple - Adams area, creative financing available, ideal starter home or condo alternative, call 961-8428 642-7254

CONTEMPORARY 7½% WALNUT Lake privileges. 3 acres, pond, heavily wooded. Rock & rustic cedar exterior/interior, atrium. $285,000. Also similar terrace. $165,900. 645-0470

302 Birmingham Bloomfield

BIRMINGHAM
4 Bedroom, 2½ bath colonial on a treed lot. Bloomfield Hills Schools. Access to Brother Rice and Marion. High mortgage assumption. Open Fri 10-12 noon, Sun. 2-5 PM. 2570 Lahser. $138,000. Ask for...

Beverly Bell
REAL ESTATE ONE
644-4700 855-9226

BLOOMFIELD HILLS - Spacious 3 bedroom home with 2½ baths & 3 fireplaces. Situated in heavily treed 1 acre lot. $118,900. 646-6281

BLOOMFIELD TWP, By Owner. Walk to Birmingham schools. Tri Level on large attractive lot, 3 bedrooms, family room, library, custom kitchen, beautiful condition, must sell. $109,900. 642-3571

BLOOMFIELD TWP. in Charing Cross Estates. 6 year old brick colonial in Birmingham schools. 4 bedrooms, 2½ baths, family room, deck off breakfast area. Panelled library, central air, on a large lot. Similar assumption at 8¾%. $152,000. Immediate occupancy. Owner. 540-0050

BLOOMFIELD VILLAGE-BY OWNER Traditional center entrance colonial in beautiful condition. Hardwood floors. Large living room with fireplace. 3 bedrooms. 1½ baths. Library. Dining room. Rec room with wet bar. Breakfast nook. Walking distance all schools. $145,900. 642-6076

Bloomfield Village
For a family desiring to live in the VILLAGE, this 4 bedroom COLONIAL is a must see! 3 full baths on second floor, paneled den, fireplaces in living room, family room and rec room, private POOL and patio. PRICED TO SELL ON LAND CONTRACT TERMS. Call John Palmer, 645-9700
PALMER REALTORS

BIRMINGHAM - charming 3 bedroom 1½ story Cape Cod, brick & aluminum, updated kitchen, rec room, Florida porch, nicely landscaped, fenced yard with patio, 1½ car garage. Great neighborhood, 1859 Stanley, $68,900. Good financing. 642-6093

BIRMINGHAM COLONIAL. 4 bedroom, 2½ baths, natural fireplace in family room, private lot adj. first floor laundry, gas heat. 16983 Kirkshire (1 blk. S. of 14) $79,900. For appointment 646-4323 days 336-8500 eve. 333

FRANKLIN - spectacular 4500 sq. feet, overlooking ravine-pond. 26483 13 Mile Rd. 1 block W. of Franklin Rd. Open Sun 1-5PM. $349,000. 855-5817

FRANKLIN VILLAGE, 3 ACRES. Country living, horses, barn, garden, etc. 7 room brick cape cod, studio over garage. Owner financing 855-2742

HAMMOND LAKE
PRIVILEGES. Very sharp Bloomfield Hills Ranch on beautiful ¾ acre setting. 4 bedrooms, 2 full baths, fireplace, 2½ car attached garage with opener. LAND CONTRACT. $89,500.
ASK FOR LINDA HARRISON
Chamberlain
647-5100 540-0474

LOOK
out over this treed ravine 1 acre from an exquisite home. 4 bedrooms, family room, 2 fireplaces, den, dining room, library and many extras. Birmingham.
Land Contract $164,000
- Exclusively by -
DUANE ROBERTSON
ROE ROBERSON 649-5400, 879-2989

302 Birmingham Bloomfield

Low Down Payment,
Simple assumption. Avon schools. Terrific 3 bedroom ranch with finished basement. OPEN SUNDAY 2-5. 843 Provence Town. $56,900.

Century 21
FAIR TOWNE CO.
626-8000

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

OPEN SUN. 2-5
6837 Kerc Ct., S. of Maple, E. of Inkster, off Lindemere, Birmingham Schools. Relocated, mettirated seller will consider all reasonable offers on this spacious 4 bedroom ranch. Located in a magnificent area of luxury homes. Paneled family room, country kitchen, fireplaced living room, first floor utility, sprinkling system, central air, trees and privacy. Flexible land contract terms. A fantastic buy with immediate occupancy at $135,900.

AETNA
626-4800

OPEN SUN. 2-5
7 YEAR LAND CONTRACT
$12,500 DOWN PAYMENT
Newly decorated 2 bedroom Ranch on large treed lot, Bloomfield Hills schools, den, walkout basement. $76,500. 356Kendry, N. of Square Lake, E. of Telegraph.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

SPACIOUS 4 bedroom, 2½ bath, dining room, family room, breakfast nook, double garage, super storage, on Poppleton Park. Must see inside to appreciate its size. 266 Wimbledon. $135,000. Buyers only. 645-8316

WING LAKE Rd. - lovely location. 2 bedrooms, 3 full baths, 2 fireplaces, large panelled family room. $163,000. By appointment. 626-3114

10½% ASSUMPTION
Spacious older colonial in desirable Beverly Hills subdivision. 4 bedrooms, 1½ baths, den, dining room, fireplace, large kitchen with bay. Rec room, excellent storage, central air, lovely home with many more features. By owner. $89,900. Please call 549-8157

3½ CAR - ATTACHED GARAGE
4 bedroom colonial, 2½ baths, 12x25 family room with fireplace, 1st floor laundry, central air, walk to Birmingham Elementary & High School, swim club & park nearby, excellent condition.
Available July 1
$129,900 TERMS
OPEN SUNDAY 12-6pm
19107 Chelten 644-5139

8½% Land Contract
ASSUMPTION FOR 11 YEARS. Contemporary ranch on large treed lot, Birmingham. 2 bedrooms, 1½ baths, fireplace, basement, garage, fenced yard, all kitchen and laundry appliances. $58,500
ASK FOR LINDA HARRISON
Chamberlain
647-5100 540-0474

302 Birmingham Bloomfield

QUARTON LAKE ESTATES - By Owner. Quarton & Holy Name Schools. 4 bedroom 1825 English Tudor with charm and quality. Possible Walled Front. Simple assumption at 12¼%. Pilgrim, 3% to brokers. By appointment. 646-3018. 644-2732

QUARTON LAKE ESTATES
Charming colonial, 5 bedrooms, 2½ baths, living room, separate dining room, beautiful family room. Kitchen with wet bar. 3 fireplaces. Lovely fenced yard with patio. Moving must sell. $135,000.

QUARTON LAKE ESTATES, prime location, easy walk to Quarton grade school. Spacious 3800 sq.ft. 4 bedroom colonial home, 2½ baths, large family room with wet bar, 3 fireplaces, 2 staircways, rec room. 1009 Suffield. 644-2147

303 West Bloomfield

Andover High School
Charming spacious colonial with cul-de-sac/treed setting. Designed for family living, gracious entertaining. 4 bedrooms, 2½ baths, extra large kitchen/breakfast room, huge family room, library, panelled rec room. Assumption, L.C. terms. Owner transferred. $148,500.

Simple Assumption
9¾% - Balance $85,000
Andover High School
Super buy in prestigious sub
Brick 4 bedroom, 2½ bath
Lovely contemporary kitchen
Family room/wet bar
Foyer with marble floors
Also 2nd mortgage or L.C.
$144,900

CENTURY 21
SECONTINE ASSOC.
626-8800

ARTRAIN 1982
Designer Showhouse
5500 sq. ft. ultra modern home with every amenity. Bloomfield Hills schools.

OPEN EVERY DAY
2954 Chambord
S. of Lone Pine, W. off Middlebelt.
We can also custom build your dream home.
ASSUMABLE 4 BEDROOM, 2½ bath colonial, family room, fireplace, central air, deck, finished basement, owner. $87,900. 661-5195

ATTRACTIVE FINANCING for perfect 4 bedroom colonial on prime W. Bloomfield site. Garden kitchen, walk out basement, Park & large deck. 851-8197

BLOOMFIELD HILLS SCHOOLS
Contemporary colonial by Wolok. First floor guest suite, many extras, large lot. $169,900. Owner: 851-5431

BRAND NEW EXECUTIVE Colonial in quiet wooded subdivision in W. Bloomfield. 2400 sq.ft., exceptional quality features. Live in this newly developed sub and take great pride in the homes I build around me. Top flight interiors with big city conveniences. Buy at my cost of $132,500 and save sales commission. Mortgage money available at under 15%. 353-8520

BUILDERS MODEL - 2400 sq. ft. 4 bedroom colonial, 2½ baths, formal dining & living room, wet bar in family room, 1st floor laundry, complete floor coverings & landscaped, ready to move in
L.C. terms - $123,900
LoPiccolo Homes - 474-2930

BY OWNER
Executive home
3 bedrooms on canal
$195,000. 335-5187

303 West Bloomfield

COUNTRY SETTING beautifully wooded 11 acres, private pond, upper straits privileges, 3 or 4 bedrooms, 2 baths, 2 fireplaces, cathedral ceiling, large deck, 2½ car attached garage, barn, $335,000. Evenings & weekends. 363-6260

ELEGANT AND well cared for Executive Colonial. 4 bedrooms, library, 2½ baths. Quality throughout. Wooded construction. 7 yrs. old, exceptional custom features. Priced below market at $139,900. Principals only, please. By Owner. 626-5724

MAPLE & FARMINGTON RD. AREA
Elegant 4 bedroom pillared colonial. Impressive entrance with circular stairway. Formal dining room, family room, library, first floor laundry. Many custom features. Asking price $169,900.

New Century
569-8900
MAPLEWOODS NORTH
By Owner
3700 sq.ft. contemporary 2 story, former builders model home on treed lot Bloomfield Hills Schools. Built in 1979 by Fairfield Development Company. This luxury 4 bedroom, 4 bath home features: Floor to ceiling Travertine, marble fireplace in 2 story greatroom & master suite. A gourmet kitchen includes: Built-in subzero refrigerator & microwave, Jenn-Aire center island & planked natural oakwood floors. Extras include: Wood deck, main floor laundry, 3 car attached garage, 7 zone automatic sprinkling system, burglar alarm & intercom. 13½% assumable mortgage available to qualified buyer. $150. Pickwood Dr. $274,500. Buyers only.

851-5155

MUST SEE- PRICE SLASHED
Beautiful 4 bedroom colonial, living, dining, family, library, central air alarm, sprinklers, extra insulation, rec room, deck. Assume 8¾% or blend. Only $154,900. 626-5855

W. BLOOMFIELD
4 bedroom, 2½ bath, family room with fireplace and wet bar, finished basement, central air conditioning, electric air cleaner, humidistat controlled humidifier, all appliances, 2 exceptionally large master bedrooms, large professionally landscaped fenced corner lot, 2 enclosed custom decks, automatic 7 zone sprinkling system, playground equipment. Assumable 8¾% mortgage available or will consider land contract. All of the above plus more. Priced to sell for only $114,900. For appointment call and as for Bill Perrin, 661-1733 or 855-2000

OPEN SUN., 2-5PM
6272 Ramwyck Ct., N. of Maple, W. of Orchard Lake. Flexible Financing. Contemporary 4 bedroom Colonial. Great Room, fireplace, wet bar, library. Many custom features. $249,000.

EARL
KEIM
Realty North, Inc. 559-1300

TWELVE MONTHS interest-free payments plus second 12 months at 10¼%. Large colonial with pool. Newly remodeled. $189,900. 851-2439

303 West Bloomfield

20% DOWN
ON LAND CONTRACT
Or assumable 10% mortgage. Contemporary ranch on large lot. Huge master suite plus 2 or 3 additional bedrooms. Finished rec room in walk-out lower level. WEST BLOOMFIELD SCHOOLS. Lake privileges and so much more. $69,900.

Max Broock, Inc.
626-4000

9% L.C.
4 bedroom colonial. Lake privileges, air, sprinklers, gourmet kitchen, must sell now, $132,500 855-3033

TWO STORY contemporary designers home in W. Bloomfield 4 bedrooms, 2½ baths, 2 fireplaces, ceramic tile, microwave, many designer built-ins. Energy saving features throughout. Screened porch, private wooded yard, large decks, secluded outdoor Jacuzzi. Good long term financing available, high $120,000's. 661-4081

304 Farmington Farmington Hills

ALL FARMINGTON HILLS
SIMPLE ASSUMPTION or land contract on this naturally beautiful setting for this 4 bedroom brick colonial, formal dining room, finished walkout lower level, 2 fireplaces, 3 car garage. $108,500.

LAND CONTRACT - over 1 acre on a hilltop sits this 3 bedroom sprawling brick ranch, formal dining room, fireplace, country kitchen, 3½ baths, finished rec room, attached 2 car garage. $132,900.

GREAT INVESTMENT on this 3 bedroom, maintenance-free home with walkout lower level, formal dining room, den, 1½ x 21¼ lot. Possible office or commercial. $79,900.

SIMPLE ASSUMPTION or easy land contract. Beautiful cape cod on nearly 1 acre. 3 spacious bedrooms, 2½ baths, family room, formal dining room, basement, attached 2 car garage. $117,000.

CENTURY 21
Nada, Inc. 477-9800

Beat Hi Interest
With a Land Contract on this well maintained Ranch. 3 bedrooms, 1½ baths, family room, 3 car garage. Located on a wooded lot. Full price $63,500.
Earl
KEIM
Midwest, Inc. 477-0880

BEAT THE HEAT
Owners are willing to deal on this luxurious 4 bedroom brick ranch in prestigious Staman Acres. 2½ baths, family room, modern kitchen, attached garage and featuring a custom built inground swimming pool. Must see, compare at $109,500.
Earl
KEIM
Midwest, Inc. 477-0880

BEAUTIFUL KENDALLWOOD area. 2,300 sq. ft. split level. 4 bedrooms, den, 2½ baths, formal dining, family room, central air. Nothing like it at $82,500.
ERA MASTER ASSOCIATES 478-7555

CONTEMPORARY TRI-LEVEL Old Woodcreek. 3 bedrooms, 3 baths, ¾ acre. Master bedroom with deck, rustic family room with drift stone fireplace and wet bar. Playroom with bath, central air. Land Contract. 9% simple assumption, lease with option to buy. $104,900. 851-0552

FOUR BEDROOM brick ranch, 13 Mile & Farmington. 2 baths, 2 fireplaces, inground pool, stream, fenced, security system & new roof. Many extras. Good terms. $88,500. By owner. After 5 PM, weekdays. 555-9340

304 Farmington Farmington Hills

CONTEMPORARY LOOK! Brand new 10 room Colonial with a different layout. Land Contract available. $133,900.

LAND CONTRACT. 3 bedroom Brick Ranch with 2 baths & 2½ car garage, on ½ acre lot in Old Homestead. $79,900.

SHARP 3 bedroom Brick Ranch with 1½ baths, full basement, fenced yard with patio & gas grill. $54,250.

CUSTOM WING COLONIAL with library, 2 full baths + powder room & first floor laundry. Family room opens to covered patio. Land Contract. $106,900.

LOW DOWN PAYMENT, 7 Year Land Contract. Over ½ acre family lot. 3 bedroom Ranch with 2 car garage & workshop. $45,000.

CUSTOM BUILT 4 bedroom Brick & Cedar Colonial with 2½ baths, family room, den, and large treed landscaped lot. $134,900.

ERA
- HARWELL -
626-3800

"Contract Terms"
CUSTOM BILT
Spacious ranch offers 3 bedrooms, 2 baths, family room, fireplace, full basement, 2 car attached garage, pool, patio and deck. $74,500.

255-0037
RITE - - - - - WAY

CUTE BRICK 3 bedroom ranch - $0 down with full basement, fenced yard, pleasant setting. Asking $59,500 - assumes. One Way 522-6000

DESIRABLE
ROLLING OAKS
Land contract terms or simple assumption. Immaculate 4 bedroom, 2½ bath colonial nestled into a wooded setting. Family room with wet bar, first floor utility, sprinkling system, central air, wood deck and ceramic foyer, gorgeous finished walk-out basement. Minutes to Elementary school. Are you of much higher priced homes. So much value! $119,900.

LAND CONTRACT
TERMS AVAILABLE.
Seeing is believing - it's all here in this 4 bedroom brick colonial. Features formal dining room, kitchen with built-ins, finished rec room with wet bar. Panelled family room, 2½ plus half bath, first floor laundry, extra large patio with barbeque. A great family home. $113,500.

AETNA
626-4800

DRAMATIC SPLIT LEVEL
4,200 Sq. ft. plus INDOOR POOL. HUGE ROOMS, FEATURES GALORE Poolside suite plus 4 bedrooms, 2 fireplaces, balcony living room, family room, first floor laundry. Acre hillside lot. Appraised at $190,000. FOR QUICK SALE, $142,500. Best offer taken. Will consider trade.
10% interest, 12 years,
416-0850

FARMINGTON HILLS - by owner. Quality built 3 bedroom brick ranch, 3000 sq. ft., all amenities, assumable mortgage. $129,900. 661-1315

FARMINGTON HILLS- By Owner. Contemporary 4 bedroom colonial, 2½ baths, custom features throughout. Simple assumption. $134,500. 553-4176

FARMINGTON HILLS colonial, By Owner. 4 bedroom, 2½ bath, 1st floor laundry, library, family room with cathedral ceiling living & dining room. Deluxe eat-in kitchen. Master Carpet throughout. L.C. Just reduced to $118,000 or best offer. 553-4128

304 Farmington Farmington Hills

Farmington/Farmington Hills
AMERICAN IMAGE
"and to be happy ever after". Imagine a charming brick CAPE COD on treed shaded street near downtown Farmington. Pleasant family gatherings in front of the masonried fireplace or relax in the large treed yard. 4 bedrooms, 2½ baths, formal dining room, basement, 2 car garage, central air. $14,000 down, land contract. Only $79,900

HISTORY BUFFS
It looks like Grandma's "gingerbread" home but it is maintenance free with newer siding. "Historic district" in Farmington. Gracious colonial style - 4 bedrooms, formal dining room, rustic family room, basement, tall trees, hobbit 1½ car garage plus work-shop. Just listed. $71,500

WOODED RAVINE
Watch the sunset over a majestic parklike ravine from your 27 ft. FAMILY ROOM of this stunning 3bedroom brick split-level. Formal dining, fireplace, 3 bedrooms, basement. $10,000 down on land contract, only $59,995.

SMART RENTERS
will kiss their landlord goodby. Buy of the year! Spacious ranch, 3 bedrooms, 15' x 41' FAMILY ROOM, 3 bedrooms, new carpeting, 105 ft. lot in Farmington. Lots of trees - quiet area. Asking $9000 on land contract. Only $44,900.

CENTURY 21
Hartford 414, Inc. 478-6000

FARMINGTON HILLS- 4 bedroom contemporary bi-level home on large heavily wooded lot. $165,500.
By Owner 478-5197

FARMINGTON HILLS- 25462 Springbrook. New 2200 sq. ft. 4 bedroom country ranch, ½ acre treed lot. Price reduced to $119,500. from $129,500. Has many quality features. Make your own color selection. Builder will deal with right party. Call Mr. Gaynor
Days 668-0072, Eves 851-8365

FARMINGTON HILLS - 4 bedrooms, 2½ baths, 1st floor laundry, formal dining room, featuring 26417 family room, finished basement, separate entrance for mother-in-law, long Land contract terms. $92,900. Owner Florida bound! negotiate with large down payment. CARMEN REAL ESTATE 553-4423

Friendly Farmington - Farmington Hills
WHAT'S DOWN
Check out the price and terms of this sharp 3 bedroom brick ranch - won't last at $49,500.

MECHANIC'S DREAM
Completely remodeled home on 1 acre with many extras - name your terms Just $56,500

THE "IN" PLACE
N. Farmington Hills - owner wants to sell this spacious 4 bedroom colonial - close to schools, shopping & restaurants. Features family room, den, and much more - $119,500.

CENTURY 21
TODAY 478-1040

NORTH FARMINGTON Hills - TERRIFIC FIXED RATE FINANCING 11% for 5 years - 12% for the duration. Brand new 4 bedroom colonial backs to apple orchard commons $115,000 34572 Bunker Hill

THINKING OF BUILDING? Call us for the prettiest best priced lots in Farmington Hills.
ARBOR REALTY 553-8128

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 SUNDAY 2-5
(67-ca). FANTASTIC TERMS Land contract or simple assumption on this lovely colonial featuring 4 bedrooms, 2½ baths, family room, and library. Located in beautiful Colony Park. Deck overlooks heavily treed lot. $138,900. 28723 OAK POINTE, W. of Farmington, S of 13 Mile.

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

OPEN SUN. 1-5
IDYLLIC RETREAT. One acre, spring-fed pond, towering oaks, pines, natural wildlife! Expansive 3 bedroom, 2½ bath Ranch with walk-out lower level. Big remodeled kitchen, 2 fireplaces, nearly new furnace. TEN YEAR Land Contract, 25% down, 11% - Top condition! 29981 Northbrook, N. off 13 Mile, on Westgate, W. of Middlebelt. $133,800
ASK FOR GINNY BECERRA
Chamberlain
646-6000 647-2722

OPEN SUN. 2-5
ON PRIVATE .99 ACRE COURT, backs to stream, golf course. 3 bedroom ranch, family room, 2 fireplaces, newer furnace and roof, floor to ceiling windows, 2½ car attached garage. GREAT TERMS. 30041 Northbrook, N. off 13 Mile on Westgate, W. of Middlebelt. $113,900.
ASK FOR MARY LOU DANE
Chamberlain
647-5100

OPEN SUN 2-5
OLD QUAKER TOWN
Farmington Hills
34300 QUAKER VALLEY. 4 bedroom hillside home on heavily wooded scenic acre, all custom homes. Buyers only. $145,000

477-5296

RAMBLEWOOD - First Offering. Beautiful Executive custom ranch, truly breathtaking with the finest decorator appointments. Situated on most desirable quiet cul-de-sac overlooking spectacular panoramic wooded creek setting. Walk out lower level with full finished open plan including wet bar, fireplace, separate bedroom 8½% high mortgage balance. Simple assumption to qualified buyer. Priced right at $219,000. By appointment. 661-5188

ROLLING OAKS SUB.
Charming 2 story contemporary, stone floors, 4 bathrooms, finished basement, Jacuzzi and pool, patio & deck facing park. Beautifully landscaped. Lovely view. No Sat. calls. 661-2027

Simple Assumption
Assume first & second mortgages with minimum down payment. 4 bedrooms, 2½ baths. In Farmington Hills. Family room, den, on cul-de-sac, backs to wooded Common. Mint condition CENTRAL AIR. $157,900.

Max Broock, Inc.
626-4000

UNPRICED
$32,500 asked with land contract terms for 21515 Oxford. A very clean ranch. 4 bedrooms possible. Basement garage. Sharp living room is 24 ft. long. Call Dick mornings to see it.
Homestead 553-2151

WALK-OUT BASEMENT - a certainlsts brick ranch with many windows to enjoy the view of trees, valley & stream, fireplace, nice decor, built-in BBQ in kitchen. 11% INTEREST LAND CONTRACT!

REDUCED, Lincolnshire Ranch, 3 bedrooms, basement, formal dining room, family room with full brick wall fireplace, kitchen complete with appliances. As low as $10,900 DOWN, priced at $99,999

Century 21
HOME CENTER
476-7000

LADDS INC. REALTORS
HOMEFEM.

TROY
Sharp four bedroom colonial with beautiful landscaping, patio with gas grill for summer fun. 2 car attached garage. Neutral decor. Inside with Oak floor in foyer. Family room with fireplace and all wood mouldings throughout. A must see! Sellers motivated. $113,400. 689-5600.

TROY - LAND CONTRACT
Four bedroom, 2½ bath colonial in beautiful Emerald Lake Village. Lake privileges on three different lakes. Full wood deck with privacy fence for the inground pool and jacuzzi. Call for details. $129,900. 689-5600.

BLEND RATE AVAILABLE
Spacious Quad-level home with four bedrooms, 2½ baths. Fourth bedroom could be used as a den. All appliances negotiable. Decorated in neutral earth-tones. 2 car attached garage on a good size lot. Call today! $89,900. 689-5600.

ROCHESTER AREA
Brand new contemporary nestled on 2½ acres of trees! Two stone fireplaces, great room with loft, 3 or 4 bedrooms with adjoining full baths, quality and custom throughout. Negotiable terms. Ten year Land Contract terms with $50,000 down, asking $199,000. 689-5600.

FINANCING AVAILABLE WELL BELOW CURRENT RATES
LADD'S
4086 ROCHESTER RD. TROY
689-5600

WEST BLOOMFIELD - Custom built broadfront Ranch with 3 bedrooms, 2 baths, suspected location. Over an acre of prime property. Hurry on this 1700 sq. ft. beauty. Completely remodeled. Simple Assumption! $95,000. 557-6700

SOUTHFIELD - A SUPER SMALLER HOME with many lovely features. Bay window, fireplace, central air, air cleaner, newer driveway, 2½ car garage, newer kitchen, mirrored wall in dining room, basement and land contract terms. $58,500. 557-6700

SOUTHFIELD - TEXAS SIZE LOT - Tall Pines, surround this 1400 Sq. Ft. brick Ranch with fireplace in living room, family room, 2 bedrooms, (one King size), pass hall, Florida room, country kitchen, plus breakfast room and attached garage. $49,900. 557-6700

SOUTHFIELD - LAND CONTRACT - $9,000 DOWN PAYMENT - Brick Ranch very attractive with stained hardwood floors, customized features, updated kitchen, 3 bedrooms and full basement. Large country lot. Assumable Mortgage. $49,000. 557-6700

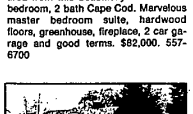
SOUTHFIELD - 10% DOWN - 10 YEARS, LAND CONTRACT - GREAT TERMS & PRICE - Quality 3 Bedroom Ranch on a cul-de-sac with wooded setting and loaded with privacy. A circular driveway graces this brick home with low down payment. $87,900. 557-6700

SOUTHFIELD - BLEND RATE - Private apartment with family room, bedroom and full bath are part of this magnificent Quad Level in prestigious Greentrees Sub. 4 bedrooms plus 3 full baths. Only $98,500. 557-6700

LATHRUP VILLAGE - $15,000 DOWN - 15 Years - Land Contract to Assumption - Fantastic terms - This custom colonial features finished rec room, with fireplace and bar. $82,000. 557-6700

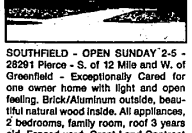
LATHRUP VILLAGE - ASSUMPTION - Smartly decorated 3 bedroom home with contemporary flair, family room with fireplace, central air and simple assumption. $67,000. 557-6700

LATHRUP VILLAGE - REDUCED $7,000 GREAT ASSUMPTION - This 4 bedroom home features beautiful rambling decks in the rose garden, master bedroom suite, kitchen appliances, rec room and storage space galore. High Assumable Mortgage. $82,900. 557-6700



BIRMINGHAM - Walk to downtown area from this beautifully decorated 3 bedroom, 2 bath Cape Cod. Marvelous master bedroom suite, hardwood floors, greenhouse, fireplace, 2 car garage and good terms. $82,000. 557-6700

SOUTHFIELD - REDUCED $5,000 - GOOD TERMS - Country setting on 1 acre with stream - Quality home features the best of country living in city. Located in Berg Hills, Island kitchen with appliances, 3 bedrooms. Picture windows overlooking wooded lot. Land Contract. $73,500. 557-6700



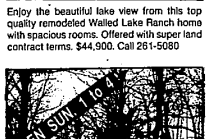
SOUTHFIELD - OPEN SUNDAY 2-5 - 28291 Pierce - S. of 12 Mile and W. of Greenfield - Exceptional Cared for one owner home with light and open feeling. Brick/Aluminum outside, beautiful natural wood inside. All appliances, 2 bedrooms, family room, roof 3 years old. Fenced yard. Great Land Contract Terms. $48,500. 557-6700

Chamberlain
LATHRUP-SOUTHFIELD
557-6700

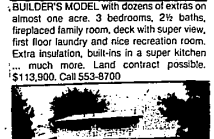
Enjoy the beautiful lake view from this top quality remodeled Walled Lake Ranch home with spacious rooms. Offered with super land contract terms. $44,900. Call 261-5080

BUILDER'S MODEL with dozens of extras on almost one acre. 3 bedrooms, 2½ baths, fireplaced family room, deck with super view, first floor laundry and nice recreation room. Extra insulation, built-ins in a super kitchen ... much more. Land contract possible. $113,900. Call 553-8700

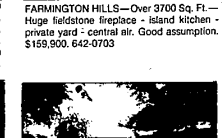
FARMINGTON HILLS—Over 3700 Sq. Ft.—Huge fieldstone fireplace - island kitchen - private yard - central air. Good assumption. $159,900. 642-0703



32921 Bennett Ct., Livonia, N. of 6 Mile, E. of Farmington Rd. Custom 3 bedroom Ranch, on a beautifully wooded lot. Great room with fireplace. Attractive mortgage terms. $95,000. Call 261-5080.

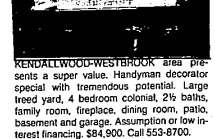


KENDALLWOOD-WESTBROOK area presents a super value. Handyman decorator special with tremendous potential. Large treed yard, 4 bedroom colonial, 2½ baths, family room, fireplace, dining room, patio, basement and garage. Assumption or low interest financing. $84,900. Call 553-8700.



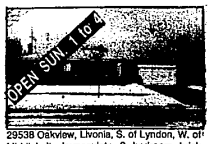
BLOOMFIELD HILLS SCHOOLS—Custom built, three bedrooms, 2½ baths, great room, family room, dining room, basement, central air, deck, almost one acre wooded privacy. $195,000 642-0703

29538 Oakview, Livonia, S. of Lyndon, W. of Middlebelt. Immaculate 3 bedroom brick Ranch with attached garage. New features in kitchen, large dining area and full finished basement. Land Contract terms. $79,900. Call 261-5080



4¾ ACRES all fenced and in Farmington Hills for office building or for your horse farm. 2 barns, 2700 square ft. home, terms available. Excellent potential. $300,000. Call 553-8700.

FARMINGTON HILLS—Large family home, four bedrooms, 2½ baths, private yard. Fantastic buy in beautiful Independence Commons. $109,900. 642-0703



28979 Morlock, Livonia, S. of 8 Mile Rd., E. of Middlebelt. Low interest assumable mortgage. Custom built 3 year old brick ranch on country sized lot. A terrific value for $75,000. Call 261-5080.

BRAND NEW 3 bedroom ranch, full basement, 2 car garage, 14¼% M.S.H.D.A. 17 year mortgage with as little as 5% down. Save as much as $100,000 over conventional means. Many choice lots still available. $58,500. Call 553-8700.

CANTON—BEDFORD VILLA CONDO—Brick ranch, end unit, 2 bedrooms, 1½ baths, finished basement. Great location. Land Contract terms available. $64,900. 642-0703

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