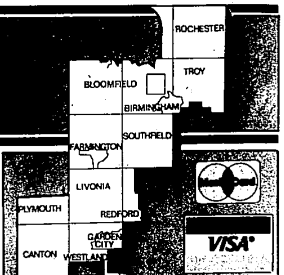

REAL ESTATE FOR SALE

302 Birmingham-Bloomfield
303 West Bloomfield
304 Farmington Farmington Hills
305 Brighton-Hartland
306 Southfield-Lathrup
307 Milford-Hartland
308 Rochester-Troy
309 Royal Oak-Oak Park Huntington Woods
310 Commerce-Union Lake
311 Orchard Lake Walled Lake
312 Livonia
313 Dearborn Dearborn Heights
314 Plymouth-Canton
315 Northville-Novi
316 Westland-Garden City
317 Grosse Pointe
318 Redford
319 Homes for Sale-Oakland County
320 Homes for Sale-Wayne County
321 Homes for Sale Livingston County
322 Homes for Sale Macomb County
323 Homes for Sale Washtenaw County
324 Other Suburban Homes
325 Real Estate Services
326 Condos for Sale
327 Duplex for Sale
328 Townhouses for Sale
330 Apartments for Sale
332 Mobile Homes for Sale
333 Northern Property
334 Out of Town Property
335 Florida Property for Sale
337 Farms for Sale
338 Country Homes
339 Lots & Acreage
340 Lake River Resort Property for Sale
342 Lake Property
348 Cemetery Lots
351 Business & Professional Bldgs. for Sale
352 Commercial/Industrial
354 Income Property for Sale
356 Investment Property for Sale
358 Mortgages/Land Contracts
360 Business Opportunities
361 Money to Loan
362 Real Estate Wanted
364 Listings Wanted

REAL ESTATE FOR RENT

400 Apartments to Rent
401 Furniture Rental
402 Furnished Apartments
403 Rental Agency
404 Houses to Rent
405 Furnished Houses
407 Mobile Homes
408 Duplexes to Rent
410 Flats to Rent
412 Townhouses/Condominiums
413 Time Share
414 Florida Rentals
415 Vacation Rentals
416 Halls for Rent
419 Mobile Home Space
420 Rooms to Rent
421 Living Quarters to Share
422 Wanted to Rent
423 Wanted to Rent-Resort Property
424 House Sitting Service
425 Convalescent Nursing Homes
428 Garages/Mini Storage
432 Commercial/Industrial
436 Office Business Space

EMPLOYMENT, INSTRUCTION

500 Help Wanted
502 Help Wanted-Dental Medical
504 Help Wanted-Office Clerical
505 Food-Beverage
506 Help Wanted Sales
507 Help Wanted Part Time
508 Help Wanted Domestic
510 Help Wanted Couples
511 Entertainment
•L512 Situations Wanted Female
•L513 Situations Wanted Male
•L514 Situations Wanted Male/Female
•L515 Child Care
•L516 Summer Camps
•L518 Education Instructions
519 Computers-Sales Service, Share
•L520 Secretarial Business Services
•L522 Professional Services
•L523 Attorneys/Legal Counseling

ANNOUNCEMENTS

600 Personals (your discretion)
602 Lost & Found (by the word)
604 Announcements/Notices
606 Legal Notices
607 Insurance
608 Transportation
609 Bingo
610 Cards of Thanks
612 In Memoriam
614 Death Notices

MERCHANDISE

•LBus 700 Auction Sales
•LBus 701 Collectables
•LBus 702 Antiques
703 Crafts
704 Rummage Sales/Flea Markets
705 Wearing Apparel
706 Appliances
708 Household Goods-Oakland County
709 Household Goods-Wayne County
710 Misc for Sale-Oakland County
711 Misc for Sale-Wayne County
712 Wanted to Buy
713 Bicycles-Sale & Repair
714 Business & Office Equipment
715 Commercial Equipment
716 Lawn, Garden & Farm Equipment
718 Building Materials
•L720 Farm Produce
•L721 Flowers & Plants
722 Hobbies-Coins, Stamps
724 Camera and Supplies
726 Musical Instruments
727 Home Video Games New/Used
728 TV, Stereo, Hi-Fi, Tape Decks
729 CB Radios
730 Sporting Goods
734 Trade or Sell

ANIMALS

738 Household Pets
•L740 Pet Services
744 Horses, Livestock, Equipment

AUTOMOTIVE/ TRANSPORTATION

800 Recreational Vehicles
802 Snowmobiles
804 Airplanes
806 Boats/Motors
•L807 Boat Parts & Service
808 Vehicle/Boat Storage
810 Insurance, Motor
812 Motorcycles, Go-Karts, Service
814 Campers/Motorhomes
•L816 Auto/Trucks, Parts & Service
818 Auto Rentals Leasing
819 Auto Financing
820 Autos Wanted
821 Junk Cars Wanted
822 Trucks for Sale
823 Vans
824 Jeeps/4 Wheel Drive
825 Sports & Imported
852 Classic Cars
854 American Motors
856 Buick
858 Cadillac
860 Chevrolet
862 Chrysler
864 Dodge
866 Ford
872 Lincoln
874 Mercury
876 Oldsmobile
878 Plymouth
880 Pontiac
884 Volkswagen

BUSINESS DIRECTORY SERVICES

3 Accounting
4 Advertising
5 Air Conditioning
6 Aluminum Cleaning
9 Aluminum Siding
10 Antiques
12 Appliance Service
13 Aquarium Service
15 Asphalt
16 Asphalt Sealcoating
17 Auto Cleanup
18 Auto & Truck Repair
21 Awnings
24 Basement Waterproofing
25 Bathtub Refinishing
26 Bicycle Maintenance
27 Brick, Block & Cement
29 Boat Docks
30 Bookkeeping Service
32 Building Inspection
33 Building Remodeling
36 Burglar Fire Alarm
37 Business Machine Repair
39 Carpentry
42 Carpet Cleaning & Dyeing
44 Carpet Laying & Repair
52 Catering-Flowers
54 Ceiling Work
55 Chimney Cleaning
56 Chimney Building & Repair
57 Christmas Trees
58 Clock Repair
59 Commercial Steam Cleaning
60 Construction Equipment
61 Distilled Water
62 Doors
63 Draperies
64 Dressing & Tailoring
65 Drywall
66 Electrical
67 Electrolysis
69 Excavating
72 Fences
75 Fireplaces
76 Firewood
81 Floor Service
87 Floodlight
90 Furnace Repair
93 Furniture Finishing & Repair
95 Gas Appliance Repair
96 Garages
97 Golf Club Repair
98 Greenhouses
99 Gutters
102 Handyman
105 Hauling
108 Heating
109 Solar Energy
111 Home Safety
112 Humidifiers
114 Income Tax
115 Industrial Service
116 Insurance Photography
117 Insulation
120 Interior Decorating
121 Interior Space Management
123 Janitorial
126 Jewelry Repairs & Clocks
129 Landscaping
132 Lawn Mower Repair
135 Lawn Maintenance
138 Lawn Sprinkling
142 Linoleum
146 Marble
147 Medical/Nursing
148 Maid Service
149 Mobile Home Service
150 Moving-Storage
152 Mirrors
155 Music Instrument
157 Music Instrument Repair
158 New Home Services
159 Nursing Centers
165 Painting-Decorating
170 Patios
175 Pest Control
178 Photography
180 Piano Tuning
200 Plastering
215 Plumbing
220 Pools
221 Porcelain Refinishing
222 Printing
223 Recreational Vehicle Service
224 Retail Hardwoods
225 Refinishing
229 Refrigeration
233 Roofing
234 Scissor, Saw & Knife Sharpening
235 Screen Repair
237 Septic Tanks
241 Sewer Cleaning
245 Sewing Machine Repair
249 Slipcovers
253 Snow Removal
254 Storm Doors
255 Stucco
257 Swimming Pools
260 Telephone Service Repair
261 Television, Radio & CB
263 Tennis Courts
265 Terrariums
269 Tile Work
273 Tree Service
274 Truck Washing
275 Typing
276 Typewriter Repair
277 Upholstery
280 Vacuums
281 Video Taping Service
282 Vinyl Repair
283 Ventilation & Attic Fans
284 Wallpapering
285 Wall Washing
287 Washer/Dryer Repair
289 Water Softening
293 Welding
294 Well Drilling
296 Window Treatments
297 Windows
298 Woodworking
299 Woodburners

ALL ADVERTISING PUBLISHED IN THE OBSERVER & ECCENTRIC IS SUBJECT TO THE CONDITIONS STATED IN THE APPLICABLE RATE CARD, COPIES OF WHICH ARE AVAILABLE FROM THE ADVERTISING DEPARTMENT, OBSERVER & ECCENTRIC NEWSPAPERS, 36251 SCHOOLCRAFT ROAD, LIVONIA, MICHIGAN 48150, (313) 591-2300. THE OBSERVER & ECCENTRIC RESERVES THE RIGHT NOT TO ACCEPT AN ADVERTISER'S ORDER. OBSERVER & ECCENTRIC AD-TAKERS HAVE NO AUTHORITY TO BIND THIS NEWSPAPER AND ONLY PUBLICATION OF AN ADVERTISEMENT SHALL CONSTITUTE FINAL ACCEPTANCE OF THE ADVERTISER'S ORDER.

EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex or an intention to make any such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

302 Birmingham Bloomfield

ADORABLE HOME, totally renovated. 3 bedroom, 1 bath, all new carpeting, new kitchen, garage, roof. All appliances including washer & dryer. Must sell immediately. $66,900. 752 W. Lincoln. By owner. 646-7000

BEVERLY HILLS - 2 bedroom 1½ bath home on 1 acre lot. Extras include den, fireplace, 2 car garage. $73,000. By owner. Appointment only. 644-1456

BEVERLY HILLS - corner Birwood & Birmingham Blvd. 3 bedroom, full basement, 2 car garage. $70,000. Call George days 541-0421, eves. 645-2549

BEVERLY HILLS, by owner, 3 bedroom ranch, living room, dining room, fireplace, family room, garage, utility room, $65,000, 12¾% interest new mortgage, 20% down. 646-1542

BEVERLY HILLS - By owner. Custom 4 bedroom spacious colonial. Family room, first floor laundry & study. $155,800. 646-7097

BEVERLY HILLS - By Owner. Quality brick colonial. 3 bedrooms, Fla. room, central air, basement. Newly decorated/carpeted. Immaculate condition. Assume/L.C. Asking $86,900. 647-6560

BEVERLY HILLS - 14 Mile, W. of Greenfield, 3 bedrooms, cedar-shake ranch, carpeting, appliances, screen porch, garage. Immediate occupancy. Laverne Eady & Associates, Inc. 626-4711 275-4422

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.
1859 Stanley - $68,900.
Land Contract. 642-4099

BIRMINGHAM DOWNTOWN
A Rare custom contemporary. This home is especially designed for 1 or 2 people with full guest quarters. It boasts the finest quality detail seldom seen in todays market. Vaulted ceilings, sky-lights, loft library & office, kenetics kitchen, large master bedroom & bath, top quality tile & Berber all wool carpeting, etched glass French doors, etc. etc. The quality details of this home are far too numerous to list. $325,000. For details or appointment call: 644-4611

BIRMINGHAM- 3 bedroom & 2½ bath, centrally air conditioned Cape Cod, large family room, master suite with full bath, newer kitchen, rec. room with wet bar, fenced, double lot with deck & numerous flowering trees & shrubs. Terrific in-town location. By Owner. L.C. or assumption possible- $119,900. 733 Hanna. Call for appt. 642-0833

Bloomfield Village
2191 YARMOUTH
Outstanding Georgian Regency, Built 1940, 4 Bedrooms & Servants Wing.
Finest Location - Finest Appointments.
OFFERED AT $425,000
DETROIT BANK & TRUST
TRUST REAL ESTATE
222-3726

BY OWNER. Hickory Heights. Beautiful 3 bedroom tri-level on large attractive wooded lot, $130,000, L. C. variable interest & term. Appointment. 644-5933

BY OWNER, 3 Bedroom Ranch, open view, lovely Hickory Hts. wooded site. T.L.C. throughout, central air. $108,000. 701 Hickory Hts. Dr. 646-0541

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

CONTEMPORARY RANCH
(1-ma). 369 Martell, Bloomfield Hills. Located on a premium site near the entrance to the Cranbrook Grounds. Enjoy the quality luxury life of a leisurely life style offered by this distinctive great room and uniquely designed and quality constructed family home. 3 bedrooms, 3½ baths, lower level hobby room, finished rec room. A visit is worth a thousand words. Call for an appointment to the good life. ML 58541.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

HIDDEN PINES of Bloomfield Hills. By owner. Bruce Bordener built French colonial, 1978. 5700 sq. ft., great room, butlers pantry, exposed lower level to pool area. Exquisite details. Good family home & for entertaining. Must be seen by appointment only. $420,000. 9¾% simple assumption. 791 Hidden Pine Rd., 540-2942

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

QUALITY QUAD
(1-ln). With convenient setting and highly regarded Birmingham Schools. And best of all $73,900 simple assumption on this spacious home with open floor plan. Enjoy private rear yard, woodsey retreat, with attractive deck. Walnut Lake privileges. $99,900. For your own personal tour, call. ML 58770.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

QUARTON LAKE ESTATES, 4 bedroom colonial, den, family room, living room, separate dining room, 3 full baths, 2 half baths, 2 fireplaces, finished basement, central air, sprinkler. By owner. $195,000. 642-3654 334-0951

303 West Bloomfield

LARGE, BEAUTIFUL winged colonial. Inground pool. Price reduced. $129,900 or best offer. 10% down, 2 year 9% land contract. 851-2429

Long Term Assumption
(1-la). Is available with $25,000 down, 14% and 27 years left on this desirable 4 bedroom, 2½ bath, classic colonial in well established West Bloomfield community. Central air, cozy family room with fireplace, superb landscaping, and competitively priced at $89,900 make this a home that well soon be gone. Before that happens, call. ML 57602.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

PRICED TO SELL with special FINANCING. Large attractive Colonial family home with all the amenities. Prestige area. $107,900.

3 YEAR'S TAXES PAID. Priced well below duplication. Exquisite townhouse with circular stairs, formal dining room, marble fireplace. Master bedroom suite on 1st floor. Many other custom features. Very sharp! $162,500.

ERA
M.D. HARWELL CO
626-3800

WEST BLOOMFIELD BARGAIN
(1-ki). Would you believe that this quality built 8 room, 4 bedroom, 2½ bath colonial home could be purchased for only $89,900? Special features include 100% basement, 2 car attached garage, premium lot, partially finished rec room. ML 57460.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

West Bloomfield Schools
(1-gr). 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 $129,900. For your own personal tour, call. ML 44609.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$155,900
(1-ri). $10,000 rebate from seller to purchaser at closing. 9 room, 4 bedroom, 2½ bath brick colonial in prestigious Bloomfield on the Lake. Property offers formal dining room, unique family room with special conversation area, full basement, 2 car garage. Well located within the development on private cul-de-sac. Owner transferred. Bloomfield Hills Schools. Neighborhood of $150,000 to $200,000 properties. ML 60054.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$92,900
(1-pe). Quality built 8 room, 4 bedroom, 2½ bath brick home offering 2 car garage, family room with fireplace, premium lot located in prestigious Franklin Valley. Simple assumption of 7¼% mortgage and attractive blend with 20% down, or 13¾% 5 year balloon payment financing available. Call for opportunity. ML 49734.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

304 Farmington Farmington Hills

ATTRACTIVE 3 bedroom colonial with deck overlooking spring-fed pond for summer & winter fun. Family room with fireplace. This is a "Must see" home. $82,900. Ask for Betty Gillespie 626-3151
THE SPECTRUM GROUP 642-9020

CUSTOM DESIGNED SPACIOUS LUXURY BRICK ENGLISH TUDOR COLONIAL. 4 bedrooms, 2 story hi cathedral ceiling living room. Impressive extra large family room with fireplace & 2 doorwalls. Innumberable extras. Large deck. 2 car attached garage. First time offered. $109,900. Land contract terms. Call 553-8700.
Thompson-Brown

EXCELLENT ASSUMPTION
(60-67 va) Or 12¾% long term financing. Lovely pillared colonial shows like a model home. 4 bedrooms, 2½ baths, family room. Backs to scenic pond. Mint condition. A must see!
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

FARMINGTON HILLS- An excellent value & terms, custom brick quad on 1 acre, 4 bedrooms, 3½ baths, family room-fireplace, dining, full basement. $134,900. L.C. terms, 10% interest. 478-4958; 337-7412

RANCH
10½% FINANCING
(1-pe). Approximately 1600 sq. ft. prestigious ranch in desirable Kendallwood. 3 bedrooms, 1½ baths, finished basement, 2 car garage, wooded setting, 2 fireplaces. This property offers attractive location, price, condition, and financing. Owner transferred. Call for personal tour and details. ML 57825.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

HERITAGE HILLS
$99,900
(1-su). Brick colonial in area of $100,000 to $140,000 homes. 8 rooms, 4 bedrooms, 2½ baths, first floor laundry, formal dining room, family room with fireplace, full basement, central air and attached garage. Owner transferred. Home reflects strong pride of ownership. Court setting, premium high lot. Priced for fast sale.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

LINCOLNSHIRE ESTATES
$89,900
(1-ea). Attractive colonial offering 8 rooms, 4 bedrooms, 2½ baths, basement, attached garage, family room with fireplace, first floor laundry, and rear screened porch. Owner transferred. Bargain price, plus premium wooded site well located within the development. Extremely attractive interior decor. Many extras. Priced for fast sale. ML 53580.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

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

SIMPLE ASSUMPTION - on this neat and clean 3 bedroom brick ranch with finished basement and 1½ baths, huge lot. Only $55,900.

EASY LAND CONTRACT - sprawling 3 bedroom brick ranch, formal dining room, fireplace in family room, country kitchen, many custom features, professionally landscaped, 2½ car attached garage. $94,900.

CENTURY 21
Nada, Inc. 477-9800

$105,900
(1-ol). Wedgewood Commons Colonial, 8 rooms, 4 bedrooms, 2½ baths, family room with fireplace, basement, central air, 2 car turned garage on a premium site. Owner transferred. High $74,000 mortgage balance at 13% interest. Bring your checkbook.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$136,900
(1-vi). 3100 sq. ft., 9 room, 4 bedroom, 2½ bath, plus 14x11 den, and 15x11 first floor laundry room. This property offers a low price, premium setting surrounded by large evergreens and attractive treed lot. Special features include attached 2 car turned garage, central air, fieldstone fireplace, 6-panel doors, attractive wallpaper decor throughout, newer carpeting, and a flexible, attractive First Federal of Oakland mortgage. Owner transferred. Opportunity for the discriminating purchaser. ML 53192.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

4 BEDROOM BRICK RANCH
Extra large lot in prime area of Farmington Hills. Master bath, fireplaced family room, heated poo. Terms. $104,900. Call 553-8700.
Thompson-Brown

305 Brighton-Hartland

30 days only...
No gimmics, no strings
11% - 5 year fixed rate available on some Fairway Trails models. Single Family. City of Brighton. $68,000 up. Act now to get your choice.
313-229-2080

306 Southfield-Lathrup

LATHRUP VILLAGE-By Owner, 3 bedroom, 2½ bath colonial, fireplace, gas grill, central air, gas forced air, 2 car attached garage, $79,900. 553-0139

LATHRUP VILLAGE- 4 bedroom Cape Cod, older home, 2 full baths, 2 half baths, 2 fireplaces, eat-in Pine cabineted kitchen, den, Florida room, new gas furnace, finished basement, 2 car attached garage, fully assumable 11¾% loan. $22,000. down. 552-0371

SOUTHFIELD - large colonial, 4-5 bedrooms, 2½ baths, large family room, central air, $79,900 or best offer. Must sell. Call evenings 569-0077

307 Milford-Highland

REDUCED - Must sell. Village of Milford. 3 bedroom brick ranch, rec room, 2½ car garage. $46,000 with an interest buy-down. Ask for Judy at:
Real Estate One, 684-1065 or 685-9205

308 Rochester-Troy

BY OWNER, Rochester - 2 Story Colonial, brick & aluminum, 3 bedrooms, 2½ baths, electric heat. Land Contract. $89,900. Large Corner Lot. 651-3108

ROCHESTER AREA- 472 Clair Hill, between Walton Blvd. & Avon Rd. W. of Old Perch. Large 5 bedroom, 4 bath, formal dining, family room-fireplace, beautiful decor, many extras. Don't miss this home, seeing is believing, story book grounds. Now reduced to only $132,900. Terms available.

310 Union Lake Commerce

COMMERCE TWP. Quad-level situated in beautiful area. 3 bedrooms, den, family room with fireplace, deck with gas barbecue, unique garage with 12x16 addition. Terraced yard with mature oaks, on paved col-de-sac. Lake privileges. By owner. $83,500. 360-0646

312 Livonia

A STEAL
Low down L.C. terms, gorgeous 4 bedrom brick quad, 2½ baths, master suite on private level with walk in closet & private bath, country kitchen with built in range, family area off kitchen, doorwall from living room to beautiful patio, 2 car garage, all for only $57,900
Castelli
525-7900

Att: PARENTS!
Perfect family brick ranch, 2 baths, family room, complete modern kitchen with built-ins including micro-wave. Flexible land contract terms. $64,900.
Call RICK FATYMA
Century 21
Gold House Realtors
459-6000

BURTON HOLLOW WOODS - Excellent land contract terms on this immaculate 4 bedroom Colonial in a prime location. Beautiful family room with fireplace, dining room, 1st floor laundry, basement, 2 car attached garage. $89,900.

OLDE ROSEDALE GARDENS - Beautiful English Tudor loaded with charm & grace. 3 bedrooms, dining room, FAMILY ROOM, huge living room with fireplace, basement, 2 car garage. Excellent assumption. $59,900.

10% LAND CONTRACT - on this super brick ranch. Over 1,800 sq. ft. with 3 bedrooms, family room with fireplace, beautiful kitchen, completely finished recreation room, 2 car attached garage. Many custom features. $74,900.

ALMOST AN ACRE with towering trees and stream plus a sprawling custom built ranch. 4 bedrooms, 2½ baths, family room, 3 FIREPLACES, finished recreation room, 2 car attached garage. Approximately $83,500 owing on mortgage. Prime location in Livonia. $125,000.

QUALITY BUILT - This beautiful 3 bedroom brick ranch is impeccably clean & has custom quality throughout, 2 car garage. Fantastic assumption at 9¼% $51,900.

9¾% LAND CONTRACT - with long term plus a home in condition. 3 bedroom brick ranch in an excellent Livonia location. Beautiful recreation room, almost new carpeting. Don't miss this opportunity. $46,900.
Harry S.
WOLFE
421-5660

BY OWNER - Simple assumption of 10¾% fixed mortgage for less than $10,000, payment of $486 includes taxes. 3 bedroom brick bungalow, 2½ car garage. Finished basement. Nice area. Must see. $49,900. Call after 5:30pm 522-0595.

CHOOSE YOUR LAND CONTRACT TERMS! Immaculate home, country kitchen overlooks beautiful family room with full wall fireplace, raised hearth, built-in bookcases. Super Sharp! Finished basement with full bath & walk-in cedar closet. $64,700.

STARTER HOME! 4 bedroom Ranch with approximately 1,100 sq.ft. of living area. Remodeled kitchen, new carpeting in living room, screened-in porch & fantastic back yard. $43,900.

ASSUME MORTGAGE - Lovely Starter Home. 3 bedroom Bungalow, tastefully decorated, carpeted thru-out, 14" insulation, furnace - 1 year old. Nicely landscaped. $44,930.

EARL KEIM
SUBURBAN WEST 261-1600

Cute/Comfy & Clean
Move-In condition - no maintenance. Formica counter, ceramic bath, wood windows, generous lot. $44,500. Call:
SYBIL TADDIA
CENTURY 21
Gold House Realtors
478-4660 261-4700

LAND CONTRACT TERMS
4 bedroom colonial. 2½ baths, formal dining, country kitchen, first floor laundry, family room with fireplace, 2½ attached garage, appliances included. Immediate occupancy. $95,000. 464-0076

MUST SEE
2 bedroom ranch situated on a very extra large level lot, large living room, dining room - make an offer. $77,000.
Call JOHN or DAVE
CENTURY 21
Gold House Realtors
478-4660 261-4700

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

OWNER TRANSFERRED - 3 bedroom brick, family room-fireplace, fin. basement, central air, garage, large lot, 120' frontage. $79,900. Owner. 522-4687

SIMPLE ASSUMPTION - 3 bedroom tri-level, 2 baths, family room, 2 car garage, $10,000 assumes 11¼% mortgage. Distress Sale! Owner anxious, immediate occupancy.
Murninghan Associates. 261-9610

STARTER SPECIAL! Super land contract terms and a beautiful large lot make this just listed 2 bedroom home the best buy in Livonia. Plus large living room, modern kitchen, den, and garage. Only $38,900.

FIRST OFFERING - Easy land contract terms available on this super 3 bedroom, 1½ bath brick ranch. Featuring large kitchen, family room with fireplace, beautiful finished basement and attached 2 car garage. $88,900.

JUST LISTED - Lovely 2 bedroom brick condo in nice quiet location. Featuring formal dining area, large living room, 2 full baths, central air, carpeted balcony and land contract terms. $79,900.

LAND CONTRACT and simple assumption terms available on this 4 bedroom, 2½ bath brick Colonial in Francavilla. Highlights include large family room with fireplace, formal dining room, den, first floor laundry, basement, large patio, central air and attached 2 car garage. $129,900.

HOT NEW LISTING - Easy land contract and simple assumption terms make this nice clean 3 bedroom ranch home a bargain of a buy! Featuring remodeled kitchen, formal dining area, basement and 2 car garage. Only $45,900.

COVENTRY GARDENS - Maintenance free 3 bedroom aluminum sided ranch on a beautiful treed lot in a lovely large living room, dining room, basement and 2 car garage. Land contract terms! $64,900.

EASY LAND CONTRACT terms offered on this delightful 3 bedroom brick ranch. Featuring family room, modern kitchen, extra insulation, central air, basement, and large 2 car garage. $62,900.

CIRCLE THIS AD! - Call now to see this well maintained 3 bedroom rambling brick ranch. Featuring country kitchen, family room with fireplace, full basement and 2 car attached garage. Easy land contract. Only $67,500.
Harry S.
WOLFE
474-5700

THREE BEDROOM
1½ bath brick ranch, desireable sub, aluminum trim, wet plaster, hardwood floors, marble sills, carpeting, drapes, appliances, finished basement with office or 4th bedroom, 2 car garage with attached porch, assumable mortgage, $10,000 assumes or L.C.
Immediate Occupancy
$56,800. Call owner anytime
477-2323

TOWERING TREES - on almost ⅓ acrelot. Super land contract terms. All brick 3 bedroom home with a large family room and cozy fireplace plus a 2½ car garage. A steal at only $51,900.

OWNER TRANSFERRED on this beautiful Cape Cod in prime Livonia location. If offers 3 huge bedrooms, fantastic family room with fireplace and doorwall overlooking a patio superbly landscaped. Formal dining room and completely finished recreation room with bar, 2 car attached garage. $78,900.

BEGINNERS DELIGHT - 3 bedroom brick ranch with aluminum trim, full basement, 2 baths, garage, central air. All this with excellent terms. Redford's best buy. $42,900.

7 YEAR LAND CONTRACT on this brick ranch in a park like setting. 4 BEDROOMS, 2 baths, beautiful recreation room, 2 car garage. $55,900.

KIMBERLY OAKS - Excellent land contract terms offered on this home designed for the large family. 6 bedrooms, plus a study, 3½ baths, formal dining room, family room with fireplace, finished basement, 2 car attached garage. Prime location $89,900.

BEAUTIFULLY DECORATED - 3 bedroom brick ranch with master bath, large family room with fireplace, 1st floor laundry, formal dining room, central air, full basement & attached garage. $109,900. Land contract terms.
Harry S.
WOLFE
421-5660

WE HAVE BEEN BUSY!!
JUST LISTED
Minock Circle - 3 bedroom aluminum ranch. Treed country area. $5,000 assumes. $39,900.

Purlingbrook - new roof, furnace & kitchen. Best buy in town. $42,900.

Summers - excellent land contract assumption. 4 bedrooms, 2½ bath colonial. Sharp. $87,900.

W. 9 Mile - City Farmer paradise. Horses welcome. 2.58 acres. $95,900.

Curtis - Nottingham West - Curtis built ranch. Immaculate & far below market. $102,900.

You'll be proud to own one of these clean homes!
ERA
FIRST FEDERAL
478-3400

313 Dearborn Dearborn Heights

DEARBORN HTS. 7¾% assumes. Ford/Beech Daly 3 bedroom ranch, finished basement with bar, dining, living. Florida room, 1½ baths, 2½ car garage. Open Sunday. $59,500. 464-6493

314 Plymouth-Canton

CANTON, $9,900 assumes 10¾% long term mortgage. Spotlessly clean 3 bedroom brick ranch, full finished basement, extra large yard on quiet court. Asking only $58,900. Call now! R. E. Network, Mall, Inc. 455-5780

Country Kitchen
4 bedroom colonial, family room, fireplace, and full basement. ALL appliances stay. Beautifully landscaped $68,000. Call:
LINDA COLLAR
CENTURY 21
Gold House Realtors
478-4660 261-4700

ENJOY
4 bedroom 2 full bath colonial backing to commons area - besautifully landscaped and beautifully decorated. Quiet cul-de-sac. TERMS! $79,900.
Call NORMA PETERSON
Century 21
Gold House Realtors
459-6000

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

PLYMOUTH. $3900 down purchases this bi-level with 1700 sq.ft., 1½ baths, family room, 4th bedroom available. Central air, large deck. $61,000. 11% LC. Payments $580 mo. Immediate occupancy. 459-5177

SPACIOUS
3 bedroom 1½ bath ranch, backs up to 12 acre commons. 20 x 15 family room, central air, sprinkler system, finished basement. $74,900. Call:
MIKE WICKHAM
CENTURY 21
Gold House Realtors
478-4660 261-4700

UNBELIEVABLE
Least expensive listing in Plymouth! Offers fireplace in living room, laundry, bar, garage - all remodeled and sharp-as-a-pin. $29,900. Call:
DANNY REA
Century 21
Gold House Realtors
459-6000

8% Land Contract
on this 4 bedroom with 23 ft. family room, fireplace, finished basement, all kitchen appliances, 2 car garage, premium park lot and more. $65,900.
CENTURY 21
Gold House Realtors
420-2100

315 Northville-Novi

Heart of Northville
A 26 x 25 walkout family room is one of the features of this sharp 3 bedroom raised ranch. Simple assumption 10%. Land contract. $72,900. Call:
JUNE KOHLER
CENTURY 21
Gold House Realtors
478-4660 261-4700

LUXURY HOUSE - NORTHVILLE
Exclusive Subdivision
$169,900. Lucky buyer - assume 11½%.
531-7292 or After 6 PM, 348-3489

NORTHVILLE - 3 bedroom brick ranch, 2 baths, finished basement, 2½ car garage, walk to schools, $62,000, 11% L.C., attractive terms. 349-1863

316 Westland Garden City

GREAT BUY
$6,000 will put you in this nice 3 bedroom home with oversized garage located in Westland. Family room with fireplace and nice country kitchen make this home ideal with a good price. $55,900. P-246.

WHY RENT?
Starter home available that is more affordable than renting. Located in Westland, land contract terms with $5,000 down or simple assumption at 9¾%. Two bedrooms with a possible 3rd, maintenance free and large lot with 2 car garage, only $34,900. P-334.

HONEY OF A DEAL
In Westland. $6,000-$10,000 land contract terms. 3 bedrooms, family room, double lot & more. Close to expressways, schools & shopping. Seller innovative and looking for terms to help purchase. All brick ranch and new roof help save purchaser costs. $49,900. P-361.

JUST $6,000
Will get you a 5 year land contract for this 3 bedroom ranch in Westland with a full basement and extra deep lot. Tasteful decor and well cared for. Don't pass up this buy of the year. $44,390. P-353.

SPACIOUS
Priced well below reproduction cost. 3,200 sq. ft. 4 bedroom quad level built in 1975 located in Westland on .9 acre lot. Ideal for the family that needs space. $91,500 with terms. P-354.
Schweitzer Real Estate
BETTER HOMES & GARDENS
453-6800

A BARGAIN BUY
$390.
TOTAL MONTHLY PAYMENT
FOR QUALIFIED BUYERS
ON FHA-235
Based on Sales Price of $42,900 with Mort. of $41,600 at 15½%. Total monthly payment of $680.21 less Gov't subsidy of $290.23 Total Home Owner payment $389.98 Annual percentage rate 16½%.
FULL BASEMENT
3 BEDROOMS
WALL-TO-WALL CARPETING
SELIGMAN & ASSOCIATES
355-2400 773-5390

ASSUME
5 year land contract also available. Lovely 3 bedroom 1½ bath, full basement, 2½ car garage. $53,500.
CENTURY 21
Hartford South, Inc.
261-4200 464-6400

GOOD TERMS
$10,000 down on 10% land contract for this sharp 3 bedroom brick ranch with full basement, excellent area for children and asking just $49,900.
GARLING
Realty
453-4800

LOW, LOW DOWN
L.C. terms, spacious 3 bedroom brick ranch, huge master bedroom with doorwall, country kitchen, cozy family room, carpeting, thru out, garage, $38,900
Castelli
525-7900

Picturesque Setting
on huge lot surrounds this beautiful 3 bedroom with 23 ft. family room, wood burner in living room, kitchen appliances, 18 year land contract, and much more. $59,900. Call.
JEANE EGGENBERGER
CENTURY 21
Gold House Realtors
464-8881

WESTLAND - By Owner. $56,500. 3 bedroom, 1½ bath colonial. $12,250 assumes 10% interest rate. Immediate occupancy. After 6pm. 325-0681

WESTLAND- Must sell 12 year old, 3 bedroom, immaculate brick & aluminum ranch. Basement, beamed ceilings, beautifully decorated, vacant. Must see! $44,900. 422-8466

WESTLAND - 3 bedroom ranch, basement, fenced yard, 2½ car oversized garage. $35,900, make offer. 7½% simple assumption, LC possible 595-7233

WESTLAND - 3 bedroom brick ranch for quick sale or rent. $37,500. Owner must sell, immediate occupancy. Assumable mortgage. 1191 Easley Dr off Venoy between Palmer-Cherry Hill.

318 Redford

ALL BRICK 3 bedroom ranch. Brick garage. Central air, 2 full baths, formal dining room & family room, all fully redecorated. $59,900. 531-5244

ASSUMPTION. S. Redford (Plymouth/Beech) 2 bedroom brick California ranch. Dining room, porch. $4800 assumes 10% L.C., payments $340 includes taxes. $38,900. Owner. 274-9190

REDFORD TWP. - by owner, aluminum, newly decorated, 4 bedrooms, 1½ baths, modern kitchen, basement, 2 car garage, 8 Mile- Beech. $48,500 531-2786

REDFORD TWP. - By Owner. Was $49,500, now $42,500. Near 5 Mile & Beech, large 4 bedroom, 2 bath, living room with woodburning fireplace, formal dining, room, finished basement with wet bar, 2 smoke alarms, 3 air conditioners, walking distance to public & parochial schools. 538-9058

REDFORD TWP. - sacrifice - must sell. $4000 assumes, balance $22,500. 2 bedroom, living room, dining room, basement, garage. 522-8796

THREE BEDROOM brick ranch, utility room, 2½ car garage, woodshed, all appliances. Orangelawn and Fenton area. Assumable mortgage, 5¾%. 537-0456

319 Homes For Sale Oakland County

A CHALET
With wood burning fireplace offers a vacation setting in it's scenic lake area location. Features include 3 large bedrooms... a 20 Ft. carpeted living room... fireplace... bay windowed dining room... 1½ baths... garage. $57,000 complete, as low as $2,350 down.

ROCHESTER AREA
Just north of Troy on a 1/2 acre site is the location of this brand new tri-level home. Plenty of room for a young family, this spacious 3 bedroom home features a spacious living-dining room combination plus a family room, lots of closets and storage. Excellent location near schools and shopping. $52,300.

VISIT OUR MODEL
Located Just West
of Crooks Road at:
2655 AUBURN ROAD
852-6411
LUMBERJACK

REDUCED $26,000 - 4 bedroom colonial, 2½ bath, formal living room with fireplace, formal dining room, den, large screened in porch, full basement, 2½ car garage, with lake privileges. Fox Bay Estates, $74,000. $22,000 down with 11% Land Contract 698-1137

LEONARD, 20 minutes N. of Rochester, country home on 2.8 beautifully landscaped acres overlooking lake, 3 bedrooms, 1½ baths, family room, 2 fireplaces, fenced for horses, must see. $72,000. By Owner. 651-3357

PROUD LAKE AREA
Rent with option to buy. 100% of your rent will apply toward purchase. Lease a home for up to a year with the monthly payments substantially lower then purchased at todays interest rates. Must be willing to purchase. 3 & 4 bedroom ranch & colonial homes at great location near expressways & shopping. They are located in our Hidden Creek Sub in Wixom by Bert L. Smokler & Co. Call Fri., Sat., Sun., Mon., 12 noon-7pm, 669-9115 or Mon. thru Fri. 8:30AM-5PM, 559-0900

SHARP 3 bedroom brick & aluminum ranch, 1½ car garage, large corner lot, too many features to list. 11 Mile & Dequindre. Hurry On This One. 398-8121

325 Real Estate Services

BUILDER WITH LICENSE
553-7035

326 Condos For Sale

APPLEGATE CONDO
2 bedroom end unit, $49,000. Assume LC balance, $33,000.
DUKE REALTY 477-6000

AVON/ROCHESTER
Lovely Streamwood
Select Your Program...
ZERO INTEREST
11% INTEREST
12¾% INTEREST
2-3 bedrooms with fireplace, full basement, garage, pool, tennis courts, park-like setting in this beautifully maintained prestigious development. Models open 1-6, Closed Thursdays. Streamwood Dr., ¾ miles, N. of M-59, E. of Crooks Rd.
Van Allen Builders
652-4546

BLOOMFIELD TWP.
ALL SPORTS LAKE! Smartly updated contemporary decor. New kitchen and appliances. PRICED BELOW COMPARABLE NEW UNIT! HIGH ASSUMABLE MORTGAGE. $69,900.
Ask for HELEN ROSE
RE/MAX of Birmingham
626-7733 or 647-0500

BY OWNER- N. Canton, 3 bedroom condo, 1½ baths, freshly & tastefully decorated in neutral tones, simple assumption. $44,900. 455-4241

EXCELLENT BUY
2600 Sq. ft. featuring 3 bedrooms, 2½ baths. Professionally finished rec room, much more. Small complex in a secluded wooded W. Bloomfield location. $117,900 661-1292

FARMINGTON HILLS. Beautiful condo, 2 bedroom, 2 bath, utility room in apt., covered parking space. 12 Mile & Middlebelt. Ask for Tonya 453-8510

FARMINGTON HILLS. 1 bedroom condo. Excellent location. Swimming pool, tennis courts. Must sacrifice. $48,900 or best offer. 425-0113

FARMINGTON HILLS - BY OWNER
2 bedrooms, 2 baths, utility room with washer and dryer. Tennis, pool. 14 Mile Rd., $66,900 Days, 868-0072.
Eve's. and Sunday. 855-3934

LIVONIA
INNER COURT LOCATION
VIEW OF WOODED RAVINE
2 BEDROOMS, 2 BATHS............$67,000
Fully carpeted, central air, all appliances. Covered patio, heated pool, carport Low maintenance includes heat.
464-7329

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 Plymouth
location - this quality built 3 bedroom offers formal dining, natural fireplace, family room, finished basement, attached 2 car garage, central air, and land contract terms. $117,000. Call
HELEN KAVANAUGH
CENTURY 21
Gold House Realtors
420-2100

ROCHESTER - Meadowbrook Hills. Deluxe 2 bedroom, 2 bath ranch. Finished basement, attached garage, fireplace, central air, much more. $83,500. Buyers only. 375-0608

SOUTHFIELD - La Chateau Condo for sale by owner. $45,000 Call Donna 963-1285

SOUTHFIELD - REDUCED TO $62,900
(Sale By Owner)
$12,000 down - 10% LC. Professionally decorated, luxurious, private entrance, all upgraded, 2 bedroom, 2 bath, laundry room with washer & dryer, kitchen appliances, 21 ft. living room with balcony, carport. 353-9930 358-2736

TROY - BEST BUY. 2 bedroom condo, 1½ bath, central air, all appliances, pool, $58,900 or rent $500 month includes heat. Eves 641-7384

WEST BLOOMFIELD
LUXURY CONDO
(1-pe). Pebble Creek Gatehouse Community. N. of 14 Mile; W. of Orchard Lake Rd. 1 year old luxury end unit with 1 mammoth master bedroom, plus a den -- could be reconverted back to initial floor plan. 29 years to go on a high balance, long term, fixed rate simple assumption. ML 53407.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

WESTLAND- 2 bedroom ranch & 3 bedroom Townhouse, kitchen appliances,full basement, att. garage, cent. air. $49,900. each. 326-7366; 422-5964

W. BLOOMFIELD, 2 bedroom, 2 bath, fireplace, garage, washer & dryer, Trashmaster; with Lake view. Great locale. Must See! 626-1393 or 682-7096

$55,900
MORTGAGE - $50,500
(1-fo). Desirable 13½% RRM mortgage assumption on this truly quality condo in Country Glens, West Bloomfield $582 per month investment. Neutral colors throughout. Enjoyable pool and tennis courts. Owner transferred. 2 bedroom, 2 bath end unit. Initially sold for $65,000. Priced today, $55,900. ML 55120.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$79,500 Assumable balance, $18,000. 2 large bedrooms, 1½ baths. Designers home, moving out of State. Crooks, Wattles area Troy. No LC's 362-3332

328 Townhouses For Sale

BIRMINGHAM
$4,990 DOWN
2 bedroom townhouse with Colonial detailing in a very charming tree-lined neighborhood. 2 term Land contract terms at 9¾% available.

WILLIAMSBURG
from...$62,900
Call 643-0630
Anthony S. Brown/Eric Vale Lutz

330 Apts. For Sale

SUPER TAX ADVANTAGES
when you own this 6 unit apartment building - always rented, little or no maintenance. Ask for
FRED MIOTKE
Century 21
Gold House Realtors
459-6000

332 Mobile Homes For Sale

BRISTOL, 1974, 14x70, central air, screened porch, 2 bedrooms, wet bar, 2 full baths Chateau Novi. Must see $17,500. Call after 4:30 PM. 624-0930

CHILDS LAKE
Milford - Wixom Area. Several to choose from, $8000 - $12,000.
McDonald Mobile Homes 356-0366

COLONADE 1978 mobile home, 14x70 with 8x16 expando, natural fireplace, 2 bedrooms, 2 full baths, double lot with lawn building, can stay on lot. Old Dutch Farms of Novi. 538-0520

MILFORD - 1971, Champion 12x60ft. 2 bedroom, appliances, air conditioner, awning, shed, excellent condition, lake privileges. Must sell $8000. 685-7088

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

NEW 1982 one bedroom setup in Longs Mobile Home Park, Plymouth Rd near Beech

WONDERLAND MOBILE HOMES
397-2330

PARKWOOD, 12 X 60, excellent condition, stove & refrigerator, air conditioner, outside TV antenna, shed, 2 bedrooms. Canton area 397-1354

REDFORD AREA
RETIREE OR SINGLE
must see this 1 bedroom home. New 1982 Baron completely furnished. Only $11,300. Move in now! At Long's Mobile Home Park on Plymouth between Beech & Inkster Rd. Call today.
397-2330
Wonderland Mobile Homes
45475 Michigan Ave at Belleville Rd

WINCHESTER 1981 14x65ft, fireplace, reasonable. Novi area 348-0588

333 Northern Property For Sale

CADILLAC AREA - by owner, 5-10-15-20-40 - acre parcels, take over payments, wooded land, boardering state land on 3 sides, Call Eves. Ask for Ron 879-0792

CANADIAN LAKES, 2 choice wooded lake front lots. Lake Of The Clouds and Lower Lakes. Private owner. 642-1254

GLADWIN - Sugar Springs ¾ acre lot, sewer & electricity, lake view & privileges, must sell, L.C. 10% interest, minimum down 277-4236

HARBOR SPRINGS- Estate Sale: Upper Roaring Brook. 5 bedrooms, summer cottage with guest facilities. Sealed bids will be accepted until June 14, 1982. The estate reserves the right to accept or reject any or all bids. Contact Steve Shuman, Real Estate I of Petoskey for information or an appointment. P.O. Box 845, Petoskey, Michigan 49770. 616-347-6200

PETOSKEY, 2 scenic home sites, rolling 8½ acres each, big Aspen & Pine, electric, E. Mitchell/Twildo area. $5950 each. 463-0114 616-347-3727

WEST BRANCH area. Double lot on small, clean lake with 2 bedroom, year around home. $10,000 down on land contract. 517-873-3447

334 Out Of Town Property For Sale

220 ACRES, 65 miles W. of Downtown Detroit. Water, good recreational potential. 522-0162