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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 because of 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

BEVERLY HILLS by owner. Custom 4 bedroom, spacious colonial. Family room, 1st floor laundry & study. $155,900. 646-7097

BEVERLY HILLS, Birm/barn Schools 3 bedroom, neutral tones, fireplace, den, deck, patio. $81,500. 8%% Assumable Mortgage or L.C. Act Fast! 642-9262

BINGHAM FARMS - BY OWNER
Very private, deep treed, large 1¼ acre treed setting. 3 bedroom ranch, 2 baths, family room & glassed Florida room with fireplace. Central air. Birmingham public & private schools nearby. L.C. $105,000. 540-4031

BIRMINGHAM - Foxcroft, lovely treed lot. 3 bedrooms, 1½ baths, family room, natural fireplace, patio. 2 car attached garage, excellent condition. Asking $109,900. 851-0617

BIRMINGHAM
TROY
MADISON HTS.
FRASER

FHA 235
$429
TOTAL MONTHLY PAYMENTS YOU QUALIFY
3 BEDROOM RANCHES

Based on a sales price of $51,950 with FHA 235 mortgage of $47,500 at 15½% Total monthly payment of $760.15 less government subsidy $331.34 Total monthly payment less subsidy of $428.77 Annual percentage rate 16½%

FRANKLIN HALL 589-3432

BIRMINGHAM - 1 year option to buy. Near Adams Square. Newly decorated 3 bedrooms, full basement, fireplace, basement, central air, appliances, fenced yard. Immediate occupancy. $1281 monthly rent applied to purchase. 1st month's rent, security deposit & $2,000 moves you in 642-9654

BLOOMFIELD HILLS by owner, custom 4 bedroom pilastered colonial. Gorgeous family room & 1st floor laundry. Long term assumption. $99,500 332-3935

BLOOMFIELD HILLS, Birmingham Schools 3 bedroom, 1½ baths, updated, secluded ranch 1 acre lot. Many extras Mid $90's, terms available. Buyers only 540-2274

EXQUISITE CONTEMPORARY
Brick Bi-Level, 3 bedrooms, 2½ baths, 30x17 ft. living room, 2 fireplaces, attached 2 car garage, 1st floor living in spacious 246 sq ft. Finished walk out basement, prestigious location. Long Lake W. of Adams. Bloomfield Hills school district, lovely, 8 acre lot with mature trees. $188,000. Jerry Kemp Days - 643-1409 or Eves - 642-0952

HAMMOND LAKEFRONT, 1971, 2700 sq ft. 4 bedrooms, 2½ baths, central air, ¼ acre. $50,000 assumes $99,000 balance at 8½%. 332-8437 or 254-1044

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

QUARTON LAKE ESTATES - 4 bedrooms, 3 full, 2 half baths, huge living room, mint & appreciate. $190,000 cash. $200,000 terms 644-7232

303 West Bloomfield

BEAUTIFULLY DECORATED 4 bedroom 2½ bath colonial, 1st floor laundry room, family room, full basement, sprinkling, air conditioning, beautifully landscaped lot. Call 681-4222

BY OWNER
Level lot over 1 ac with plaster. Priced below market at $39,500. 626-5724

BY OWNER - OPEN SUNDAY 2-5PM
3631 Tyrconnel Trail, 4 bedroom, 2½ bath Colonial in popular Pine Lake Estates Subdivision. Large lot. Finished basement with bar, air conditioned, 2½ car garage with 2 bay breezeway with private beach. Bloomfield Hills Schools. Assumable mortgage at 7% % on $110,000. Buyers Only. Call 851-4485 or 644-4433

LAKEFRONT by owner. 3 year old custom home on Walnut Lake; $180,000. Small lake home, ideal for extended family or rental; $68,000. 851-4324

W. BLOOMFIELD - by owner, 11% land contract or assume 13% on 4 bedroom colonial. Loaded with extras. Must see to appreciate. $115,500. 363-0774

WEST BLOOMFIELD
Surrounded by lakes, recreation areas and trees on a large 90' x 120' site is this rustic designed split-level home. The natural beauty of the scenic lake area is enhanced by the wood exterior of this fine custom home. Unique open floor plan offers cathedral ceilings, a balconied foyer, huge family room and much more. Full price of $58,810, mo/yr as $22,842 down.

$6,720 DWON - $450 MONTH
Special low interest financing available for qualified buyers. Brand new spacious home offers over 1600 Sq Ft., including an open living-dining room with doorwall and deck, deluxe kitchen with wood cabinetry, 21' family room, large 60' x 120' lot just a short stroll from the private beach and picnic area. $54,250 complete.

363-9209 852-4411

LUMBERJACK

W. BLOOMFIELD- For sale LC terms. 3 bedroom brick ranch, 1½ acre, 2½ baths, attached garage, 1½ car unattached garage, 2 fireplaces, with Buck stove inserts, new carpeting. $69,900. 681-1449

304 Farmington Farmington Hills

FARMINGTON HILLS COLONIAL, 4 bedrooms, 2½ baths, library, first floor laundry, central air, large wood deck on nice treed lot. Seller can arrange 13% mortgage. $117,000. 553-4128

ADORABLE & AVAILABLE at 11% interest. Beautiful brick ranch with family room & garage, sunken patio, surrounded by lovely landscaped yard. CUTE AS A BUTTON!

GORGEOUS! Pride of ownership reflects in this 3 bedroom bungalow with formal dining room, finished basement, 2 car garage. Priced at $49,500 with simple assumption or LAND CONTRACT at 11% interest

Century 21
HOME CENTER
476-7000

ASSUMPTION
Makes it easy to own this lovely 3 bedroom brick ranch in a prestigious area. Formal dining room, modern kitchen, 2 baths, finished rec room with bar, central air and 2 car attached garage. Asking $79,950

Earl
KEIM
MIDWEST, INC. 477-0880

FARMINGTON HILLS, $8000 assumes 7¾% interest rate. $22,000 down payment. US Steel siding. Needs some repair work. 534-2094

FARMINGTON HILLS SHOW PLACE
Luxurious colonial, surrounded by giant pines, evergreens and mature trees. Majestic dining, dramatic living room, most enjoyable morning/family room, plus library and spectacular family room setupment centers, 4 bedrooms, 3 fireplaces. Loaded with choice amenities. Must be seen in price and beauty! Convenient to I-96, 696, 275.
Laverne Early & Associates, Inc
626-4711

GILL ELEMENTARY & Power Middle School next door. 2 plus bedrooms, all brick, 1½ baths, family room, 1 car attached garage. Also 3½ car 2 story barn on back of lot. Lot size 80 x 232. $69,500 with $30,000 down on 11% Land Contract. 474-3757

Investment Chance
on rental property with land contract terms 3 separate units. Excellent condition. A plus money flow each month. $65,000 Call
JAKE SIMMONS
CENTURY 21
Gold House Realtors
478-4660 261-4700

MAGNIFICENT
Country setting nestled on heavily wooded ravine lot. 4 bedroom 2½ baths, 44 ft. balcony, plus much more $155,000 with easy land contract terms.
Call LARRY KLOSS
Century 21
Gold House Realtors
459-6000

MAINTENANCE FREE CUSTOM RANCH on 1½ acres in Hartland. 6 years new, it has 3 generous bedrooms with master bath, large family room with wood burner, central air, full basement and attached garage. Low down payment. Land contract. $74,900. Call 553-8200.
Thompson-Brown

MOTIVATED OWNER
Darling 2 bedroom ranch, close to shopping and schools. Move-in condition. Asking $45,500 Milford Realty, ask for Donna. 887-7222

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

OWNERS DESPERATE
Two Brick Ranches
Livonia $42,900
Farmington $52,900
Variety of financing available. Call Jim or Rea
REAL ESTATE ONE
477-1111

STEAL OUR HOUSE! Great Location! 3 bedrooms, 1½ bath Ranch, central air. Many amenities! Large 9% Assumption. Must See! $78,000. 851-9716

THIS ONE HAS IT ALL - Enhanced by skylights in formal dining room, gourmet kitchen and ASSUMABLE 28 year mortgage. 474-9900

LAND CONTRACT TERMS - Large 5 bedroom, 2½ bath Colonial in maintenance free. Lovely landscaping. $111,500

ERA
M.D. HARWELL
626-3800

WOODCREEK FARMS - Assumable 9¾% mortgage. ($93,200) 3 bedrooms, 2½ baths, custom ranch, finished walk out basement, 1750 sq ft. each level, 2/3 acres, treed, extensive landscaping, central air, central electronic air filter system, sprinkler system, plus other extras. $138,500. By owner. 851-3753 Open Sun. 1-5 28123 Spring Rd. E. of Middlebelt, between 12 - 13 Mile.

306 Southfield-Lathrup

NEW HOUSE - 11% interest with $8,000 down, 3 bedrooms, basement & garage. All brick move-in now!

Century 21
HOME CENTER
476-7000

306 Southfield-Lathrup

LATHRUP VILLAGE. Beautiful Ranch. 2,300 sq.ft. 4 bedrooms, 2½ baths, large living/dining, family room, kitchen, hardwood floors, central air, fireplace, patio, basement, and 2 car garage. Terms available. 557-5163

REDUCED from $185,990 to $165,000. Southfield - Bell Rd area. Sunshine Singer built 3 bedroom colonial, cul-de-sac, magnificent quality property, imported brick, genuine marble foyer & powder room, formal dining room, family room with planked peg-leg floor, 2 doorwalls, 4 bedrooms, 2 full, 2 half baths, circular drive & more. Land Contract terms. By owner. Must see to appreciate. 358-3050

SALE or lease deluxe 4 bedroom colonial, air, 2½ baths, sprinkler. Swim Club. Land contract 11%. Priced under market. 11 Mile E of Lahser. 356-8378

SOUTHFIELD - Greenfield N. of 10 Mile area. Attractive 3 bedroom ranch, 2½ baths, finished basement with office, fireplace, and bar. Country kitchen with all built-ins, den, porch, 3½ car garage. Many extras $74,900, flexible terms. Call Mon. thru Fri. 557-1788

SOUTHFIELD-10 MILE AREA. Ranch. 3 bedrooms, den, finished basement, 3 full baths, 3 fireplaces, central air, gas heat. Many extras. By owner. 569-3931

TWYCHINGHAM Valley Colonial. 2,700 sq. ft., must be sold now! 4 bedrooms, 2½ baths, family room, first floor laundry, air conditioning, sprinklers, maintenance free exterior. Price reduced to $103,900, with Land Contract Terms to suit you. Assumable 9% no answer leave word at 557-0400

307 Milford-Highland

BY OWNER - Tri-level, 3 bedrooms, Milford area. $55,500. 684-5698 or 685-8287

MILFORD - 5 bedroom ranch, 3½ rolling acres, large custom rooms, finished basement, attached garage, well & septic, patio. $179,000. Land contract, terms. 685-3842

308 Rochester-Troy

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

BY OWNER, $95,900. Great wooded area, near Birmingham/Somerset. Big down on mortgage. Cream puff condition, 2 fireplace walk out. 852-8224

EXCELLENT BUY - 4 bedroom central air conditioned colonial in Shelby Twp. $61,900. LC terms. Hildebrandt. 739-6000 759-0220

EXECUTIVE TRANSFER! Lease/purchase 3 new homes available now in Troy. Builder anxious to sell. Either an outright sell or a lease with option. Quality built home. Call for details. Earl Kerin Bell Shores. 776-8750

309 Royal Oak-Oak Park Huntington Woods

PLEASANT RIDGE
Lovely 3 bedroom frame. Gas heat, central air, dishwasher, fireplace, deck, privacy fence, garage. $2,990 down. 9-10% Land Contract, 1-5 year term. $49,900 Owner. 542-2150

THREE bedroom, large Elkin ranch, 1½ baths, finished basement. Central air & Florida room $74,751 Church, Oak Park. 967-4016

312 Livonia

A GREAT BUY
3 bedroom ranch newly decorated. Super Land Contract Terms. Call after 6 PM. 474-8566

ASSUMABLE
Immaculate brick ranch with attached garage in desirable 5 Mile-Newburgh area of Livonia. Large trees surround this 3 bedroom home with 43x24foot rec room with fireplace, 1½ baths, central air and sprinkling system. A fantastic buy at $68,500. P-375.
Schweitzer Real Estate
BETTER HOMES & GARDENS
453-6800

BUCKINGHAM - VACANT - 4 bedroom Ranch, 2 baths. 1,500 sq ft. Air, builtins, fireplace, basement. Buyers' Large L.C. 8%. $64,900. Firm. 427-0941

BURTON HOLLOW - Premium ravine lot, park-like setting on Bell Creek, wooded easement. Perfect Executive 4 bedroom colonial with everything L.C. Large Land Contract. Pre-listing price. $109,000. 591-2064

BY OWNER. 4 bedroom ranch, 1½ baths, family room, finished basement. On quiet cul-de-sac, Burton Hollow, Land Contract terms. $69,500. 591-1442

BY OWNER - 3 bedroom brick ranch. Finished basement. In ground pool. Carpeted family room with fireplace. $84,000. 425-0167

BY OWNER - 3 bedroom brick ranch, 1½ baths, 2 fireplaces, finished basement, 2½ car garage, appliances & drapes, near schools. $57,000. $2,500 down. Attractive financing available. 661-9134

CASTLE GARDENS - Brick 3 bedrooms, attached 2 car garage, family room, 1½ baths, lovely finished basement. 852-8000. Owner. 464-3002

COUNTRY LIVING in the City! On 1.86 acres. Be a gentlemen farmer or own 2 horses. Custom built & just completely remodeled & recarpeted 3 bedroom brick ranch. 2 fireplaces, finished basement, attached oversized garage. Extra garage for barn or storage. Possible Land Contract. 684-8301

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. Show & sell. 534-7200.

EARL KEIM
SUBURBAN WEST 261-1600

LIVONIA - 9¾% assumption, 4 bedroom colonial, 2 car garage, 1½ baths, large lot, $62,900. 421-5024

312 Livonia

JUST LISTED - and ready to be shown is this charming home sitting on a large country lot in the city. Featuring dining room, hardwood floors, coved ceilings, large porch, basement, and 2 car garage. Terms available. Only $39,900.

$41,900 is the incredibly low price of this adorable brick home sitting on a ¼ acre treed lot in Livonia. Featuring modern kitchen, den, garage and low taxes. Terms available.

SIMPLE ASSUMPTION or Land Contract terms offered on this nice clean 3 bedroom home. Highlights include remodeled kitchen with formal dining area, basement and 2 car garage. $45,900.

$8,000 ASSUMPTION! Very cute & clean describes this maintenance free aluminum sided home. Features a large treed lot in Livonia. Featuring large living room with beautiful full wall fireplace, remodeled kitchen, low taxes, low heat bills and quick occupancy. $45,500.

COMMERCE TWP. - Bass lake privileges make this 3 bedroom aluminum sided ranch a super buy. Featuring 2 baths, natural woodwork, doorwall off dining area leads to wood deck, garage and carpeting throughout. $57,500.

PRIDE OF OWNERSHIP is reflected throughout this sharp 3 bedroom brick ranch. Features 2 full baths, beautifully finished basement with wet bar and 3 car garage. $64,900. Terms.

9¾% LAND CONTRACT terms offered on this super large 3 bedroom, 1½ bath brick ranch in Kimberly Oaks. Featuring spacious family room with fireplace, full basement, immediate occupancy, and 2 car garage. Must be sold. $67,900.

SALEM TWP. - Spacious 3 bedroom brick ranch on 20 acres of paradise! Plus wooded, pole barn, 2 car attached garage. Featuring 2½ baths, huge family room with fireplace, 1st floor laundry, den, full basement, 2 car attached garage and land contract terms! $194,500
HARRY S.

WOLFE
474-5700

NOTTINGHAM WOODS COLONIAL - Immaculate condition describes this gorgeous 4 bedroom Colonial with 2½ baths, a womans dream kitchen overlooking a cozy family room with fireplace, 1st floor laundry, formal dining room, 2 car side entrance garage, full basement, central air, ¾ acres with towering trees and split rail fence. $134,900.

CITY OF PLYMOUTH - A beautiful brick ranch on a large treed lot offering 3 bedrooms, 1½ baths, huge family kitchen, full basement, attached garage. First offering. $61,900.

DUPLEX IN LIVONIA - A much sought after location. This brick duplex is an exceptional buy. Each unit offers 3 bedrooms, full basement & garage. Near Sheldon Park. Excellent terms available. $79,900.

COZY & COMFY - You will immediately fall in love with this charming 2 bedroom home. Features a beautiful & unusual family room with fireplace, separate dining room and a gorgeous enclosed porch overlooking a park like setting. $73,900.

9¾% MORTGAGE can be assumed on this 3 bedroom ranch on a beautiful treed lot tree lined street overlooking Western Country Club. Features family room, recreation room, 2 car garage. $63,500.

APPROXIMATELY $8,000 TO ASSUME this sharp 3 bedroom brick ranch in Rosedale Gardens. Features dining fireplace, 1½ baths, finished rec room, central air, 2 car garage. $59,800.
HARRY S.

WOLFE
421-5660

PRIME LOCATION - Very flexible terms on this new listing in Burton Hollow. 3 bedrooms, 2½ baths, beautiful kitchen, basement, 2 car attached garage. Immediate occupancy. $69,900.

COUNTRY LIVING AT ITS FINEST - JUST LISTED this 2,800 sq. ft. 4 bedroom Colonial, family room, fireplace, 2½ baths, over 2 acres overlooking woods & pond. Terms! $124,900.

APPROXIMATELY $8,000 TO ASSUME - Beautiful home in Garden City and bargained priced. 3 bedrooms, huge family room with natural fireplace, enormous kitchen, 2 baths, 2 car garage. Immediate occupancy. $48,900.

9¾% INTEREST - and low down payment on a fantastic home in an excellent location. 3 bedroom brick ranch with attached garage. Features a beautiful recreation room, 2 car garage, central air, aluminum siding. Don't miss this one. First offering $52,900.

BURTON HOLLOW WOODS - Super land contract terms offered on this immaculate 4 bedroom Colonial surrounded by towering trees. Beautiful family room with fireplace, 2½ baths, first floor laundry, outstanding finished and carpeted recreation room, 2 car attached garage and a large Florida room for an enjoyable entertaining. $109,900.

EXCELLENT TERMS - in beautiful Woodcreek Farms. This 4 bedroom Colonial shows pride of ownership in Livonia's most sought after location. Charming family room with fireplace, formal dining, library, 2½ baths, full basement, 2 car attached garage. Surrounded by towering trees. $109,900.
HARRY S.

WOLFE
421-5660

$8,000
will assume this 10% interest mortgage with payments of $327 including taxes & insurance. Lovely 3 bedroom ranch in Livonia on a large ¼ acre lot with basement & huge kitchen. By Owner. 522-7493

312 Livonia

EASY LAND CONTRACT
Spacious 4 bedroom brick colonial on cul-de-sac - beautiful yard, 2½ baths, den, family room, covered terrace, 2½ attached 2 car garage. Only $69,900.
$10,000 DOWN
LAND CONTRACT - 4 bedroom brick quad, 2½ baths, family room, quick occupancy. $59,900.

CANTON 3 bedroom brick ranch, 2½ baths, carpeted, fireplace, finished basement, 1st floor laundry, extra large fenced yard, 1800 sq ft. Immediate occupancy. Asking only, $79,900 455-2556

EASY TO ASSUME
this fired rate mortgage. Lovely 4 bedrooms, 3 baths, fireplace in family room, marble sills, attached garage. Many desirable features! $79,900. Call.
FRED MIOTKE
Century 21
Gold House Realtors
459-6000

IMMEDIATE OCCUPANCY!
This 3 bedroom, 2 bath home has natural stained woodwork, marble sills, double oak doors and beveled pane glass in Florida room, cathedral ceiling and natural fireplace in Great Room, 2 car garage in attached plus 24x24 bath on large lot. $68,000.
HITCHCOCK
GALLERY
OF HOMES
453-2210

Super Assumption!
This Plymouth Twp. ranch offers 3 bedrooms, beautiful and spacious family room with fireplace and wet-bar, 1½ baths, large lot, screened porch and attached garage. $59,900.
CENTURY 21
Gold House Realtors
420-2100

SUPERB TUDOR COLONIAL
with 2,500 sq. ft.! Kitchen features trash compactor, built-in double oven, dark oak cabinets and recessed lighting. Family room features beautiful brick fireplace. Nicely landscaped 4 bedroom tree-lined patio
HITCHCOCK
GALLERY
OF HOMES
453-2210

PRIDE OF OWNERSHIP
is reflected throughout this meticulous WESTLAND Colonial nestled on a lot 265' deep. 3 bedrooms, new country kitchen, family room with fireplace, central air, aluminum trim and much, much more! $52,900. (L-478).
Schweitzer Real Estate
BETTER HOMES & GARDENS
522-5333

VACANT 4 bedroom Ranch, 2 baths 1,500 sq ft. Air, builtins, huge basement, fireplace. Large L.C. 8%. $64,900. Firm. 427-0941

3 BEDROOM BRICK RANCH
with full basement. Fireplace, located in desirable area of much higher priced homes. Close to schools & recreation. A sacrifice price at $49,900. Call 261-5080.
Thompson-Brown

313 Dearborn Dearborn Heights

A STEAL
L.C. $5000 down, 11% with negotiable terms. N. Dearborn Hts. brick 3 bedroom bungalow trim, 1½ baths, formal dining room, carpeting thru out, spacious basement, garage, immediate occupancy 440-9300

Castelli
525-7900

314 Plymouth-Canton

A FAMILY HOME!
This 5 bedroom home is located on a quiet street with double in the City of Plymouth. Offering dark room in basement, fireplace infamily room, central air, plus much more!
HITCHCOCK
GALLERY
OF HOMES
453-2210

ALMOST 5 ACRES
of paradise surround this substantial 3 bedroom brick Ranch in Plymouth Twp. Fireplace in living & family rooms, large utility room and 2 garages. Easy land contract terms. $97,000. Call 261-5080.
Thompson-Brown

Assume at 14¾% Interest
With Payments of $582
WHICH INCLUDES TAXES!!
This 3 bedroom Colonial offers possible 4th bedroom, dining room, family room with fireplace, carpeting throughout, 2 car garage and immediate occupancy! $61,500.

HITCHCOCK
GALLERY
OF HOMES
453-2210

CANTON - By Owner. Sharp tri-level, 3 bedrooms, 1½ baths, family room/natural fireplace, central air, extra large fenced yard/patio, 2½ car garage/opener. 6% % simple assumption. $82,500.

CANTON, $9900 assumption at 10% % long term. Brick ranch on court. Finished basement, extra large yard & more. Very clean. Asking $58,900. Excellent buy! Call now! R. E. Network, Mall, Inc. 455-5780 4-9pm.

314 Plymouth-Canton

CANTON - spacious 4 bedroom quad, 1½ baths, fireplace, family room, excellent condition, 2 car attached garage, L.C. terms, mid 59's. Eves. 586-3275

CANTON - by owner, mini farm, country living room/kitchen, 3 bedrooms, horses OK, assume 8% L.C. $39,500. 981-3710

CANTON 3 bedroom brick ranch, 2½ baths, carpeted, fireplace, finished basement, 1st floor laundry, extra large fenced yard, 1800 sq ft. Immediate occupancy. Asking only, $79,900 455-2556

TWELVE-OAKS VICINITY OFFERS super investment. Land contract assumption at 9% % with low down payment. Business location or income. Easy Land contract. $70,000. Call 553-8200.
Thompson-Brown

316 Westland Garden City

A BARGAIN BUY
$390.
TOTAL MONTHLY PAYMENT FOR QUALIFIED BUYERS
FHA 235
Based on Sales Price of $42,900 with mortgage of $41,600 at 15½% Total monthly payment of $580.21 less Gov't Subsidy of $190.21 Total Home Owner payment $389.98 Annual percentage rate 16¾%.

FULL BASEMENT
TWO BATHROOMS
WALL-TO-WALL CARPETING
SELIGMAN & ASSOCIATES
255-2100 778-5399

BY OWNER - Assumption available. Immaculate 3 bedroom tri-level, 1½ baths, new kitchen and bath. Livonia schools. Merriman-Ann Arbor Trail. $46,900. Call after 6 PM. 427-0816

CANTON CITY - Land Contract, terms down, $450 month, 3 bedroom brick basement, garage. $42,000. By owner. 981-1540

GARDEN CITY - 3 bedroom brick ranch, central air, 2½ car garage, new roof. $8,000 down, 5 yr. Land Contract, 10.5%. Monthly payment $450. + taxes & insurance. $39,900. 422-2043 422-0058

Great Opportunity
Owner will sacrifice! Must be selling. All equipment included. Ready to be your own boss. $55,000. Call
JOHN or DAVE
CENTURY 21
Gold House Realtors
478-4660 261-4700

SUPER TERMS
Negotiable 5 yr. L.C. $5000 down, 11%, brick 3 bedroom ranch, 2 full baths, country kitchen, beautifully finished basement, newer furnace, 2 car mechanics dream garage, or assume low % mortgage. $47,500

Castelli
525-7900

Westland-Cherry Hill/Hix 38540 Northington. 14 year old 3 bedroom brick/aluminum ranch. Beamed ceiling family room/kitchen, basement. Assume 8¾%. Vacant. $44,900. 659-1775

Your Want Terms?
This beautiful cape cod style offers the best in a simple assumption at 9% % APR. Quality features include - gourmet kitchen, new ceramic bath, large fenced treed lot, new drive, 2 baths, and garage. $41,900. Call.
DIANE BRAYKOVICH
CENTURY 21
Gold House Realtors
464-8881

318 Redford

Attractive Assumption
This spic & span brick ranch offers 3 bedrooms, ¼ bath in finished basement, central air, 2 car garage, fencing, move-in condition, and 2½ car garage. $53,900
CENTURY 21
Gold House Realtors
464-8881

BEAUTIFUL STARTER home. 2 bedrooms, 1 bath, newly decorated, maintenance free, full basement, 1½% % assumption, $49,500. 534-6877

BY OWNER - $48,500. Negotiable land contract, low taxes. 3 bedroom brick ranch, 1½ baths, finished basement, carpeted, aluminum trim, 2 car garage/aluminum siding. 721-8584

FIVE POINTS ROAD, 2 bedrooms, 1½ car garage, fenced yard, attractive home. Appraised at $30,000. Offered as a result of estate settlement. 477-4775

RANCH, 3 bedrooms, 2½ baths, quality carpeting throughout, finished rec room, central air, 28' in-ground pool. $59,900. Land Contract. Terms 533-1820

REDFORD SOUTH, 3 bedroom brick ranch, finished basement, central air, maintenance free exterior, garage, extra insulation. $49,500. 534-6877

REDFORD - 3 bedroom brick, full basement with separate room, aluminum trim & storm sash, attached garage, quiet neighborhood. $60,500 937-2329

ROSEDALE PARK (built approx. 1939) Large family home (3,200 sq.ft.). 5½ bedrooms, 3 baths - 2 lavatories, library & den on 1st floor, finished basement, modernized kitchen, glass front air heat. Buses to U of D, C.C., Mercy. 19907 Beaton Dr. $89,500. Land Contr. 9-5PM, 755-5352.

R. REDFORD - 1½ story 3 bedroom, 2 baths, finished rec room, well insulated, patio, 2½ car garage, full basement. By owner. 534-3704

319 Homes For Sale Oakland County

EARLY AMERICAN ARCHITECTURE
Gracious 2 story home offers Early American charm from the cupola on the garage to the 2 story foyer entrance. Features include a 22' living room, 1½ baths, 3 spacious bedrooms, FULL BASEMENT, garage, 75' x 450' TREED SITE in Avon Twp. Full price $59,770, as low as $3,000 down.

$6,200 DOWN - $564 MONTH
Enjoy affordable monthly payments of $564 principal and interest on this impressive ENGLISH TUDOR designed split-level home. Entire open floor plan offers studded cathedral ceiling, balconied foyer, gourmet kitchen with island work center, huge family room. Full price $57,650 includes a beautiful 80' site. Armstrong carpet, energy efficient insulation system and much more.

SCENIC LAKE AREA
Tucked in a cove in a secluded street just a short st