303 West Bloomfield

Simple Assumption
2nd Mortgage
Bloomfield Hills Schools
Attractive brick colonial built 1975 on treed cul-de-sac. 5 bedrooms, 2½ baths, huge kitchen/breakfast room, family room, library, rec room. Owner transferred. Possible lease option. $142,500.
HILLSIDE ACRE
Inviting 5 bedroom brick quad on treed acre lot. 3 full baths, 3 fireplaces, updated kitchen, family room, added insulation. New roof. Central air. Blind 1½% 15, land contract terms. Super value. $134,500.
CENTURY 21
SECONTINE ASSOC.
626-8800

Sophisticated
Lake Living
A contemporary version of our Arboretum model which opened to rave reviews in the area newspapers last year, will be completed in 30 days. This lake home has Presidential features that have been called "Tomorrow's Sparkle" and is located on Bloomfield Lake with professional landscaping and 3 wood decks.
Bloomfield Hills Schools
$297,900
THE PARK AT
BLOOMFIELD LAKE
Located on Rolling Ridge, S. of Lone Pine Rd. between Middlebelt & Orchard Lake Rd. (Open Daily & Sun. 12 Noon-6pm (Closed Thursday).
A FRED SAUNDERS ORGANIZATION DEVELOPMENT
Sales Office: 626-3502

W. BLMFLD. TREED YARD
Lovely area of large lots, spacious 3 bedroom Brick Ranch. Formal dining, family room with fireplace and attached garage. Good Land Contract terms. $79,500.
Smith Guardian Realtors
478-5440

$76,900
2350 SQ. FT.
(1-fo). 8 rooms, 4 bedrooms, 2 bath brick home. Owner transferred. Walking distance to Eagle Elementary, 14 Mile, Middlebelt area. Approximately $50,000 existing mortgage which can be assumed on a simple assumption to the year 2004 and only 10% interest. Great value, great terms, great opportunity. Be the first in line. MLI 70359.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

BY OWNER! Beautiful treed ¼ acre private wooded Farmington Colonial on Cul-de-sac. Den, 2½ baths, 1st floor laundry, fireplace in family room, dining room, large patio, large attached 2 car garage, basement. Pine Lake - Private Beach privileges. Bloomfield Hills schools. $110,000.. 851-0190

JUST REDUCED
(78-ei). Beautiful 4 bedroom California ranch on estate sized lot. Lovely landscaping, finished basement, tasteful decor and private inground pool. Call for more details. Seller will accept FHA or VA financing. $139,900.
Century 21.
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

W. BLOOMFIELD Sharp 4 bedroom colonial, living, dining, family, library. Lease with option or 10% L.C. considered. Reduced to $144,900. 626-5855

W. BLOOMFIELD
From outside, it's hard to believe that inside - you'll find a family home of 4 bedroom + 4 den & large wood deck; on a beautiful treed lot. Owner anxious - Land Contract Terms. Asking $79,900.
CENTURY 21
MJL CORPORATE
TRANSFERSE SERVICE
851-6700

304 Farmington Farmington Hills

All Farmington/Farmington Hills
ENTERTAINERS
Towering special fieldstone fireplace dominates a rustic dramatic great room, open staircase to loft master suite with brick fireplace and sun deck. 4 bedrooms, den, 1½ ft. formal dining, finished basement, 2 car garage, treed lot. Land contract. 660's.
FAMILY ROOM!
Only $48,750 with land contract terms. Stunning 30 ft. family room with brick fireplace presents this beauty of a ranch with 3 bedrooms, 22 x 15 kitchen, finished basement, 70 ft. lot, like new.
BIG DEAL
Only $85,900 steals this magnificent pillared colonial, approx. 3800 sq. ft. - only 3 years old, backs to commons. 4 bedrooms (21 x 21 master suite with fireplace), 3½ baths, family room with fireplace, basement, side-entrance 2 car garage, 30 ft. patio, underground sprinkling. Only $10,000 down.
In-Town Prestige
Majestic tree lined street - short walk to downtown Farmington. Executive brick colonial in Alta Loma. 4 bedrooms, 2½ baths, family room with fireplace, elaborate finished basement, and more. $109,500.
WET & WILD
Outdoor adventure with a fabulous inground pool, extensive patio area for gracious entertaining. Picturesque brick ranch in exclusive 13 Mile Drake Rd. area. 4 bedrooms, formal dining, great living room, 18 x 19 beamed ceiling family room, side entrance 2½ car garage, over ½ acre, winding streets. $70's.
CENTURY 21
Hartford 414, Inc. 478-6000

ANTIQUE VICTORIAN - double bay windows, high ceilings, large rooms, stained oak flooring, with all new plumbing, heating, electrical, and basement. Land contract terms. Asking low $90's. Call One Way 552-9300

ATTENTION: HORSE LOVERS or CAR BUFFS. 4 horses allowed on this 5 plus acres with 2 car heated garage and newer 4 bedroom home. Offering fantastic land contract terms and asking only $88,900.
ASK FOR BARB DUTTON
Chamberlain
626-9100

ATTRACTIVE FARMINGTON ranch on over 3 acres, privacy and seclusion and walk to downtown. 3 bedrooms, 2 baths, a must see. $95,000.
MARTIN, RETCHKIN & MARTIN
522-0200

BUY OF THE WEEK! $5,000. DOWN, 11% Interest for 10 Years. 3 bedroom Brick Ranch with family room & 1051105 lot. 13 Month Buyers' Warranty & appliances included. Immediate possession!

RUSSIAN OLIVE TREES and landscaped yard accent this nicely decorated 3 sided with open family room and fireplace, great finished basement with bar, attached garage. $79,900. ASSUME 7¾% Interest or 11% LAND CONTRACT

NEAR AN ACRE! Sharp Ranch, newer carpet, enclosed porch, site back off street. Price & terms - very flexible! "WOODBINE SUB" Reduced to $74,900!

Century 21
HOME CENTER
476-7000

BY OWNER. Farmington Hills, immaculate 3 bedroom tri-level, air, wall to wall carpeting, 2 car garage, appliances, new furnace, driveway coated. Only $68,000. 478-4548

BY OWNER - 3 bedroom ranch in Woodcreek Farms, $89,500. Land Contract, low down, consider rent with option. After 5 PM. 624-3217

CUSTOM RANCH on ¾ wooded acre. 3 bedrooms, 2½ baths, 2 gorgeous fireplaces, family room, Florida room, much more. 8 year land contract. $125,000.
ERA MASTER ASSOCIATES 478-7550

DRAMATIC
SPLIT LEVEL
4,200 SQ. FT. PLUS INDOOR POOL
HUGE ROOMS
FEATHER GARDE
Poolside suite plus 4 bedrooms, 2 fireplaces, balcony living room, family room, first floor laundry, acre hillside lot. Appraised at $221,000. Sacrifice: $169,500. $44,500 down, 9¼% on balance. Up to 20 years.
Negotiable - Trade Considered
Owner 476-0850

304 Farmington Farmington Hills

FARMINGTON HILLS, Kendallwood Sub. 4 bedroom colonial, fireplace screened back porch. 10% land contract on $85,000. 553-7183

FARMINGTON HILLS, 3 bedroom, 2 full & 2 half baths, formal dining room, living room, family room, Florida room, mint condition. 474-8882

FARMINGTON HILLS $39,900
Immaculate asbestos bungalow, 2 bedrooms, huge 24x15 paneled family room, fireplace, screened & glassed porch, new carpeting throughout. Land contract, $5,000 down. 477-1769

FARMINGTON HILLS
Owner - out of State. Magnificent lot, custom 3 bedroom Quad-Level. 2 fireplaces, 2½ baths, rec room, 3 full - 2 half baths. Much more! Immediate Occupancy! Land Contract! $159,900.
EARL
KEIM
Realty North, Inc. 559-1300

FARMINGTON HILLS
Zero Interest L.C.
Down. MUST SELL this week! In neighborhood of $250,000 homes is a classic Ramblewood Sub. Almost new, over 3100 Sq. Ft., 4 bedroom colonial in premium LOT, LANDSCAPED TO YOUR TASTE WITH $2,000 ALLOWANCE. Priced way below value for immediate sale and occupancy - $189,900 L.C. with only $35,000 down or $185,900 if you obtain new mortgage. 641-8104 anytime or before 6 PM 645-6333, ask for Gary.

FARMINGTON HILLS
Low Down Payment if you assume the Mortgage on this lovely 3 bedroom Colonial - decorated in neutral tones. Family room with fireplace, nice workable kitchen, large lot in a very desirable family neighborhood. ONLY $75,900.
CENTURY 21
MJL CORPORATE
TRANSFERE SERVICE
851-6700

MERCY AREA
$89,900
(1-ca). Attractive colonial home on a premium wooded site. 4 rooms, 4 bedrooms, 2½ baths. Owner transferred. Quality carpeting. Well located within the development. Neutral decor. Move-in condition. Neighborhood of $100,000 plus homes. Priced for fast sale. MLI 71934.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

WALKOUT LOWER level on this stunning 3 bedroom custom brick ranch on a large manicured lot. 3 fireplaces, formal dining room, family room, den, 2½ baths, attached 2 car garage. $205,000.
SOUTHFIELD
WHY RENT when you can purchase this super neat and clean 3 bedroom ranch with 10% down, 11¼% interest on 30 year loan. Offers - country kitchen, super sunc living room, neutral tones, fenced yard, Only $34,500.
CENTURY 21
Nada, Inc. 477-9800

$118,500
HEATHER HILLS
(1-wa). Prestigious location. Approximately 3,000 sq. ft. of living area. Ranch home with walkout sunlight lower level. 9 spacious rooms arranged for possible home apartment or split family arrangement. Neighborhood of $115,000 to $130,000 homes. Premium wooded site. Call to cash in on your opportunity, personal tour, and details. ML 73681.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

CUSTOM RANCH on ¾ wooded acre. 3 bedrooms, 2½ baths, 2 gorgeous fireplaces, family room, Florida room, much more. 8 year land contract. $125,000.
ERA MASTER ASSOCIATES 478-7550

304 Farmington Farmington Hills

5 BEDROOMS
EASY TERMS
(1-ba). Approximately 2300 sq. ft. brick construction 5 bedroom home. This home features 2 car garage, greenhouse, separate dining room, extremely spacious family room with wood burning fireplace. Substantially below market rate. Call for exciting details and personal tour. Priced for fast sale. $81,900. ML 70768.
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

PRICE JUST REDUCED. A beautiful home in Farmington Hills. Fireplaced Stained glass accents throughout. Rec room with bar. Central air. $59,900.

CLASSIC - maintenance free Michigan cottage farmhouse with pond. ¼ mile from Orchard Lake exit I-696. Land contract TERMS. Reduced price of $92,900.
ERA
M.D. HARWELL
626-3800

305 Brighton-Hartland South Lyon

BRIGHTON
GOOD TERMS
SIMPLE ASSUMPTION $4500 down to assume a 28 year mortgage on this lovely 3 bedroom home. Good access to X-ways & shopping. $47,900. (a-38)

GREAT INVESTMENT - 1 acre, country setting. Extra kitchen, bedroom & bath in lower level. Huge garage with wood burner, Shed. 16 x 28. Good L.C. terms. 10% down. $54,900. (b-44)

5 BEAUTIFUL ACRES - Like new 3-4 bedroom quad. Extra insulation plus heat pump equals low gas bills. Fireplace, family room, 1½ baths, L.C. negotiable. Pinckney area. (p-23)

Call Joe Phares
THE LIVINGSTON GROUP
477-0711 227-4600

BRIGHTON, Prestigious subdivision, gracious setting, 1½ rolling acres, inground pool, 3 or 4 bedroom custom home, 3350 sq.ft., with all the extra amenities. $219,000. By Owner. 229-8754

Lyon Twp.
LAKE ANGELA CO-OP
ONLY $19,900! C. terms - $4,000 down, 11% interest, 5 years. Living room, kitchen & dining area, large bedroom. Adult community so lovely it has fishing, sailing & swimming.
CENTURY 21
HARTLAND SOUTH WEST
348-6500 437-4111

306 Southfield-Lathrup

AVAILABLE IMMEDIATELY
Excellent financing and price reduced. Cleanest colonial in Southfield. 4 bedrooms, 2½ baths, family room, central air. $85,900. Betty Dunn or Mickey Galvin, Ralph Manuel Associates. 559-3818

SOUTHFIELD, 3 bedroom tri-level offers elegance at an affordable price. Family room with fireplace, sauna with sheer, 1½ baths + 2 large 2 car attached garage. LAND CONTRACT TERMS. $84,900.
ERA
M.D. HARWELL
626-3800

BY OWNER - NEW OFFERING
Custom brick ranch, 1700 sq. ft., good floor plan - 3 bedrooms, 1½ baths, country kitchen, family room, central air, finished basement, large rec room/wet-bar, optional 4th bedroom, extras, exquisite landscaping. Grad-end street. Terms negotiable. $69,500. 557-6325

BY OWNER- 2040Sq.ft brick ranch, central air, 3 bedrooms, 2½ baths, 2 fireplaces, formica kitchen built in oven, full basementquarty finished), 2½ car garage on 1 acre of land. Open Sat & Sun. 2-5pm. ¼ block S of 10 Mile, W of Beech on Forestview.

CAMBRIDGE VILLAGE. Private setting. 3 bedroom ranch, antique fireplace, kitchen nook, dishwasher, Florida room, Assume 8¼% Land Contract & terms. Asking $55,900. 559-5223

CAPE COD Charm and size enhance spacious 4 bedroom, 4 bath home with library, 3 fireplaces, Florida room and rec room. Well maintained. Private treed yard. Immediate occupancy. $94,900.
ASK FOR SARA TUCKER
Chamberlain
646-6000

CRANBROOK VILLAGE. 10% off sale. Large 3 bedroom, 2½ bath colonial. Every desirable feature. Super decorating. Birmingham Schools. Great financing. Ref. $84,150 Owner. 642-5739

FEATURED IN House & Garden magazine, architect designed contemporary home on ½ acre ravine lot with frontage in Southfield. Very open plan, ideal for single or couple. 2 fireplaces, living room with fireplace, 2 bedrooms, 2 baths, loft/study, deck, oak floors. $90,000. Call after 6pm or weekends. 478-2618

LATHRUP VILLAGE remodeled brick ranch, ¾ acre, family room, 2 fireplaces, new kitchen, new furnace, central air, 3 bedroom, 2 baths, garage, pool. 9% LC Best offer. 647-3828

LATHRUP VILLAGE
Newer neat and clean 3 bedroom colonial with exceptional family room with fireplace, covered patio, finished rec room. A real joy! $75,500.

SOUTHFIELD - Charming starter home for empty nester! Easy care, aluminum sided ranch, 17 ft. living room with fireplace, den, plus family room, 2 car attached garage, approximately 1¼ acres. $61,900.
Laverne Eady & Assoc., Inc. 626-4711

LOVELY SOUTHFIELD - Colonial, 3 bedrooms, family room, fireplace, central air, and more, excellent terms, $69,900.
MARTIN, RETCHKIN & MARTIN
522-0200

OPEN SUN 1 - 5. Cranbrook Village Ranch, newly redecorated, redwood ceiling in living room, fireplace, 1½ baths, finished basement with bar, carpeted throughout, carport, patio, sprinkler system $67,900. 569-3739

SOLAR ENERGY
is just one of the many features in this 4 bedroom quad. Family room with fireplace, formal dining room, 2 car garage. $89,500. Call.

SYBIL TADDIA
CENTURY 21
Gold House Realtors
478-4660 261-4700

SOUTHFIELD BARGAIN, $63,900. Conventional mortgage, VA mortgage or land contract. 3 bedrooms, living room, family room, dining room, central air, custom features, move in condition. W 10 Mile & Greenfield area. Owner. 557-7598

SOUTHFIELD GARDENS - By owner. Assume our low 8% mortgage. 3 bedrooms, 2½ baths, central air, fireplace in family room, finished basement, attached 2 car garage. Many extras. $69,900. 559-0823

SOUTHFIELD. Easy assumption at 11%. 5 minutes from Birmingham. 3 bedroom contemporary brick ranch in Cranbrook Village. Professionally landscaped. Newly decorated in neutral tones. Extras. $82,000 569-7939

SOUTHFIELD, 11 Mile - Greenfield area. Terrifice floor plan, 4 bedroom, 2½ bath, colonial, 2500 sq. ft. central air, 2 car attached garage with opener. First floor laundry room, finished basement, $75,900. $10,000. 10% land contract, by owner. 557-5327

SOUTHFIELD - 17177 Hilton, 1 bedroom colonial, 2½ baths, 2 car attached garage. $73,900 land contract or conventional financing. 538-6030

306 Southfield-Lathrup

SOUTHFIELD
Open Sun., 2-5PM.
27284 Lavathe Parkway
(N. of 11, W. of Greenfield). - Sharp 3 bedroom Ranch in Cambridge Village. Fireplace, up-dated kitchen, garage, V.A. or other financing! $50,000.
EARL
KEIM
Realty North, Inc. 559-1300

SOUTHFIELD
8-10 Year Land Contract. Spacious Brick Ranch with 20x19 family room, finished rec room, 1½ baths, 2 car garage. Nice Family Home! Now $54,900.
CENTURY 21
MJL CORPORATE
TRANSFERE SERVICE
851-6700

ULTRA CONTEMPORARY. Artists own home. Featured in Detroit News & Free Press. 3 bedroom, 2½ baths, 2 story. Cathedral ceilings, 2 fireplaces, 2 skylights, natural lighting, neutral tones throuot. Kitchen with breakfast room. Built in dishwasher, 2 smooth top double ovens. Finished basement bonus room. 2 car attached garage. Central air. Landscaped lot, furnish landscaping with automatic sprinkling system. Land contract home or owner at nature center. 284,500. 557-0072

WALK TO BIRMINGHAM GROVES High School from expansive 4 bedroom, 2½ bath colonial with 2 fireplaces, 2 fireplaced family room and super recreation room. Park-like yard. Top condition! Excellent terms. $87,500.
Chamberlain
646-6000

"$6,000 Down"
LAND CONTRACT
New exclusive colonial offers 3 bedroom, formica kitchen, dishwasher, family room, master bedroom, 1½ baths, carpeting throughout, full basement, energy package and attached 2 car garage. Asking $81,750.
255-0037
RITE - - - - - - WAY

307 Milford-Highland

LAKE SHERWOOD, near Milford. Walkout ranch, 3 bedrooms, walk-out lower level, 10% Land Contract. $99,900. 887-5190

308 Rochester-Troy

ANY TERMS CONSIDERED
Troy - 4 bedroom, 2½ bath, family room, owner transferred & must sell. Lease purchase possible. $73,900.
Darlene Danielak
REAL ESTATE ONE
559-2300

ATTRACTIVE BRICK, 3 bedroom ranch, formal dining room, country kitchen, family room, 1½ baths, Pella windows, central air, drapes, carpeting, sprinkling system, 2 car attached garage, excellent school system, 5 year 10% L.C. or 7¾% assumable mortgage, $85,000.
OPEN SAT. & SUN. 1-5 PM.
5236 BLAIR
879-1181

BEAUTIFUL
BUILDERS MODEL
2300 sq. ft. traditional ranch on wooded lot by Great Oaks Golf Course. $129,500. 1226 Greenleaf Dr. In Valley Stream Sub., W. off Livernois, N. of Walton. Below market mortgage available until Sept. 30th. Builder on site after 1PM daily. 852-9066
MacLeath Custom Bldg. 651-2881

BUY or trade $189,900 value, assumable 10¼% mortgage, payments $1,288 month, 3015 sq. ft. 4 bedrooms, 2½ baths, 2 fireplaces, 3 car garage, Williamsburg colonial on wooded lot in beautiful Golden Valley Sub. in Troy. 641-7964

BY OWNER - N. Rochester, California ranch, 3 bedrooms, 2½ baths, 2 acres, walk out lower level, 2½ car garage, 2 baths, family room, many extras, $93,000. Open Sun. 752-9008

Chamberlain
10 YEAR LAND CONTRACT. Mint condition 4 bedroom, 2½ bath quad-level offering formal dining room, gas log fireplace in family room, spacious kitchen and many extras. $93,500.

$15,000 DOWN on a LAND CONTRACT moves you into spacious 4 bedroom brick ranch in Troy. Family room doorwall leads to patio with gas grill and beautifully treed lot. $89,500.

MANY CUSTOM FEATURES are found throughout this elegant colonial. Formal living and dining rooms, library for the students, fireplaced family room, master bedroom with dressing area, many other quality appointments. $124,900.
Chamberlain
689-8900

ELEGANT ROCHESTER COLONIAL huge country kitchen, grand circular stairway, 4 bedrooms, study, fireplace family room, formal dining room, gas log fireplace, landscaped sprinklered lot, in beautiful Rochester Highland Sub. $145,900. Simple assumption or blend.
Bateman - Shoults Realty 623-9551

EXECUTIVE
RETREAT
ROCHESTER
Fantastic walkout ranch on one acre ravine lot. 3 bedrooms plus 26x24 unfinished bedroom, 2½ baths, Jacuzzi, formal dining room, huge living room, family room 35x24. Built for elegant entertaining with 2 wet bars. Professionally decorated. $360,000.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

EXECUTIVE TROY COLONIAL
4 bedrooms, 2½ baths, dining room, rec room, central air, family room/fireplace, attached garage, 10 year L.C. (94cha) Ask for Steve Cole, Century 21, Town & Country. 524-1600

ROCHESTER, owner desperate, $11,000 down assumes mortgage, beautiful 3 bedroom, carpeted, Rochester Hills, 2 fireplaces, spectacular view on treed lot, new carpeted. $89,900.
Agent 652-8468 or 689-3300

ROCHESTER - 4 bedroom quad with inground swimming pool, sprinkling system & many other features. $110,000. Land Contract. 657-7215

TROY - brick quad level, 2000 sq ft, ¼ acre, R-60 insulation, all carpet & drapes 1 year old, new gas efficient furnace & water heater. 250 gas & electric heat in garage. $77,500 with $70,000 down, 17 year 10% land contract.
TROY-0975

TROY - For sale by owner. Attractive 3 bedroom ranch with sunken living room, 3 full baths, fireplace, full basement, central air, inground swimming pool. 879-2385

TROY-Long Lake & Rochester. 8 year L.C., 9 to 11%. Beautiful 4 bedroom colonial, 2½ baths, 1st floor laundry, central air with electric air filter, automatic attic fan, garage door opener. $82,000. 689-8465. 755-1696

TROY-Wattles & Rochester
3 bedroom tri-level, completely redecorated in earthtones in last 12 months. No expense spared. Too many custom features to list. 10% fixed rate, 25 year financing with no qualifying. Approximately 25% equity. $68,500. Call owner. Buyers only. 588-2800 689-7939

TROY
3 bedroom Brick Ranch near Somerset Mall. Full basement. Air conditioned. 8¼% Simple Assumption of $41,000. or Land Contract Terms. $87,500
Ask for Norm Windisie at
Max Broock, Inc.
626-4000

308 Rochester-Troy

TROY - 2 bedrooms. Assumable mortgage, large lot, Franklin store. By Owner. $34,900. Ask for Tom before 4:30 PM. 338-5416, after 5 PM. 689-8882

TROY. 3 bedroom brick ranch, 1½ bath, central air, family room, florida room, 2 car attached garage, full basement. $66,900. Call 6am-6pm 588-3011

TROY
TOTAL APPEAL
to this Tri Level featuring 3 or 4 bedrooms, 1½ baths. Beautiful and inviting looking private yard. Assumption or blend rate. $72,900. Ask for Ginny - 649-0943
CRANBROOK
ASSOC. INC., REALTORS
645-5790

309 Royal Oak-Oak Park Huntington Woods

BY OWNER. Spacious Royal Oak colonial brick home. Approx 1800 sq. feet. Natural fireplace, natural wood den, 3 bedrooms, 1½ baths, full finished basement, 2 car garage. Cash, new mortgage assumption, blend rate. $65,900. Call after 5:30pm & weekends. 547-3274

N ROYAL OAK. 5 of 14 mile Between Woodward & Coolidge. Fresh 4 bedroom, 1½ story home. Immaculate condition. Lot 50x150. Landscaped. Fenced. 2½ car garage, gas hbp, assumable mortgage, must see. $48,500. After 6pm. 549-8254

OAK PARK
Terrific, move-in, spotless ranch with gorgeous professionally finished recreation room. 3 bedrooms, 2 baths, central air, fireplace, attached garage. An excellent starter home, located close to shopping, family oriented neighborhood. An absolute MUST SEE! $49,900.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

ROYAL OAK - owner, 3 bedrooms, new kitchen, bath & plumbing, wiring, finished basement, carpeting, 2 car garage, any terms, 547,500 offer. 583-5958

ROYAL OAK - 3 bedroom aluminum ranch, new carpeting 19 x 10. Assume at 11¼% or 13% blend with $3,800 down. $37,900. 541-8684

310 Union Lake Commerce

NEAR MILFORD-4 bedroom colonial on 2½ acres in excellent condition. Finished oak hardwood floors upstairs, full basement, garage. Asking $54,900 with negotiable down payment on land contract. Duke Realty. 477-6000 or 685-2632

311 Orchard Lake Walled Lake

DOLL HOUSE IN THE PARK
2 bedrooms, large family room, glassed in fireplace in living room, walk-out lower level, oversized 2 car garage. Blind available. $48,900. Call: Betty Dunn, Ralph Manuel Associates, 559-3818

312 Livonia

BEAT HIGH interest - assume VA with $3,800 down. Immediate occupancy. Full basement, 2 car garage, fireplaced yard, nice area - near pool, club. Call One Way 522-6300

Builder's Closeout
12% mortgage money available for a limited time on land contract terms. Great location. Only 5 left. One of Livonia's nicest subdivisions. Call for more information.
CENTURY 21
Gold House Realtors
478-4660 261-4700

BY OWNER - Furnished 3 bedroom, 1½ bath, 2 car garage, fenced back yard, central air, 2 enclosed patios, sprinkler system, 1 year fenced back yard $70,000. Will negotiate. 425-8229

BY OWNER - Immaculate 3 bedroom ranch, 1½ baths, 2 car garage, fenced back yard with extras. Newly redecorated. Make an offer. Call. 464-7861

BY OWNER - W. of Farmington Rd., 3 bedroom colonial, family room with fireplace, 2½ car attached garage, ready access to schools & X-ways. $72,500, negotiable terms. 464-9051

BY OWNER - 1 year old top quality Hoogland 3 bedroom, 2½ baths, family room, two-way fireplace, 1st floor laundry, tiled basement. $95,000. 591-9131

BY OWNER - 9¼%, 11% or 12% financing available, $7500 down, call for details on sharp 3 bedroom brick ranch. $57,000. 661-9134

CHARMING COLONIAL
Ideal for young family. 3 bedrooms, 2½ baths (master bedroom), formal dining room, family room with fireplace, central air, finished rec room, attached 2 car garage, large lot, asking $80,900. Will consider land contract terms. Assumption or smaller home in trade.
NEW WORLD
SUMMIT 427-3200

CREAM PUFF!
Always popular ROSEDALE GARDENS beauty of this immaculate beautifully carpeted and maintained 3 bedroom brick ranch with 2 full baths, natural fireplace, modern country kitchen with built-ins and French doors to private rear yard, full finished basement, and an oversized 2½ car garage. Assume just $58,900 with easy land contract terms!
CENTURY 21
Hartford 429, Inc. 981-2900

DESPERATE OWNER - Can't hold out longer. Must move. Will consider any offer with small down payment. 1750 sq. ft. Colonial. A steal at $59,900.

EXCEPTIONAL HOME - 3 bedroom ranch. New kitchen. Party basement with fireplace. 2½ car garage. Assume $8,800 assumes mortgage. $64,900.

7 YEAR CONTRACT - Must Quad in Northwest Livonia. 2 doorwalls, to super patio and pool. $65,900. ERA partnership available. $89,900
ERA
FIRST FEDERAL
478-3400

DON'T MISS SEEING
this most beautiful 3 bedroom Ranch home that's perfection in every detail. Spacious living room, fireplace, family room and for added enjoyment, a luxurious, carpeted rec room. Owner financing available. $82,900. Call 261-5180.
Thompson-Brown

END OF SUMMER SPECIAL
$10,000 - cash back to buyer is available on this 3 bedroom ranch, good location. Call.
SYBIL TADDIA
CENTURY 21
Gold House Realtors
478-4660 261-4700

Energy Saving Extras
on this lovely 3 bedroom brick ranch, aluminum trim, 2½ car garage, central air, and large lot. Assume 9 year land contract.
CENTURY 21
Gold House Realtors
478-4660 261-4700

FOUR BEDROOM quad-level, family room with fireplace, 2 baths, central air, extra insulation in attic. Privacy fence encloses 100x200 ft. lot, bedroom 3 has an 8 foot ceiling. Full basement, 2½ car garage on nice private backyard. Livonia Schools. $79,500. $15,800 down. Open House Sunday Sept. 5, 12 to 5pm. 25158 Washington. 422-1849

IDYLLE HILLS - owner financing at 10% - asking $90,000. Executive style backing to golf course, 2½ baths, finished basement, central air, 60ft garage, custom built to owners blue prints. Call for appointment One Way 552-6000

312 Livonia

EXCELLENT LAND CONTRACT
Quality-built 4 bedroom Quad with flowing floor plan. Country kitchen with doorwall to patio. Parquet floor in family room, custom fireplace, 2 baths & closets galore! Prime area. $83,500.

PRIME FRANKLVILLA SUBDIVISION - Lovely 3 bedroom Brick Ranch, 1½ baths, family room, fireplace, central air, underground sprinkling, attached garage and much more. $102,000.

LAND CONTRACT - nice 3 bedroom Ranch in fine area. Full basement, family room, central air and attached garage and more. All for $59,900.
Earl Keim
SUBURBAN 261-1600

EXTRAS GALORE
in this beautiful and spacious 3 bedroom ranch with large kitchen, huge family room, fireplace, central air, finished basement with bath, attached 2 car garage, underground sprinklers, and LIBERAL LAND CONTRACT TERMS. $59,900. Call.
DEBRA LINDAHL
CENTURY 21
Gold Realtors
464-8881

FORECLOSURE SALE - Savings & Loan is offering special financing way home can offer. Including automatic sprinklers, central air, decorator wall decor throughout. Custom wood treatments, Colonials, quads, ranches priced from $124,900 to $137,900. 14% 30 year financing being offered.

APPROXIMATELY $8,000 to ASSUME this sharp 3 bedroom brick ranch in Rosedale Gardens. Attractive family room, fireplace, 1½ baths, finished rec room, central air. 2 car garage. $59,900.

TRANSFEREES NOTE - Executive quality 4 bedroom 2½ bath Colonial featuring formal dining room, 1st floor laundry, beautiful large kitchen, huge family room with natural fireplace, full basement, 2 car attached garage, central air, aluminum trim, luxuriously appointed interior, landscaped to perfection exterior. Excellent terms. $96,900.

EASY ASSUMPTION - for that country feeling, be sure and see this large 3 bedroom brick home with huge living room with fireplace, dining ell and a 24 ft. kitchen, family room, 2 baths, attached garage. All this on a 100x170 ft. treed lot. $54,900.

BREATHTAKING VIEW - a fantastic view of ravine & stream in a prime location plus tremendous land contract terms. This 4 bedroom quad level is decorated to perfection. Formal dining room, huge family room, 2½ baths, 1st floor family room. Immediate occupancy. $89,500.
HARRY S.
WOLFE
421-5660

Just Reduced
Florida bound owners are leaving a lovely 3 bedroom home on a double country-size lot, 1 full baths, huge master bedroom, 2 car garage, flexible terms $59,900.
Home Master
SUNRISE 471-2800

KIMBERLY OAKS-assume 10% land contract, (other terms available). Beautiful 4 bedroom brick trilevel. Features: hardwood floors, Bay window, large family room, sprinkling system, attached garage & more. 478,000 261-5571

Live In Livonia
"10 Year Land Contract"
Builder's own home, says only $15,000 down and this beautiful home by spacious 3 bedrooms, 2 full baths, natural fireplace, 1st floor laundry, attached walkout patio, overlooking 90x250 ft. lot plus 2½ car garage. Only $79,900.
"By The Woods"
Only $59,900 on this Sunset special spacious 3 bedroom brick ranch, 2 full baths, 1½ car attached garage, gorgeous finished basement, central air and 2 car garage. Super, super land contract terms.
2400 Sq. Ft. - $85,900
Brick ranch, over 4 bedrooms, 2½ bath plus first floor den, extensive wood decor, gorgeous home, builder's loss.
CENTURY 21
TODAY 261-2000

Livonia & Area
"LAND CONTRACT"
Livonia - sharp 4 bedroom quad-level, 2½ baths, formal dining room, family room with natural fireplace, center entrance, finished basement, attached 2 car garage, fast occupancy. Excellent terms. Asking $79,900. Ask for ED TREMBATH.

FLORIDA BOUND!
Land contract terms offered on this sharp 3 bedroom brick ranch with 2 car garage, finished basement, extra insulation, 1½ baths, gas barbeque, and much more. Only $52,900. Ask for LARRY MICHALCZK.

COUNTRY RANCH
Unique brick ranch on beautiful treed lot with family room, 2 natural fireplaces, and attached 2 car garage. Conventional financing possible with 30% down at 16¾% interest. Hurry! 88's. Ask for BOB CRAYER.
422-6030
RE/MAX
FOREMOST, INC.

Livonia Buys
FORECLOSURE
Must sell fast - bargain priced 4 bedroom 2 full bath brick and aluminum colonial, 2½ car garage, finished family room with natural fireplace, 1st floor laundry, full basement, central air, 2 car attached garage, private patio. $79,900.

½ ACRE
Spacious 3 bedroom 1½ bath brick ranch, huge family room, full basement. Must sell - asking $45,900.

ASSUME 9¾%
Almost new 3 bedroom brick ranch features 18 ft. country kitchen, full basement, 2 car garage. Owner must be sacrificing at $59,900.

ROSEDALE GARDENS
Beautiful 3 bedroom 1½ bath brick ranch, formal dining room, natural fireplace in living room, full finished basement, screened porch, 2 car attached garage $60,900.
CENTURY 21
Hartford South Inc.
261-4200 464-6400

"Livonia"
FIRST OFFERING
Brick ranch offers 3 bedrooms, country kitchen, full basement, 2½ car garage, prime area. Owner says sell! Asking $45,500.
255-0037
RITE - - - - - - WAY

OLDER 4 bedroom brick home. Hardwood floors & plaster, full basement, breezeway, 2 car garage, 1½ treed acre. By owner, make offer. 591-6618

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 - 14143 BAINBRIDGE. 3 bedroom ranch, carpeting, dining/family room, 2 car garage. Terms. $50,500.
MARTIN, RETCHUM & MARTIN
522-0200

312 Livonia

Rosedale Meadows.
1 ST. OFFERING on freshly decorated Brick Ranch. 3 bedrooms, 1½ baths, carpet throughout, rec. room, covered patio, 2½ car garage FHA-VA
Castle Gardens
LAND CONTRACT terms on nicely decorated 3 bedroom Brick Ranch. 1½ baths, fireplace, rec. room, patio, 2 car attached garage
EARL KEIM
538-8300
REDFORD INC.

Schweitzer
LIVONIA & AREA
CASTLE GARDENS
Original Owner offering 3 bedroom Brick Ranch with fireplace, 1½ baths, detached 1½ car garage, 10% down LAND CONTRACT: $66,900. (L-520)
STARTER HOME
Good Land Contract terms on this 2 bedroom Ranch-style home. No-wax kitchen floor, fenced corner lot. $29,900. (L-516)
1st OFFERING
Won't Last! Very attractive 4 bedroom Brick Ranch in desirable Livonia location. Features: 1½ baths, finished rec room, aluminum trim, newer furnace with central air, wooded deck. Super Land Contract. $59,500 (L-528)
HIGHLAND LAKES
NORTHVILLE - Nice Condo in well-kept complex. Close to everything! Family room with fireplace & beamed ceiling, enclosed patio to family room, formal dining room. Great Terms! $58,900. (L-500)
CREAM PUFF
Ranch-style WESTLAND home, maintained to perfection both inside & out! 3 bedrooms, "Country Kitchen" completely remodeled, family room with fireplace, finished rec room. Many Extras! $58,900. (L-450)
Schweitzer Real Estate
BETTER HOMES
& GARDENS
522-5333
STOP!
Look no further! Mint 3 bedroom brick ranch, full basement, country kitchen with doorwall. Very desirable Sunset Hills. $10,000 down, land contract. Only $52,900. Call:
RAY HURLEY
CENTURY 21
Gold House Realtors
478-4660 261-4700

LIVONIA
Realistic Terms! $10,000 Down on a 5 Year Land Contract. Immaculate Ranch set on one of Livonia's Finest! 3 bedrooms, 2 full baths, finished rec room with gas fireplace, nice backyard with beautiful screened-in porch.
CENTURY 21
MJL CORPORATE
TRANSFERE SERVICE
851-6700

SUPER LAND CONTRACT - Well kept 3 bedroom brick ranch, country kitchen with newer floor, finished basement, 2 full baths, 2 car garage, lovely lot. $54,900.

NEAT & CLEAN 2 bedroom brick ranch offers large living room, kitchen with doorwall to beautiful covered patio, 2 car garage, in a great area. $62,700.

ON A CUL-DE-SAC is this spacious