CREATIVE LIVING CLASSIFIED REAL ESTATE 644-1070

302 Birmingham Bloomfield

ABSOLUTELY GREAT
4 bedroom, 2 bath wing colonial in desirable Nottingham Forest. Featured are contemporary family room, first floor master suite with den and whirlpool plus second floor master bedroom, white Formica kitchen/dennaire, separate dining room, large first floor utility/hobby room, deck overlooking beautiful wooded property. Great family home. $189,900.
ROBERT WOLF CO.
852-9555 Res: 646-7418

ATTENTION MR. FIXIT
3 bedroom Bldg. 2 baths on Lahser between 13 & 14 Mile. Mid $80's. Buyers Only: Nancy. 851-7077

BEAUTIFUL CONTEMPORARY
New construction offering innovative designs in Wabeek Forest. Exclusive master suite with walk-in closet, whirlpool, and studio ceiling. Media room, formica kitchen, zoned system and energy package. $435,000.
RALPH MANUEL-WEST
851-6900

BEVERLY HILLS - By Owner, 3 bedroom brick, 2 baths, living room, fireplace, dining room, den, family room, basement, and 1½ lots, fenced backyard. A-1 condition. Birmingham Schools. $98,500. 32071 Kilburn - Open April 19 & 20, noon-5PM. Otherwise shown by appointment. 647-5626

BEVERLY HILLS - Incredible price! Open House, Sun., 1-5pm. 4 bedroom, 2½ baths, living room, dining room, library, family room, 2 fireplaces, 2 car garage, beautiful grounds - over 1½ acres. $137,900. 646-1329

BIRMINGHAM - By owner, Sharp, clean 2 bedroom, 1 bath aluminum frame ranch. Full basement. $60,000. 644-9150

BIRMINGHAM - In town bungalow, 3 bedroom, 1 bath, updated, skylites, leaded doors, hardwood floors, 2 car garage, Must see. $73,900. Days 293-1020. After 5pm 258-4842

BIRMINGHAM - In-town, near Midvale elementary, 3 bedroom, 1½ bath ranch on 50' lot. Full basement & 2 car attached garage. Kitchen with dining alcove & 2 large greenhouse windows. 33x22' living room with fireplace, 12x18' dining room, 13x19' master bedroom with 13' closet wall & walkout, 11x11' guest bedroom with double closet & ceiling fans. Energy efficient gas furnace. AprilAire humidifier, electronic air cleaner, energy efficient air conditioning. Finished basement with ample storage & workspace. Decks front & back. Large trees & privacy fence. Low maintenance California styled landscaping. Newly painted exterior. Brick & frame construction. $130,000. 644-4263

BIRMINGHAM - Walking distance to town. 5 large bedrooms, 3½ baths, large closets & storage. Excellent center hall floor plan. $217,000.
339 Baldwin. 540-0927, 356-8866

302 Birmingham Bloomfield

BIRMINGHAM. 1658 Webster. 3 bedrooms, 2 baths, finished basement, new roof, 2 car garage, patio, fully carpeted, fenced yard; close to town & transportation. Drapes & appliances included. By Owner, OPEN House, 4-19 & 20. Call Diane Advertising. 642-1620 or 305-831-2718

BLOOMFIELD HILLS - Charming 3 bedroom, 2½ bath colonial. Family room, living room, formal dining. Exquisite, carefree oak floors, large treed lot on quiet cul-de-sac. $189,000. By Owner 334-9558

BLOOMFIELD HILLS-BY OWNER
5191 Clarendon Crest, (1 block S. of Lone Pine, W. off Franklin).
4 bedroom colonial, 2½ baths, living & dining rooms, family room with fireplace, kitchen with 9 x 9 breakfast area, basement rec. room, utility on first floor. 250 ft. pie shaped lot - wooded, $174,000. By appointment: 626-8874

BLOOMFIELD HILLS
Spacious family home; room to spread. Custom Quest, Bloomfield Hills schools. $129,900. 569-0070

BLOOMFIELD HILLS
OPEN SUN. 2-5PM
1775 TIVERTON RD.
off Long Lake, 1 bl. E. of Woodward
Quiet, private road. Quality built custom 4 bedroom, all brick colonial on 1 plus acre. 2½ baths, 2 fireplaces, screened porch, alarm system, sprinkler system, all in excellent condition. $309,000.
By Owner. 644-1412

BLOOMFIELD HILLS - secluded and spectacular 3-4 bedroom custom ranch on over 2 acres of rolling, treed terrain. Imagine 25x17 master bedroom with fireplace, sitting room and marble roman bath. In addition there are 2½ other baths with gold fixtures and marble sunken tub. A 3316 ft. family room boasts a fireplace wall and outdoor views. Consider silk wall covering, beautiful chandeliers, study, pool and pool house, take an appointment to enjoy this impressive residence. $150,000 Kitchen & Kitchen Real Estate. Call 673-2272

BY OWNER: Off Franklin Rd. Spacious 4 bedroom, Former model, newly decorated, 3 baths, 2 fireplaces, slate entrance, large lot with beautiful trees. $234,900. 855-2568

CHARMING 3 bedroom home, immaculate, 1 acre, treed. Birmingham Schools. Walnut Lk. privileges, 2 fireplaces, solar room & deck. Open Sun. 1-5PM. $153,900. 626-8507

City of Bloomfield Hills
Wooded setting encircles 4 bedroom, 1975 custom built country ranch. Includes gourmet kitchen, bay windowed family room, second floor master suite. Plush carpeting and Pella windows. Basement and in-ground pool. $259,900.
ASK FOR WARREN STOUT
Merrill Lynch Realty
647-5100 335-7707

302 Birmingham Bloomfield

DYNAMITE RENOVATION in Quarton Lake Estates - new kitchen, bathrooms, ceramic tile, furnace, roof, skylight - make this 4 bedroom, 2½ bath colonial the type of property that will go quickly. If you want the finest in the primest area, do it quickly here. Drop-dead spectacular master bedroom suite.
Century 21, Piety Hill. 642-8100

FRANKLIN - 3 bedroom ranch with remodeled kitchen and family room, swimming pool, ½ acre lot, 14 Mile Telegraph area. Asking $135,000. Open Sun., April 13, 20 & 27, 12-4 pm. 334-9938

GREAT 4 bedroom, 2½ bath colonial with family room, in family neighborhood, with tennis court and swim club. $124,900. Call Janette A. Engelhardt 644-6700
MAX BROOCK, INC.

Lake Privileges
NEW OFFERING
ONLY $89,900
Attractive brick colonial on large lot. 4 bedrooms, 2½ baths, family room with brick fireplace, large patio, kitchen/breakfast room. First floor laundry. New central air, 2 car attached garage. Super Buy!
CENTURY 21
Secontine Assoc.
626-8800

New To Market
Outstanding 4 bedroom, 2½ bath colonial with quality extras throughout. Newly, neutrally decorated. Top grade carpet follows elegant ceramic tile entrance. Features central air, formal dining room, finished rec room, family room with fireplace, Florida room or porch, sprinklers and much more. BEST FOR LAST is the heated inground pool and jacuzzi for summer fun. Amazingly low taxes. Only $145,500.
ASK FOR VERNA KAY
THE MICHIGAN GROUP
Executive Relocation Service
851-4100

OPEN HOUSE
SUNDAY APRIL 20TH 1-4
6523 Donegan Ct., Birmingham
E. of Inkster, S. off Maple on Kyshall Rd. Scenic hilltop quad, 3-4 bedrooms, 2½ baths, Meadow Lake privileges. $154,000.
EARL KEIM REALTY
MAPLE 642-6500

OPEN SUNDAY 2-5PM
HISTORIC FRANKLIN setting. 16000 W. 14 Mile Rd. Unique design, charming brick ranch, 3 bedroom, 1 bath, 1 acre, many trees, deal for a single or couple. By owner. $112,000. 851-6312

WONDERFUL West Bevery, 3 bedroom center entrance ranch. Full, finished basement, living room, fireplace, dining room and screened porch. Updated kitchen. $118,900. Ask for Linda. Merrill Lynch Realty 540-3374 851-8054

302 Birmingham Bloomfield

OPEN SUNDAY 2-5
CHARMING POPPLETON PARK colonial above grade of surrounding. Decorated in neutrals. Backs up to park with privacy fence. $139,900. 135 Madison, W. of 15 Mile, E. of Hunter.
ASK FOR SANDY PALMER
Merrill Lynch Realty
647-5100 641-7244

OVERLOOKING
ECHO PARK LAKE
Over 7,000 sq. ft. luxury contemporary, 5 bedrooms, great room, 1st floor master suite with jacuzzi and fireplace. Exclusive use of marble, oak, glass, and decks. Sauna, burglar alarm, central air, sprinklers. Perched magnificently on woods and stream.
Ask for Florial.
CENTURY 21 FAIRTOWN
626-8000

SODDEN LAKE AREA. A beauty - built-ever. 4 bedrooms, 2½ baths - central air, family room, updated kitchen, high ceilings, hardwood floors, burglar alarm, circular drive, 2½ car attached garage. Bloomfield Hills Schools. 1.4 acres. $229,000. Please ask for...
Sylvia Stotzky
REAL ESTATE ONE
626-4258 644-4700

TRULY ELEGANT
New home to be completed Feb. 1986. First floor master bedroom with jacuzzi, cathedral ceiling. Gathering room with stone fireplace. Spacious library with marble fireplace. 3 additional bedrooms with 2 full baths, second floor. Many quality features. Call Dutcher for details. Realistically priced at $409,000.
Bosco Building, Inc.
Franklin 626-5465

WALK TO Downtown Birmingham from this charming custom built 4 bedroom Cape Cod home with 2 car attached garage on large lot in beautiful residential neighborhood. Glass enclosed family room, natural fireplace in living room, 2 full baths, finished basement and built-in china cabinets in dining room. $192,500. Open House Sun. April 20, 1-5pm.
642-5638

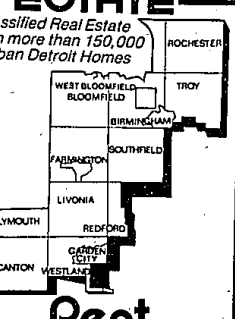
WESTCHESTER Village. Custom 3 bedroom, 2½ bath, large ranch, 3 car, family room, sunroom, sprinklers, alarm, appliances. 642-5891

303 West Bloomfield

BY OWNER - Open Sun. 12-5. A must see if you love to entertain. Gorgeous contemporary ranch on professionally landscaped acre lot with pool. 3 bedrooms, 2 completely remodeled baths & kitchen, 2 way fireplace, living room, dining room, central air, 2½ car garage, storage shed. Farmington Hills schools. N. of 14 Mile, W. of Middlebelt. $104,900. 851-8054

REAL ESTATE

Place your Classified Real Estate Advertisement in more than 150,000 affluent Suburban Detroit Homes



Sale

302 Birmingham-Bloomfield
303 West Bloomfield
304 Farmington
305 Farmington Hills
306 Brighton-Howland-S. Lyon
308 Southfield-Lathrup
307 Milford-Highland
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 Time Share
336 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 Bldg. 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

Rent

400 Apartments to Rent
401 Furniture Rental Apartments
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

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 national origin, or intention to make any such preference, limitation or discrimination." The 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.

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, MI 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 any newspaper and only publication of an advertisement shall constitute final acceptance of the advertiser's order.

AMERICAN HOME WEEK
A National Celebration of Homes for People, Business and Industry.

APRIL 13-19

We salute our local Realtors as they join in national observance of American Home Week April 13-19. This special week is designed to help remind all Americans of our constitutional right to own property. Perhaps more than any other, this freedom which includes the rights to use, enjoy, sell or transfer private property, drew the waves of emigrants to our shores from other nations around the world.

For most it was the first opportunity to hold title to their own land, business, or importantly their homes for this was proof that our nation was indeed a true democracy.

Home ownership adds a stability to our society and gives us all the incentive to work for better neighborhoods and communities. For most of us, our homes are the center of our involvement in the affairs of our city, state and nation.

While aiding us in the buying and selling of property, local Realtors also continue to work to protect our precious rights of ownership and assure that no new laws shall seek to abridge them.

With so much civil unrest in other nations, we urge all readers to take a moment during this special week to reflect on the importance of these rights to you and your families.

THE Observer & Eccentric NEWSPAPERS, INC.

303 West Bloomfield

ABSOLUTELY UNIQUE OFFERING
BY OWNER
Custom contemporary colonial on large corner wooded lot; over 4300 sq. ft. include 2 story living room, family room, library, 3 fireplaces, complete security system, central air, heated pool, 4-5 bedrooms, West Bloomfield Schools. If you are looking for something unusual, call for appointment:
$215,000 626-3919

303 West Bloomfield

BY OWNER - Custom built 4,000 sq. ft., Living room, dining room, large great room with cathedral ceiling, fireplace & wet bar, butler's pantry, gourmet kitchen with island, solarium, 4 bedrooms, 2 full & 2 half baths. Neutral decorating. Many extras. Bloomfield Hills Schools. $278,000. 855-7740

BY OWNER - Tri-level, 3 bedroom, 2½ baths, central air, family room neutral decor, Old Farm. $111,500. 851-6968

303 West Bloomfield

OPEN SUNDAY 2-5
6873 Knollwood Circle East,
3 of Maple, E. of Middlebelt. Spacious 4 or 5 bedroom quad level, lower level walk-out to 1 acre wooded lot. Library, finished rec room with bedroom, large family room with built-ins, attached garage, circular drive. Many more custom features. Birmingham Schools. $149,900.
EARL KEIM REALTY
North, Inc. 559-1300

BY OWNER - 14 and Orchard Lake. 3 bedroom custom ranch, 2 natural fireplaces, 1½ baths, large deck, $89,500. Please call for appointment anytime before 8pm 626-6716

303 West Bloomfield

BY OWNER. W. Bloomfield Lake Estates. 4 bedroom tudor, family room, 2½ baths, laundry room. Much more. $173,000. Shown by appt. only, evenings 682-3595

BY OWNER. 3 bedroom Dutch colonial, 2½ bath, family room, 3 car garage. Birmingham schools. $131,900. 851-2883

BY OWNER - 8 year old, 4 bedroom, 2½ bath Colonial, family room with fireplace, deck, central air, finished basement. $129,900. 360-2649

FIRST TIME OFFERED
Hills of Powder Horn. Stunning 3 bedroom garden ranch, professionally landscaped on oversized lot, large trees, sprinkler system, circular drive, large ceramic tile foyer with very open layout. Formal dining room with wood floor. Family room with natural wood fireplace, large kitchen with doorwall and eating area overlooking patio with gas BBQ. Master king room with large Bay window. First floor laundry room, finished basement, regular alarm. W. Bloomfield schools. All amenities. $164,900. Call for appointment after 3 Mon. - Fri., any time weekends. 626-1732

LAKE PRIVILEGES
Ranch on large lot, 3 bedrooms, formal dining room, walkout basement and much more. $109,900.
CENTURY 21
Today 653-0700

LAKERIDGE OF WABEEK
Extraordinary open design featuring great room plus family room, dining room, large library, 4 bedrooms with 3 full baths & skylighted powder room, fabulous kitchen & multi level decks. $358,000
ERA RYMAL SYMES
851-9770

LONG LAKE ESTATES
Fantastic custom home with Bloomfield Hills Schools. Spectacularness abounds ceramic foyer, beautiful oak floors in living room, dining room, & library. Recessed lighting, vaulted & all in neutrals. Center island kitchen with double ovens. Huge deck off family room and breakfast area. Circular drive & sprinklers. $257,000.
Cranbrook
Associates, Realtors
855-2200

LUXURY LAKEFRONT. Vaulted living room with marble fireplace, library with wet bar, gourmet kitchen, private master suite with sunken roman tub, office, family room with marble fireplace & wet bar. 2 large bedrooms each with bath. 2 large decks overlooking lake. Bloomfield Hills schools. Private buyers only. $340,000. For appt call 851-2920

MINT CONDITION, 3 bedroom, contemporary ranch, 2½ baths, family room with fireplace, 1st floor laundry, all Formica kitchen with walk-in pantry, finished room in basement, central air, wrap-around deck, 2½ car attached garage & much more. $134,900. 641-4590

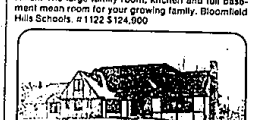
ON THE PARK
4 bedroom colonial, neutral decor. Former model, 2½ baths, family room with fireplace, air conditioned. Huge master bedroom suite, recently redecorated, aluminum sided. Professionally landscaped. W. Bloomfield schools, values at $125,000. Owner. 851-5408

OPEN SAT 10AM-6PM BY OWNER
Upper & Middle Straits privileges. 3 bedrooms, 1½ baths, walk-out finished basement w/wood stove, 2 car attached garage on 160x100 landscaped lot w/garden & dog run. 4144 Cedar, off Richardson & Orchard Lake Rd. $88,900. Eves: 682-3521

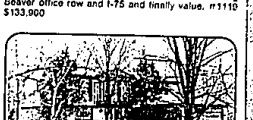
SPECTACULAR
Lake front, Bloomfield Hills schools. Park like setting on beautiful acre space. Pine Lake. Lush gardens & landscaping, decks, 50 ft. dock, 3 bedrooms, 2½ baths, completely updated with luxury kitchen. Formal dining room, living room & family room with wet bar & expansive views. 3 car garage.
Don't miss the opportunity. $398,000
ERA RYMAL SYMES
851-9770

Surrounded by mature Oak trees, on a quiet cul-de-sac, yet mere minutes from I-75, Woodward, or Telegraph is this Bloomfield 4 bedroom, 2½ bath brick ranch. This large family room, kitchen and full basement mean room for your growing family. Bloomfield Hills Schools. #1122 $124,900

Troy homes like this sells quickly because they offer space - 4 bedrooms, 4 baths, huge family room, over 2500 square feet, location, convenient to the Big Beaver office row and I-75 and finally value. #1110 $133,900

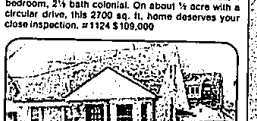


This home has every feature you'd expect plus space and fun. Space for the larger family with 10 rooms, 5 bedrooms. Full boating and beach privileges on private Upper Straits Lake. Luxurious, gracious, active living. #1117 $299,000



The rare combination of location, space and value are offered for-sale-by-owner of this 7-10 area, 4 bedroom, 2½ bath colonial. On about ½ acre with a circular drive, this 2700 sq. ft. home deserves your close inspection. #1124 $109,000

Picture your family by the wood-burning fireplace of the huge family room of this Farmington Hills tri-level. 4 bedrooms, 2½ baths. Energy efficient plus low maintenance brick and aluminum. Elementary in Sub. 1½ miles to O.C.C. #1118 $98,500



The Pleasant Ridge 2 bedroom brick bungalow is ideal for a single, young couple or empty nester. Surprisingly roomy - even has a family room with fireplace and formal dining room. Its location and movin-in condition say "buy me." #1127 $58,900

THESE HOMES ARE OFFERED FOR SALE BY THEIR OWNERS.

If you are shopping for your next home, you should carefully consider these homes being offered for sale by their owners. For further information on these or other fine homes, call Cross, Carrington & Co., 642-8080.

Now You Can Save Thousands When You Sell Your Home! Check out the "Bottom Line"

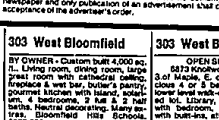
Selling Price of Your Home	$85,000	$125,000	$165,000
Typical 7% Commission	$5,950	$8,750	$11,550
Cross, Carrington Fee	$495	$495	$495
The "Bottom Line" Difference	$5,455	$8,255	$11,055

Most people want just three things when they sell their home:
1. To net the most dollars possible.
2. To sell in the shortest possible time.
3. The minimum of disruption and hassle.

If that's what you want, then the "By Owner" sales system from Cross, Carrington is for you.
Call 642-8080 today for a free brochure

CROSS CARRINGTON NETWORK
The "By Owner" sales system
700 E. Maple, Suite 300 • Birmingham, MI 48011 • 642-8080

the MICHIGAN GROUP REALTORS®
Executive Relocation Services
4499 MIDDLEBELT ROAD • WEST BLOOMFIELD 48033
(313) 851-4100
BRIGHTON OFFICE
ANN ARBOR OFFICE

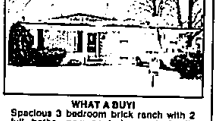


KIDS WANTED!
This 4 bedroom, 2½ bath home is perfect for the growing family. The first floor laundry is just a few steps from a large kitchen. Family room features a raised hearth fireplace and much more. $129,900.
THE MICHIGAN GROUP 851-4100

FISHING, GOLFING, SAILING & HORSEBACK RIDING
This is it! Secluded and private lake will remain so. Wooded and rolling 2 plus acre lakefront with your own babbling brook. Dunham Hills Country Club, Hartland Glen, horse stables, M59 & U-23 are less than 5 minutes away. $69,900
THE MICHIGAN GROUP 851-4100

WHAT A BUY!
Spacious 3 bedroom brick ranch with 2 full baths, new neutral carpet, family room, finished basement, 2 car attached garage, central air, alarm system. Great buy at $57,000
THE MICHIGAN GROUP 851-4100

2 BEDROOM RANCH ON 1.10 ACRES
Living room, dining room, kitchen and 1st floor laundry. All appliances stay including trash compactor. Natural fireplace, 2 car attached garage, fenced yard. $69,900
THE MICHIGAN GROUP 851-4100

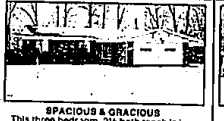


Lovely 3 bedroom brick ranch located in prime Novi subdivision. This home offers living room, formal dining, cathedral ceiling and fireplace in family room, stained woodwork and a 7'10" basement. Many extras. This home won't last long. $141,900
THE MICHIGAN GROUP 851-4100

NEW CONTEMPORARY WATERFRONT
Super 2 story. Energy wrapped open floor plan. Great room w/wood cathedral ceiling, skylites, fieldstone fireplace. Loft, lower walkout adds 1500 sq. ft. Decks, solarium, sunlite basement w/doorwall to waterfront. Treed rear yard. $229,900
THE MICHIGAN GROUP 851-4100

SPACIOUS & GRACIOUS
This three bedroom, 2½ bath ranch is in a beautiful Southfield subdivision. Large family room has natural fireplace and doorwall to patio. Great kitchen, pretty treed lot. $86,900
THE MICHIGAN GROUP 851-4100

WOODCREEK VILLAGE CONDOS - FARMINGTON HILLS
Large 2 bedroom with library, wet bar. Large kitchen, dining room. Bright exposure. Formal $80,400
THE MICHIGAN GROUP 851-4100



NEW LISTING
Great starter home in Farmington Hills. 3 bedrooms, 2 car garage and enclosed rear porch. Wood stove in living room. Farmington schools. Great place to raise kids. Only $49,900
THE MICHIGAN GROUP 851-4100

JUST LISTED
Brick tri-level in gorgeous area of Farmington Hills. Large lot, circular drive, prepped for central air. Family room with fireplace, large laundry room, 2½ car attached garage. $109,900
THE MICHIGAN GROUP 851-4100