303 West Bloomfield Orchard Lake

Sweet Summer

Easy living, elegant 3 bedroom, 2½ bath colonial decorated in soft neutral colors. Many custom features plus beautiful deck and yard backing to private woods. Family or family room, extra large master bedroom. Excellent location - area of newer homes. $199,500.
ASK FOR BARBARA
The Michigan Group
851-4100

THE HOUSE OF YOUR DREAMS

Is waiting for you in W. Bloomfield's Orchard Crest North subdivision. A beautiful new contemporary 4 bedroom colonial ready and waiting for it's first owner. Visit us this Saturday or Sunday from 12-4 to see the other extras. $159,900. Located at Hiller & Greer. Ask for
PROSEMARY MONDELLO
RALPH MANUEL WEST
851-6900, Res. 471-5477

W. BLOOMFIELD
3 Vacant Single Family Homes for Sale! Need to be moved. Contact: Bob Stanley. 855-9797

W. BLOOMFIELD COMMUNITY COLONIAL

Beautiful ceramic foyer welcomes you into this stunning open floor plan. Highlights include formal kitchen, great family room with expansive windows overlooking deck & private yard, library, special master bedroom, 2½ bath apartment. $239,900. See it today.
851-9770
ERA RYMAL SYMES

W. BLOOMFIELD TREES - TREES - TREES

Broad green lawns & towering trees welcome you home to this picture perfect family colonial. Big bright eat-in kitchen with extra cabinets & counters opens to sunny fireplaced family room. 4 bedrooms, 2½ baths, freshly decorated in neutrals. Central air, sprinklered lot, deck & more. $144,900 851-8770
ERA RYMAL SYMES

304 Farmington Farmington Hills

ALTA LOMA SUB. Farmington Beauty! 3 bedroom brick ranch, basement, 2 fireplaces, fully updated lot, $129,900. 569-0070

BEAUTIFUL BRICK ranch on treed lot, walking distance to schools, well decorated, 3 bedroom, 1½ baths, w'out lake privileges. $79,900. Open Sun. 1-5PM. 30015 Eastfield, N. of 12, E of Orchard Lake. 626-3909

A BEAUTIFUL HOME!

Fireplace, central air, 2 full baths, great room. All located on a large lot. Get moved in for new school year, $125,000.

EARL KELM
553-5888
MW, INC.

BETTER THAN NEW

Brick ranch offers nice open floor plan, 3 bedrooms, attached basement, fireplace, central air, 2 car attached garage, in great family sub. Asking only $84,900.

EARL KELM
Midwest 477-0880

BY OWNER

Farmington Hills 25-56 Chapelwright Dr., mint move-in condition. 4 bedrooms, 2½ baths, family room, fireplace, satin finish oak woodwork, study, living room, dining room, large oak kitchen, breakfast area, second thru-out, central air, kitchen appliances included, $145,900. Immediate occupancy. App't., 474-1696

BY OWNER - Must Sell-Immediate Occupancy. Farmington Hills, Grand 14 Mile & Middlebelt, North Farmington High. Maintenance free 2 bedroom, 1½ bath, lower level apartment. Newly renovated to mint move-in condition. Features European style kitchen, re-built bathrooms, new carpet & paint, new furnace, attic insulation, new furnace. $105,500.851-4019

BY OWNER
Lovely home on one acre. Immediate possession. $69,900. For appt. call 661-0600

BY OWNER. Open Sat., Sun. 1-5 by Appt. Only. 32092 W. Brandon, (E. of 9 Mile, W. of Inkster), Farmington Hills. Forest Park Sub.). 3 bedrooms, 1½ baths brick ranch, full basement, private yard, 2 car garage, attached garage, new carpeting & roof, extra insulation. Includes built-in stove & oven, refrigerator, other negotiable appliances. Nicely landscaped, window air conditioner. Move-in condition. $70,900. 476-0504, 474-3511

FARMINGTON CITY - one of a kind. 5 doorwalls. 4 bedrooms, 2 fireplaces. Cathedral ceilings, fantastic view. 42 ft. Gunite pool. Spa. Gazebo. Walk to Schools & shopping. $155,000. 475-0976 534-0668

"CANTERBURY ESTATES"

"New Livonia Sub"
Only 2 lots & 2 spec. homes left.
• Unique ranch and colonial styles. Custom features include • Brick all sides • Ranges & Dishwashers • Attached 2 car garage • Basement • Cement driveway • Choice of exterior and Interior Colors • Carpet • Ceramic, Cabinets and More.
Prices starting at $106,900
for more information
Call 349-6969 (Daily & Weekends 1-7)
Main Office 851-8940 (Daily & Weekends 9-5)
Built by: SOUTHWOOD CONSTRUCTION

"Novi's most prestigious subdivision"
"Our standard features are most builders options"
• Colonials & Ranches • 3-4 Bedrooms • Full Brick • 2½ Baths • 1st Floor Laundry • Wood Windows • Many, Many More Features
Prices starting at...$156,900
HOURS: Weekdays 1-7 p.m., Sat. & Sun. 12-7 p.m. *(Brokers Welcome)*
Sales Office: 349-6969
DIRECTIONS: Take 9 Mile west, ¼ mile past Novi Rd., to Plaisance, turn right to models.

304 Farmington Farmington Hills

COLONY PARK SUB.
Beautiful 4 bedroom colonial, 3½ baths, 2 car garage, central air, family room with fireplace.
MAYFAIR 522-8000

CREATIVE FINANCING
Famous Estate, Farmington Hills, architecturally acclaimed 6000 sq. ft. cedar estate. Privacy assured by electronic entrance gate. Entertainers dream with indoor pool, sauna, 2 jacuzzi's, 5 baths, gourmet kitchen, ceramic floors. Vaulted cedar ceilings & every other amenity. Non qualifying mortgage. $300,000.
477-4418 or 474-7228

COUNTRY LIVING, extra large lot, 3 bedrooms, 2 car garage, basement. $63,900.
ERA - COUNTRY RIDGE
474-3303

CUL-DE-SAC setting - trees and stream, featuring 4 bedroom ranch, large fireplace, 2½ baths, possible inlaw or teen room, prime location. Asking $139,900. One Way 522-6000

EXECUTIVE COLONIAL
Professionally landscaped within-ground pool. It's the 4 spacious bedroom brick home, features - custom island kitchen, large nook with bayview window, beautiful family room with wood burning fireplace, formal dining room, library, 1st floor laundry, 2½ baths, many, many custom features. $229,900.
SPRAWLING RANCH
On a court is this 3 bedroom brick home, features - fireplaced in great room, country kitchen, 2½ baths, 1st floor laundry, formal dining room, attached 2 car garage. $164,900.
CUSTOM QUAD
Contemporary elegance in this 3 large bedroom brick home, features - large living room, island kitchen, formal dining, 1st floor laundry, 3 full baths, fireplace in huge family room, lower level, attached 3 car garage. $159,900.
CENTURY 21
NADA, INC. 477-9800

EXECUTIVE TRI-LEVEL - $137,000
5 bedrooms, 2 full baths, fenced, kitchen, family room with fireplace, beautiful lot. Immediate occupancy.
RESIDENTIAL MGMT'T. 644-4629

FARMINGTON Hills- Kendallwood Sub. Tri-level, 3 bedrooms, 1½ baths, newer kitchen & bath, central air, $99,900. By Owner. 553-2283

FARMINGTON HILLS. Churchill Commons. OUTSTANDING 4 bedroom Colonial, numerous extras & custom features. You must see it! Buyers Only! $145,900. 476-2564

FARMINGTON HILLS - 2 story contemporary new home on wooded lot, 3 bedrooms, 2½ baths, great room, library, island kitchen, high ceilings & with skylight, includes oak floors, wet bar, whirlpool, air conditioning, decks, Security system, marble fireplace & more. S.E. 13 Mile & Halstead. $223,000 553-3048

FARMINGTON HILLS Home, 2 bedroom, 2 bath, large family room with kitchen or can be used as mother-in-law apartment. Florida room, garage, large fenced yard with satellite dish, appliances included. New insulated windows. New insulation. New electric service. Must sell! $42,900. Call for appointment 478-5033

FARMINGTON HILLS. Beautiful 4 bedroom, Colonial on Beach lot. Large country kitchen & large family room, full basement, pool, stream. Many more features. Must Sell. Won't Last! $148,900. 569-0070

FARMINGTON HILLS
ROLLING OAKS
4 bedroom, central air, inground heated pool, overlooking the commons, much more. 2 car garage.
CENTURY 21
JOHN COLE 937-2300

FARMINGTON HILLS - 3 bedroom, 1½ bath ranch with very flexible floor plan that features a walk-out lower level entertainment area leading to pool & hot tub. Fireplace in family room & family room, wooded lot. $159,900. Janette A. Engelhardt
851-4700
MAX BROOCKS, INC.

FARMINGTON HILLS
OPEN SUNDAY, 1-5 PM
31104 Applewood Lane, Rambleood Sub. 11 Mile Rd., W. of Drake. DREAM HOME for Selective Buyers in City's most prestigious area. 4 spacious bedrooms, 4 baths, library, family room with fireplace, living room with fireplace, formal dining room, full basement, 1st floor laundry, Twin Climate Control Systems, 2 Story vaulted mirrored staircase, Choicest Custom Craftsmanship featured thru-out this stunning home! Professional landscaping. $327,000. 569-0070

JUST LISTED!

An executive 4 bedroom, 2½ bath brick 2 story contemporary with formal dining room, library, vaulted ceiling great room with wet bar and natural fireplace, huge first floor laundry and large kitchen, ceramic foyer, half bath & kitchen, full wood deck and landscaping. Exclusive Property. $215,000. Call
DON CONVERSE
Re/Max West 261-1400

304 Farmington Farmington Hills

FARMINGTON HILLS
OPEN SAT. 1-4PM, 30074 Willow Ct., N. of 13, W. of Farmington. Lavish 4 bedroom, 2½ bath contemporary, mammoth family room with fireplace, open 'gourmet' kitchen in white Formica, full basement, private deck, priced to sell quickly. $189,900.

Spacious Tudor with large family room, formal dining room and library, fireplace on mint master suite, basement, and so much more. A classic at only $197,900.

Prime Kendallwood ranch, 3 bedrooms, large living room, country kitchen and breakfast room, finished basement, 2 car garage, lot with stream. Won't last! $114,900.
HARRY B.
WOLFE
421-5660

RAMBLEWOOD
OPEN SUN. 1-4PM
36444 Kendallwood. Walk out ranch on cul-de-sac. Enter this paradise with a view of great room, fireplace, and secluded 50' woods. Doorwalls to decks from master suite, great room and skylight kitchen. 2nd fireplace in lower level family room, wet bar, 4th bedroom, 1½-3½-11 insulation and gas buddy heater. Finished basement with 4th bedroom lower level. $234,900, mortgage assumable. Dave for appointment 553-8330.
Key at gatehouse - for Realtors
Relocation Services Co.

STATELY and SPACIOUS. The Fairlayette Model at Independence Commons. 4 bedrooms, family room with fireplace, finished basement, overlooking Roman style inground swimming pool and a party atmosphere. $198,000. Call for an appointment.
Century 21
Today 855-2000

STUNNING, NATURAL SETTING
with pond & creek. 3 bedroom brick ranch, formal dining room, almost an acre. $153,500.
ERA Country Ridge Realty 474-3303

ROLLING OAKS
OPEN SUN. 2-5
3063 Rolling Oaks Ct. S. of 14 Mile, W. of Farmington Rd. Spectacular custom colonial nestled on private setting amongst the woods. Features living ceramic foyer, powder room, formal dining, Dramatic Oak staircase. Free form kitchen with doorwalls to wooded deck. Gorgeous family room, mirrored dining room to Florist delight. Walking distance to Forest elementary school. For private showing, ask for
MARIE HAVEN-CEVELD
RALPH MANUEL
Office, 851-6900, Res. 681-0993

ROLLING OAKS WEST
Our best decorated "spec" available in fase 1. 30 day occupancy for this 2 story 3 bedroom contemporary home featuring great room with fireplace, loft, island kitchen and much more. Offered at $244,000. By Granada Homes Inc. for additional information call. 661-5100

THREE BEDROOM brick - ranch, family room with fireplace, large treed lot, backs up to Nature & woods. $74,000. 474-3432

Tired of Renting?

Lovely 1 bedroom condo near downtown Farmington. Neutral decor and newly painted. Stove, refrigerator, washer & dryer included. Only $43,500.

Lovely Tri-level

is completely renovated with stainless galore. Beautiful kitchen with built-in appliances. Near shops in Farmington schools, popular sub. $107,000.
CENTURY 21
SUBURBAN
349-1212 261-1823

WALK TO TOWN

Affordable Farmington ranch is cute as a button with fireplace, neutral decor, basement & garage. Large fenced backyard, deep lot. Only $82,900. 737-9000
COLDWELL BANKER

WON'T LAST LONG! First time offered by owner, ½ Mile from downtown Farmington. Its story and half 200 feet on picturesque four fifths of wooded lot. 3 Bedrooms, 2½ baths, family room with cathedral ceiling, wet bar, 4 car attached garage, 2 car unattached garage, pool $134,900.
By appointment 478-1047

WOODED & RAVINE LOTS
plus a few walk-out lots are still available in the Farmington Hills sub located at 9 and Halstead and West Bloomfield sub located at Maple and Halstead. Construction has begun. Prices range from the place. Private lot with patio & grill. Just $71,900.
628-4000
MAX BROOCK, INC.

SOUTHFIELD: Beacon Square, by Palmer. Beautiful 2 bedroom, family room fireplace, 2 full baths, central air, 2 car attached garage, lighted landscaping. Move-in condition. $59,900. Call 357-1691

SOUTHFIELD
OPEN SAT. & SUN.
28765 GLASGOW
S. of 12 Mile, E. of Southfield Rd. You may see this 3 bedroom, 1½ bath, Tudor type colonial presented in move-in condition. Among the many features which grace this home is a finished basement, air conditioning, mirrored wall in the dining room & much more. $62,900. Don't miss it!
647-1900
SCHWEITZER REAL ESTATE
BETTER HOMES & GARDENS

SOUTHFIELD: River Banks Fairway Estates. 3 bedroom, 2½ bath, 2,800 sq. ft. Ranch, 2½ car attached garage, finished basement/bath & wet bar. Florida room, deck/hot tub, circle drive. Beautifully landscaped. Asking $179,900. 352-3033

SOUTHFIELD - TWYCKINGHAM
OPEN SUN. 2-5PM
22233 Chatsford Dr., S. of 12, E. of Bell Rd., off Twyckingham Way. Stunning 4 bedroom contemporary colonial, living room, dining room, family room with fireplace, library with built-ins, neutral carpeting and window treatments throughout, kitchen has quality features, wet bar, circular drive, automatic sprinkler system, 1½ lots. Must see! $149,900. Please ask for
Sylvia Stotzky
REAL ESTATE ONE
661-9808 644-4700

SOUTHFIELD - 3 bedroom old Dutch Colonial on half acre with 3 car attached soft-type garage. Large kitchen, 2 full baths, family and living rooms, basement. Completely remodeled 1973 with new roof, windows, furnace, 200 amp service. Southfield and Farmington Hills, W. of Beech. Perfect for raise & large family. $62,500. 478-9475

SPACIOUS RANCH
Lovely 3 bedroom, 2-bath home features master bath and spacious open floor plan. Beautiful family room with doorwall to private wooded deck and mature spruce trees. Finished basement, 2½ car attached garage. $79,900.
Century 21
Maplewood
Executive Homes
851-7711

305 Brighton, Hartland, Walled Lake

BRIGHTON - 4 bedroom 2½ bath colonial, 1st floor laundry, central air, oversize garage, beautiful large lot. $141,900. 229-9782

JUST LISTED

Wolverine Lake privileges go with this sharp contemporary quad. Priv. private court setting. Priced to sell at $84,900.
Merrill Lynch
Realty
851-8100

Woods-Water-Wildlife
Custom cedar contemporary in country setting. 2,500 sq. ft., 4 bedrooms, 3 baths, great room, 1 acre deral ceiling, island kitchen, 2 fireplaces, walk-out lower level, screened veranda, lake privileges, Hartland. US-23 to M-59. $147,000. 632-5513

306 Southfield-Lathrup

BIRMINGHAM Schools, 3 bedroom Colonial, 1½ baths, family room, 2 car attached garage, Open Sunday 2-5pm. $87,500. 644-0600

BY OWNER-Reduced to $114,900 for quick sale! Move up to W. Bloomfield. 3 bedroom, 2½ baths, 2½ acre, 3+ bedrooms, 2 baths, 3 fireplaces, basement, lake privileges. 855-4330

BY OWNER - 13 & Evergreen ranch, 4 bedrooms, 2 baths, finished basement, beautiful contemporary home. Must sell. $86,500. 647-7780

DECORATOR PERFECT, 4 bedroom center entry colonial with the extra lighting, window treatments and carpeting you'd love to live with. 2 zone heating and air conditioning, finished basement. Guardian Home Warranty, $95,500 CA.
EARL KELM
West Bloomfield 855-9100

OPEN HOUSE Sat & Sun 1-5PM
Tri-level. 4 bedrooms, 2½ baths, built-in pool, central air, large family room w/fireplace, Must sell, transferred $92,500. 21690 Overness, S. of 12 Mile, E of Lahser. 356-5116

306 Southfield-Lathrup

FOUR BEDROOM COLONIAL, lovely, spacious home, move-in condition, newly decorated, carpeted, new dishwasher and roof, large family room with brick wall fireplace, all kitchen appliances, central air, $57,500 AD.
EARL KELM
West Bloomfield 855-9100

GINGER BREAD HOUSE
This one has it all, large master bedroom with private bath, central air, and security system, formal dining room, family room with fireplace, finished basement, and 2 car attached garage. Yet even sits on a low traffic dead-end street. A real bargain at $63,500.
HARRY S.
WOLFE
474-5700

Great Family Area

is a bonus to this spacious 4-5 bedroom tri-level. It's situated on a wooded lot with 2 patios and gas grill. The large family room boasts a natural fireplace, a dry bar, central air, security & fire systems and power operating are just a few of the home's special features. $87,500.
THE
Michigan
Group
Realtors
851-4100

GREAT FAMILY HOME
Features hardwood floors, finished basement with slate top bar, 2½ car attached garage, 4 bedrooms, family room. Home Warranty included. $97,900
EARL KELM
553-5888
MW, INC.

LATHRUP VILLAGE
Spacious 4 bedroom colonial, 2 baths, family room, central air, brick fireplace, deck, and treed setting. Move right in to this well kept home. $98,900.
Ask for DAVE CAFFIN
SCHWEITZER REAL ESTATE
BETTER HOMES AND GARDENS

NEW LISTING

Attractive brick colonial. Excellent floor plan featuring large sel-in kitchen, 3 bedrooms, 1½ baths, family room with fireplace and doorwall overlooking patio. Fenced yard, central air, and finished basement. $71,900.
RALPH
MANUEL
851-6900

OPEN SUN. 1-4PM
29431 Candlewood, Southfield, Cranbrook Sub. 3 bedroom brick ranch, living room, dining room, central air. $79,900.
Joan Faber
REAL ESTATE ONE
646-1600

OPEN SUN. 1-4
29789 BREWTON, Southfield (N. of 12 mile, W. of Greenfield).

IN PERFECT CONDITION

3 bedroom, 1½ bath brick colonial with premium above ground pool. Finished basement with another ½ bath, central air, family room with brick fireplace. $77,900 842-2400
COLDWELL, BANKER

OPEN SUN. 2-5PM
Kingsize Colonial, 4 bedrooms, 3½ baths, 2nd floor laundry, formal dining room with fireplace, family room with fireplace, plenty of storage, attached garage, separate air conditioning units for upstairs & down. $127,900
25110 Thornhill, Southfield, N. of 9, E. of Beech. Ask for
Barbara Sancricca
REAL ESTATE ONE
565-3700 851-8878

PRESTIGIOUS GREEN DOLPHIN sub. Great floor plan for entertaining. Large family room, dining room & open family room with fireplace. Private lot with patio & grill. Just $71,900.
628-4000
MAX BROOCK, INC.

SOUTHFIELD: Beacon Square, by Palmer. Beautiful 2 bedroom, family room fireplace, 2 full baths, central air, 2 car attached garage, lighted landscaping. Move-in condition. $59,900. Call 357-1691

SOUTHFIELD
OPEN SAT. & SUN.
28765 GLASGOW
S. of 12 Mile, E. of Southfield Rd. You may see this 3 bedroom, 1½ bath, Tudor type colonial presented in move-in condition. Among the many features which grace this home is a finished basement, air conditioning, mirrored wall in the dining room & much more. $62,900. Don't miss it!
647-1900
SCHWEITZER REAL ESTATE
BETTER HOMES & GARDENS

SOUTHFIELD: River Banks Fairway Estates. 3 bedroom, 2½ bath, 2,800 sq. ft. Ranch, 2½ car attached garage, finished basement/bath & wet bar. Florida room, deck/hot tub, circle drive. Beautifully landscaped. Asking $179,900. 352-3033

SOUTHFIELD - TWYCKINGHAM
OPEN SUN. 2-5PM
22233 Chatsford Dr., S. of 12, E. of Bell Rd., off Twyckingham Way. Stunning 4 bedroom contemporary colonial, living room, dining room, family room with fireplace, library with built-ins, neutral carpeting and window treatments throughout, kitchen has quality features, wet bar, circular drive, automatic sprinkler system, 1½ lots. Must see! $149,900. Please ask for
Sylvia Stotzky
REAL ESTATE ONE
661-9808 644-4700

SOUTHFIELD - 3 bedroom old Dutch Colonial on half acre with 3 car attached soft-type garage. Large kitchen, 2 full baths, family and living rooms, basement. Completely remodeled 1973 with new roof, windows, furnace, 200 amp service. Southfield and Farmington Hills, W. of Beech. Perfect for raise & large family. $62,500. 478-9475

SPACIOUS RANCH
Lovely 3 bedroom, 2-bath home features master bath and spacious open floor plan. Beautiful family room with doorwall to private wooded deck and mature spruce trees. Finished basement, 2½ car attached garage. $79,900.
Century 21
Maplewood
Executive Homes
851-7711

306 Southfield-Lathrup

SPACIOUS BRICK COLONIAL, super 3 bedrooms, 2½ baths, living room, dining room, family room, also 2 car attached garage, finished basement, fenced yard, what more could you ask for? $72,900 PI.
EARL KELM
West Bloomfield 855-9100

SPACIOUS rambling 4 bedroom ranch with well-kept 30x40 heated inground pool on huge wooded acreage with privacy. 10 Mile/Inkster area. $125,500 478-2099

SWEET DEAL ... Simple Assumption ... on this 3 bedroom, 1½ bath brick ranch on Southfield's western border. Anxious sellers ... bring offer! $52,900. 851-9

THE
Michigan
Group
Realtors
591-9200

307 South Lyon Milford-Highland

LIVE BY THE LAKE and vacation all year long. Lake Privileges. 3 bedroom ranch. Beautiful fireplace in living room. 1½ baths, large treed lot and wooded deck, detached 2½ car garage. Priced to sell at $59,600. Huron Valley Schools.

NEAT AND CLEAN 4 bedroom colonial on 2 plus acres near GM Proving Ground. This home has 2½ baths, ceramic tile kitchen fixtures and Moen faucets. Full finished basement, first floor laundry, 2x6 exterior walls. Harland Schools. $127,500.
England Real Estate 474-4530

LYON TWP. 3 bedroom brick ranch on 3 plus acres, full basement, 2 car attached garage, close to X-way. Beautiful private setting. 437-9676

RANCH/SUPER BUY
3 bedrooms, dining room, library, family, 2 car attached garage, much more. Walk to town.
CENTURY 21
JOHN COLE 937-2300

TIRED OF
Hustle & bustle? Country living with loads of space. This 3 bedroom ranch is close to X-ways, shopping, churches and lake. 3 bedroom ranch, family room/fireplace, country kitchen, 1½ x 20 deck, attached garage. $71,500.
Call PAT DELUCA
COLDWELL
BANKER
420-2100 464-8861

308 Rochester-Troy

BY OWNER - Colonial, 3 bedrooms, 2½ baths, family room with cathedral ceiling, floor to ceiling mirrors, efficient kitchen, hardwood floors, central air, built in. 1979. $99,900. Call for appointment. 583-6127

BY OWNER - OPEN SUN 1-5PM
A Troy executive transferred. 2400 sq.ft. Ranch & wood contemporary. 3 bedrooms plus loft, 2.5 baths, very private, new Wolmanized deck, beamed cathedral ceiling in living & dining rooms, family room, 1st floor laundry, air conditioning & sprinklers, 6000 Sq. Ft cul-de-sac lot backs up to woods & stream. Qualified buyers only. $165,000.641-7130

OPEN SUNDAY 1-4, Rochester Hills by owner. Brookside Woods sub, Adams/Walton area. Spotless 4 bedroom traditional brick colonial. 2½ baths, central air, deck, professional landscaping, secluded yard w/covered patio, quiet cul-de-sac neighborhood, central air, 2½ car attached garage w/opener. Open foyer, traditional wood railing, crown moldings throughout, beautiful kitchen, bay window in dining room. Magnificent kitchen, Yorktowne solid maple cabinets, wallpaper throughout, large comfortable family room w/8' fireplace, wet bar, & leaded glass accents. Bright & cheerful first floor laundry, full basement, 2 bedrooms w/second laundry. 2 full tiled baths up, half bath down. Huge master bedroom, 2 walk-in & 2 reach-in closets. All draperies, curtains, blinds & light fixtures stay. Move-in clean and only $159,900. Septembe. Occupancy. Rochester Hills, Adams & 13 Rolling Green Circle. 375-1990

ROCHESTER - By owner. Large colonial, 4 bedrooms, 2½ baths, 1st floor laundry, huge kitchen, separate dining room. 2 fireplaces. Finished basement. Many extras, drapes, blinds & new carpet throughout. $119,900. 852-7427

ROCHESTER
DOWNTOWN ROCHESTER! Older home close to park features enclosed front porch, living room with a cozy window seat, formal dining room, 3 bedrooms, 1½ baths, 2 car garage on a nice size lot. $84,900.

COUNTRY DECORATED 4 bedroom colonial, 2½ baths, quite walk-in double walk-in closets, dining room, family room, 2½ baths, basement, gorgeous deck and garage. $135,900.
GIRARDOT, INC.
Realtors 651-5005

OPEN SUN, 2-5
214 Lincoln, Rochester, N. of Hamilton, W. of Livernois. Exceptional Tudor tastefully combining traditional & contemporary. Great kitchen, great ceiling, fireplace and wet bar in family room. Fireplaced master bedroom and balcony in master bedroom. Gorgeous floor plan for entertaining. $226,500.
ASK FOR PAT TRAUTMAN
Merrill Lynch
Realty
651-8850

ROCHESTER HILLS By Owner. 2,600 sq. ft. 5 bedroom colonial, 2½ baths, family room with fireplace, first floor laundry, finished basement, $171,900. 651-4104

ROCHESTER HILLS - By owner, newer 3 bedroom colonial, 1½ bath, 1,128 sq.ft in nice sub. $96,000. 651-0148

ROCHESTER HILLS - 4 bedrooms, 2½ baths, library, family room, central air, deck, ½ acre, treed yard, $153,000. 651-1472

ROCHESTER HILLS By Owner, 2,600 sq. ft. 5 bedroom colonial, 2½ baths, family room with fireplace, first floor laundry, finished basement. 651-4104

NEW HUDSON, secluded 3 bedroom ranch on partially wooded 1½ acres, beautiful private drive, all utilities, South Lyon Schools District, minutes from 12 Oaks Mall. Shown Only. No Land Contract. 437-9301

NEW LISTING
Beach & boat lovers, privileges on Sylvan Lake. Lovely 4 bedroom, 2½ bath, quad-level, offers central air, finished rec room, recreation room, family room plus fireplace and an oversized garage. Call today. $120,000
RALPH
MANUEL
851-6900

PONTIAC-3 bedroom, basement, Fix-Up-Special. Good potential for income rental. $7500 cash.641-7797

UP NORTH LIKE BETTING
By owner, 4 bedrooms (master bedroom 16x30), full walk-out basement with fireplace, 2 full baths, 3 acres with pond & 200 Ft. of Paint Creek frontage, garage with attic & 2 outbuildings. Entrance across from Paint Creek Cidery. Asking $79,900. Call 693-2137

WATERFORD - Stunning lakeview, $100 sq. ft. brick ranch on hilltop. Excellent area. Access 6 lakes. 3 bedrooms, 2 baths, 2 family rooms, 2 fireplaces, air, deck, Beach, boating privileges. $104,500. 625-6402

308 Rochester-Troy

ROCHESTER - 3 bedroom brick ranch, 1½ baths, walk out basement, ideal location in city, by owner, $81,500. By appt. 652-3489

TROY - BY OWNER
OPEN SAT., SUN., 10 TO 6
Square Lk./Adams Rd. Move-in condition, Bloomfield schools. Lovely 2 Dutch colonial, 4 large bedrooms, 2½ baths, formal living & dining rooms, fine plush carpeting, abundant closets, all appliances, Security & lawn sprinkler systems, mature landscaping, $185,000. 641-8554

TROY - By Owner, 4 bedroom colonial, 2½ baths, wet bar, air, hardwood floors, 1st floor laundry, fireplace, large family room, sprinkler system. $147,900. Appt. 689-9234

TROY: Emerald Lakes, 3 bedroom, 2½ bath Ranch, formal dining room, open floor plan. Lovely, picturesque view overlooking private stream. Move-in condition. Buyers Only! $159,900. 828-7652

TROY - OPEN SUN. 1-5
1129 Nicklaus, Rochester & Long Lake area. 3 bedroom brick colonial, 1½ baths, air, finished basement, fenced yard, sprinkler system, well maintained. $129,500. 879-9051

TROY-Sharp, 3 bedroom, brick ranch, 60x100ft. lot. Completely redecorated, new kitchen, carpet, flooring, roof, landscaping, etc. $69,900. For appointment 583-6300

TROY - Stonebridge Sub. 4 bedroom colonial, 2½ baths, 1st floor laundry, decks to woods, in Troy schools, near school. Buyers only. $145,900.
CENTURY 21
TODAY 261-8519

TROY - 3 bedroom ranch, 2 baths, fireplace in living room, family room overlooking 2 level lake, central air, appliances, attached 2 car garage, $95,000. After 6pm. 524-2374

TROY - 4 bedroom, 2½ bath ranch, attached 2 car garage, wooden porch, 20 X 40 inground pool, immaculate condition, beautiful lot. 852-3149 or 879-4400

W. TROY - Near Somerset Mall, large spacious 3 bedroom, 2½ baths, 2½ baths, library, 1st. floor laundry, living room, dining room, spacious kitchen, family room, central air, 2600 sq.ft. not including garage, full basement, circular drive, corner lot. Asking $190,000. 643-0122

309 Royal Oak-Oak Park Huntington Woods

BERKLEY - 3 bedroom, 1½ story on dead end street. Tiled & divided basement, 1½ heat, 200' lot. $47,900.
GOODE
REAL ESTATE
A Goode Listing In A Good Boy!
1411 N. Woodward 647-1898

NO. ROYAL OAK
3 to 6 bedrooms, 3 baths, inground pool, double lot. Home needs work but has lots of potential. New roof & furnace. 67,982.900. 542-2400
COLDWELL BANKER

ROYAL OAK - charming custom built 4 bedroom colonial. Fireplace, brick fireplace, ceramic tile counters, full basement, new carpet & roof, 2 car garage, shade trees. $119,500. 588-6376

310 Wixom-Commerce Union Lake

ATTRACTIVE & efficiently organized contemporary 3 bedroom ranch home with walk-out on canal to Lower Straits Lake. $119,900.

1,400 sq.ft. of contemporary living in this 3 bedroom tri-level. $69,900.
Call Bob Jean
REAL ESTATE ONE
363-1511
COMMERCE

NEW CUSTOM CONTEMPORARY! Walk to beautiful sandy beach boat-ing privileges on Sylvan Lake. Across from Bay Point Yacht Club. 3 bedrooms, 2½ with Jacuzzi, great room. $209,000.

LAKE SHERWOOD new custom 2,800 sq. ft. contemporary colonial that has everything! Gourmet kitchen with custom oak cabinets, library with French doors, family room, spacious family room. $224,900.

MAJESTIC PRIVATE FOREST in a park like setting with office/in-law suite, 4 bedrooms, hardwoods, great room with vaited ceiling, finished walk out lower level, 1st floor laundry, stone fireplace. $269,900.
CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

MUST SELL - bring all offers. Immediate occupancy on these 2 new Ranches for your inspection. Features 3 bedrooms, 2 baths, french doors in dining room, family room with fireplace, hearth & entry way. Full basement, 2½ car garage. On a beautiful wooded lot. $65,900 & $69,900.
ERA Lakeland Realty
363-4566

OPEN SUN. 2-5
SOUTH LAKE SUB.
1239 & 1248 Morningdove, N. of Potter, E. of Wixom Rd. CALL ON THE LOON. Bring a friend. 2 homes across the street from each other. A 3 bedroom, 2½ bath ranch $99,900. And a 3 bedroom, 1 bath ranch $87,900. Bring your boat and lets go fishing, bring your golf clubs too! Call for appointment.
Century 21
Today 855-2000

WIXOM - Hidden Creek Sub. Contemporary style ranch home, fireplaced 3 bedroom, 1½ bath, fireplace, wet bar in family room, central air, underground sprinklers, 2 car attached deck & spacious yard, great sub for kids. $91,900. 668-1270

311 Homes Oakland County

BUYERS SEEKING
MOVE-IN CONDITION
Don't drive by this charming 3 bedroom Waterford home with Eltra-blinds, gas hookup possible with membership. $63,600. Please call
Beth Marttila
REAL ESTATE ONE
363-1511

DESIRABLE ST. JOHN WOODS - Charming brick colonial, hardwood floors, 3 bedrooms, 1½ baths, family room with fireplace, Florida room, finished basement, gas heat. $109,000. 645-3068

NEW HUDSON, secluded 3 bedroom ranch on partially wooded 1½ acres, beautiful private drive, all utilities, South Lyon Schools District, minutes from 12 Oaks Mall. Shown Only. No Land Contract. 437-9301

NEW LISTING
Beach & boat lovers, privileges on Sylvan Lake. Lovely 4 bedroom, 2½ bath, quad-level, offers central air, finished rec room, recreation room, family room plus fireplace and an oversized garage. Call today. $120,000
RALPH
MANUEL
851-6900

UNDER Construction, 18399 Wayne Road, Custom built 4 bedroom, 2½ baths, 2,500 sq.ft., Family room, full basement, prime lot, 2½ car. $184,900. Contact Mrs. Steiner.
VAN ESTELLE REAL ESTATE
459-7570

COUNTRY CLASSIC
Best describes this 3 bedroom 2½ baths, 1½ baths, basement, formal dining room. Nestled on a lovely 144x300 country lot. All this and more for only $71,900.
ASK FOR LINDA OR AL
EARL KELM
425-3030

311 Homes Oakland County

WHITE LAKE PRIVILEGES - 3 bedroom tri-level, 2 car garage, 2½ wooded acres, fireplace. Excellent condition. Conventional or FHA. $99,500. Leave message. 887-3255

312 Livonia

A+ Attractions

SITTIN PRETTY
Lovely, almost an acre with trees complements this stunning true 3 bedroom Cape Cod. Large, formal dining room, remodeled kitchen, Florida room and attached garage. Excellent area. $88,900.

CERVI BUILT
Quality 4 bedroom brick colonial with Dryer Protection Plan included, formal dining room, family room with natural fireplace, 2½ baths, first floor laundry, custom wolmanized deck overlooking professional landscaped lot. Custom decorating throughout. Far below replacement at $157,900.

FANTASTIC RANCH
Oversized 3 bedroom brick home. Sunken living room, 2 French doors, large natural fireplace, 2 full baths, gorgeous modern kitchen, central air, sprinkling system, well landscaped, fenced backyard, tasteful neutral tones throughout. Prestige area
Century 21
Today 261-2000
Award Winning
Centurion Office

ACT NOW!
Immediate occupancy on quality homes in Livonia. Farmington Hills and Florida room and basement options. Financing. Mid $60's to $150,000. For info, call Sherry or Residential Sprinklers. 464-4829

A RARE FIND

Exceptional 3 bedroom brick ranch with 1st floor laundry, attached 2 car garage, sprinkling system, central air, fireplaced family room with natural fireplace, therapeutic Florida room, full basement, aluminum trim, central air and 2 full baths. Asking $119,900.
Call LARRY MICHAUD
422-6030
RE/MAX FOREMOST, INC.

Beautiful Condition
Open Sun. 2-5. 3 bedroom brick ranch, hardwood floors, raised hearth, carpeting throughout, freshly painted, 1st floor laundry, call for details. $119,900.
CENTURY 21
SUBURBAN
455-5880 464-0205

BEAUTIFUL Wildwood Forest, 4 bedroom colonial. Large wooded lot, formal dining room, oversized family room, fireplace, 1st floor laundry, central air. Open Sun. 1-5. By owner, $137,500. 464-2335

BEAUTIFUL 3 bedroom, 2 bath Brick Ranch, 2½ car garage, fenced landscaped lot. Immediate occupancy. Many Many More features. $79,900.
Better Than New!
Guarantee Subdivision. Backs to Golf Course, 16x22 deck, custom decorated, custom cabinets, gas sunken conversation area, professionally decorated. Call for more details.
THE
Michigan
Group
Realtors
851-4100

BRICK RANCH, 1,550 sq. ft., 4 bedrooms, 2 baths, 1st floor laundry, kitchen with built-in dishwasher, family room with fireplace, balcony type oak raised basement with pool table, wet bar, 2 car attached garage, central air, all curtains, drapes & window treatments included. Extra large lot. 6