## 316 Westland Garden City

WESTLAND-Livonia schools, Ann Arbor Trail/Merriman, 3 bedroom, brick, 2½ car garage, new drive, Hardwood floors. $42,900. 326-7345

WESTLAND - Tri level, 3 bedroom, 1½ baths, remodeled kitchen, newer carpeting thru-out, 1 car garage, Livonia schools. $64,900. 525-1534

WESTLAND - 7455 Carousel, S. of Ann Arbor Trail, W. of Middlebelt on Hawthorne Valley Golf Course. Exceptional 3 bedroom, 1½ bath brick ranch. Appliances, 2 fireplaces, custom sun porch, basement, Livonia schools. $81,500. 566-0019

## 317 Redford

**A Doll House**
Perfect starter home with 3 bedrooms, well maintained on tree lined street, living room with wood utilized basement, portable dishwasher stove, chandelier, drapes negotiable. Owner Florida bound. $49,900.
CENTURY 21
Hartford South 464-6400

**Attractive**
Vinyl sided 3 bedroom bungalow with newer furnace, central air, 2 car garage, plus Home Warranty furnished. $43,400. Call
SHOPPING GUIDE
CENTURY 21
ROW 464-7111

BRICK BARGAIN
In a 3 bedroom bungalow. This beauty boasts a newer furnace and roof, nice covered patio, and even a garage. Come by today to fall in love. Don't miss out, just $42,900.
HARRY S.
WOLFE
474-5700

BY OWNER, 3 bedroom brick ranch, 2 car garage, Ford Motor area, excellent condition. Call after 5 pm for Appt'n. 937-8243

BY OWNER, 3 bedroom brick ranch, new electrical wiring and furnace, two natural fireplaces, 2½ attached garage, 1750 square feet, beautiy. All updated, less $48,500 now $81,900 for quick sale. 533-8532

BY OWNER, 3 bedroom brick ranch, new electrical wiring and furnace, two natural fireplaces, 2½ attached garage, 1750 square feet, beautiy. All updated, less $48,500 now $81,900 for quick sale. 533-8532

BY OWNER, 3 bedroom brick ranch, new electrical windows and furnace, two natural fireplaces, 2½ attached garage, 1750 square feet of beauty. All updated, less $48,500 now $81,900 for quick sale. 533-8532

A CREAM PUFF
Meticulous buyers only to see this tastefully decorated ranch in Redford. Ideal kitchen with built-in nutcrn, 3 full baths, finished basement, spacious 2½ car garage. Quick occupancy. Priced to sell quick Asking $48,900. Trade in a smaller home.
STATE WIDE METRO
427-3200

DELIGHTFUL DOMICILE
Redford Twp., 7 Mile/Beech area. 3 bedrooms, full basement, 2½ car garage, 1200 plus Sq. Ft., 11x7 walk-in closet off master bedroom, immediate occupancy, $49,900. 533-8124

FOUR BEDROOM brick, new carpeting, full basement, 2 car garage, $33,000. Discount for cash offer. 937-0345

LARGE FAMILY?
Perfect corner lot with 4 bedrooms, 2 baths, newer carpeting & a 2 car detached garage. Bring all offers. $4 600.
COLDWELL BANKER

REDFORD BUNGALOW
FHA-VA TERMS
2 CAR GARAGE
CALL 255 WILBANKS
Real sharp 3 bedroom, 1 attached rec room, excellent location. $42,900.
CENTURY 21 CHALET 477-1800 place

REDFORD
TWO BEDROOM RANCH - with many newer features, partly finished basement, newer furnace, central air, porch, fenced yard with BBQ. $48,500
ERA RYMAL SYMES

REDFORD TWP.
Just listed - 3, Redford, $4,950 down plus closing costs. Immediate occupancy. Lovely 3 bedroom brick ranch, dining room, 1½ baths, full basement, garage. Priced to sell - $49,900.
REDFORD COLONIAL
Just listed - Immediate occupancy. Spacious 4 bedroom family home, dining room, 1½ baths, full basement, carpeting, fenced yard. Owner transferred.
FHA & VA
GOVERNMENT OWNED HOMES
$1,500 to $2,000 moves you in - all areas, 30 year terms. Priced to sell.
CENTURY 21
COLE REALTY 937-2300

REDFORD - 7 mile & Beech
Cozy 2 bedroom, full basement, fenced yard. Immediate occupancy. $32,900. Call Jim Dunigan. Call Bill Davis, Headliner Real Estate. 348-7788

SOUTH REDFORD, brick ranch, 2-3 bedrooms, basement, 2 car garage. Nice yard. $43,900.
536-3114

TASTEFULLY Decorated 2 bedroom brick ranch, expansion & 3rd bedroom, carpeting, drapes & stove, full basement, 1 car garage. Asking $41,900. 533-0670 or after 5pm. 536-4348

TASTEFULLY Decorated 2 bedroom brick ranch, expansion & 3rd bedroom, newly decorated, new kitchen floor, 1 car garage. Asking $41,900. 533-0670 or after 5pm. 536-4348.

BY OWNER
Enjoy the fun of having a 42 ft. inground pool to cool off on these hot days. Pool and Long Lake home has 3 bedrooms, remodeled kitchen, formal dining room, 1½ baths, full basement and 2½ car garage. A real value at $38,900.
HARRY S.
WOLFE
421-5660

$6,500 Down
3 bedroom, dining room, living room, Florida room, basement, wood deck and more. Priced to sell.
Century 21
Today 538-2000

## 318 Dearborn Dearborn Heights

CUTE CAPE COD
3 bedrooms, newly decorated, new carpet and paint, kitchen, 1½ baths, good schools, $48,000. Call now.
CENTURY 21
Your Real Estate 525-7700

## 318 Dearborn Dearborn Heights

A STEAL AT $37,900! Nothing to do but move into this charming 3 bedroom brick bungalow. Good location near everything plus Dearborn Schools. See it - you'll like it! (405)
The Michigan Group Realtors
591-9200

DEARBORN HEIGHTS
Perfect for a young family. This 3 bedroom bungalow is clean & nicely decorated in neutral colors. Close to Schools. $49,900. Ask for
Mary Ann Lucci
ERA
FIRST FEDERAL
478-3400

## 321 Homes Livingston County

WINAN'S LAKE and Lakesands C.C. Area. Large Cape Cod with 2 or 4 bedrooms, 3 baths, two-story garage, much more, on secluded fenced lot. Asking $153,000, some seconds/ financing possible.
PLYMOUTH COLONY:
(313)995-1911

## 322 Homes Macomb County

STERLING HTS./Country Living 4 Bedroom Brick Colonial, lots of extras. Call Mary or Ray, for details. ERA Tedey Realtors. 246-2200

## 325 Real Estate Services

ARE YOU COLLECTING on Land Contract or second mortgage and want to cash out? Highest $$$. Lowest discount. Perry Realty 476-7640 (1 pm for Appt'n)

SAVE $1,000 OF DOLLARS
In commissions by selling your own home. Use a real estate appraisal as a selling tool & show prospective buyers the value of your home in black & white. Call...
SIMON
REAL ESTATE APPRAISALS
553-8800
"Professionals Since 1974"

## 326 Condos

A DEBT BUY IN CLOISTERS
Sharp contemporary 2 bedroom bi-level condo, new greenroom with private view of woods, white carpet in flooring, vertical throughout, finished lower level walk-out, 2 car attached garage. $48,500. Don't miss out! For private showing call...
Sylvia Stotzky
REAL ESTATE ONE
644-4700 or
Beeper 276-4347
Want 3 beeps & dial your number

A CONDO EXPERT
WYNSET - $129,900
Beautiful 1900 sq. ft., in downtown Farmington, 2 bedrooms, 2½ baths, fireplace, freshly painted, pool, immediate occupancy. $49,900. 533-8124

FOUR BEDROOM brick, new carpeting, full basement, 2 car garage, $33,000. Discount for cash offer. 937-0345

LARGE FAMILY?
Perfect corner lot with 4 bedrooms, 2 baths, newer carpeting & a 2 car detached garage. Bring all offers. $48,900.
COLDWELL BANKER

REDFORD BUNGALOW
FHA-VA TERMS
2 CAR GARAGE
CALL 255 WILBANKS
Real sharp 3 bedroom, 1 attached rec room, excellent location. $42,900.
CENTURY 21 CHALET 477-1800 place

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TWO BEDROOM RANCH - with many newer features, partly finished basement, newer furnace, central air, porch, fenced yard with BBQ. $48,500
ERA RYMAL SYMES

REDFORD TWP.
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REDFORD COLONIAL
Just listed - Immediate occupancy. Spacious 4 bedroom family home, dining room, 1½ baths, full basement, carpeting, fenced yard. Owner transferred.
FHA & VA
GOVERNMENT OWNED HOMES
$1,500 to $2,000 moves you in - all areas, 30 year terms. Priced to sell.
CENTURY 21
COLE REALTY 937-2300

REDFORD - 7 mile & Beech
Cozy 2 bedroom, full basement, fenced yard. Immediate occupancy. $32,900. Call Jim Dunigan. Call Bill Davis, Headliner Real Estate. 348-7788

SOUTH REDFORD, brick ranch, 2-3 bedrooms, basement, 2 car garage. Nice yard. $43,900.
536-3114

TASTEFULLY Decorated 2 bedroom brick ranch, expansion & 3rd bedroom, carpeting & stove, full basement, 1 car garage. Asking $41,900. 533-0670 or after 5pm. 536-4348

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HARRY S.
WOLFE
421-5660

$6,500 Down
3 bedroom, dining room, living room, Florida room, basement, wood deck and more. Priced to sell.
Century 21
Today 538-2000

## 318 Dearborn Dearborn Heights

CUTE CAPE COD
3 bedrooms, newly decorated, new carpet and paint, kitchen, 1½ baths, good schools, $48,000. Call now.
CENTURY 21
Your Real Estate 525-7700

Observer & Eccentric
CLASSIFIED ADVERTISING
644-1070 Oakland County 591-0900 Wayne County
852-3223 Rochester/Rochester Hills

## 326 Condos

CANTON: 44436 Warren at Sheldon. Reduced! $50,900. 3 bedroom 2-story brick, 1½ baths, wet bar in living room; stove, refrigerator stay. Ask Tom: 348-4719 or 455-6161

COLONIAL ESTATES - Joy & Newburg. 2 bedrooms, 1½ baths, stove, kitchen with appliances, finished basement, carpeted throughout, central air, garage. $48,900. Owner. 427-2245

CONDO in Plymouth - brick 1 story with dining area, attached 1 car garage, basement, quiet convenient location. Owner very anxious. Asking $54,900.
One Way Realty
473-5500 522-6000

Condo-Mart
KNOLLWOOD POINTE
OPEN SUN 1/24 1-5PM
8484 MAPLE HILL. N off Maple, just E of Walnut. 2 bedroom, 2 bath ranch professionally decorated in neutral tones. Big kitchen with eating space, first floor laundry, fireplaced deck, basement & 2 car garage. INVITING! $175,000.
VALUE & APPEAL
Convenient mid-level unit with 2 nice bedrooms and 2 full baths. Bright and unit with open view, neutral decor, work-saver kitchen with all appliances, carport. CLOSE TO SHOPPING & LEISURE FUN! $63,900. CALL 626-8100
Condo-Mart
626-8100

Crosswinds Farmington Hills
Stunning contemporary 1 bedroom, 2 bath ranch. Custom mirrors & window treatments, fireplace, skylight, garage. Move in condition! Immediate occupancy, pool, tennis $107,900.
CROSSWINDS COMMUNITIES
661-0333

CROSSWINDS - Farmington Hills, 2 bedrooms, 1½ baths, fireplace, skylights, basement, pool, close, carport. 348-0842

CROSSWINDS NOVI
Gorgeous contemporary 2 bedroom, 1½ bath townhouse, skylights, fireplace, custom window treatments, mirrors, finished lower level. Courtyard location, bring offers, lender terms counts. $97,900.
CROSSWINDS COMMUNITIES
661-0333

Does a Condo in Farmington Hills with a pool and tennis courts at this price interest you? $49,900.
ERA - COUNTRY RIDGE
474-3300

EXECUTIVE condo Southfield - 3 bedrooms, 3 baths, 2 car attached, finished lower level, air conditioning, Jacuzzi, option available. 262-1123

FARMINGTON-Grand River/Orchard Lake Rd. Brookdale 1 bedroom condo. Ground floor and unit, furnished. Immediate occupancy. $34,500. 1-800-327-4563 or 313-263-4111

FARMINGTON HILLS
HICKORY RIDGE CONDOS
COMING SOON
PRICED LOW 60'S & 70'S
Great location - Middlebelt near 10 Mile, 1 & 2 bedrooms, carports, patio/balcony, carpeting and appliances
Reserve your unit for $100...
CONTINENTAL PLAZA
855-0101

FARMINGTON HILLS 1 bedroom condo, Orchard Lake/12 Mile area. Carport; tastefully decorated. $44,900. 999-3066

FARMINGTON HILLS: immediate 2 bedroom, spacious bath, neutrals, carport, carpeting, pool. Immediate occupancy. $33,000. 477-7310

FARMINGTON HILLS - 12th Estate: 1 Bedroom Condo, carport, 1st floor walk-out, air, pool, tennis, carport, neutral decor. No pets. Owner leaving State. Must sell $53,900, negotiable. 354-0323

FARMINGTON HILLS ONE-BEDROOM CONDO. Possible land contract. $42,900.
Century 21
Maplewood
Executive Homes
851-7711

FARMINGTON HILLS
CROSSWINDS - PRICED TO SELL!
Owner transferred, plush & comfortable, skylights, bay window, recessed lighting, fireplace, mirrors, discreetly done, stove & refrigerator, carport, pool & tennis courts. Immediate occupancy. $94,900.
HEPPARD
855-6570

FARMINGTON HILLS
A beautiful 2 bedroom condo in prime location with gatehouse entrance. Lower level. Immediate occupancy. $89,900.
ERA
FIRST FEDERAL
478-3400

GREENFIELD VILLAS
PHASE II
NOW UNDER CONSTRUCTION
LIVONIA'S
MOST ELEGANT & LUXURIOUS
Ranch & two story condominiums with full basement, 2 car attached garage, masonry fireplace, 196 floor plans, 2½ baths, oversized lot, immediate occupancy.
RESERVE YOUR SITE TODAY
Open daily 1-6pm, Closed Thurs.
North Laurel Park Dr. & Newburgh
PRICES FROM $144,900
Laurel Park Realty
SALES CENTER 464-8340
OFFICE 422-0710

LAKEFRONT
BUILDERS MODEL
Adams Landing, 3300sqft town house, 3½ baths, 3 levels, many extras, large sit area, 2 car garage, sent cook deck, private pool, 800ft of sandy beach. Price reduced to $279,000. Glyeson Realty,
873-8776

Legal Megalomt
Model Condominium
At "Woodcliff on the Park."
$315,000

Open Daily 12-6 (closed Thurs.)
Herman Frankel Organization
Sales Office: 642-3303
Main Office: 626-3600

BY OWNER
1 bedroom in Livonia, all appliances, immediate occupancy, $49,900. After 5PM, 538-8778

CHIMNEY HILL CONDO
Must seal 2 bedroom, 2 bath, year old Carriage House in W. Bloomfield with attached garage, basement and private entrance. Priced to sell at $106,000, above in condition. Call
EILEEN YOUNG
RALPH MANUEL WEST
851-8600 or Res. 354-5835

## 326 Condos

GOOD BUY - 3 bedroom, 1½ bath Novi condo with basement, clubhouse, pool and tennis courts. Asking $71,500. Owner leaving state.
NICHOLS REALTY
348-5044

NEW LISTING
Adams Woods Townhouse. Super sharp 2 bedroom condo nestled in wooded, very desirable location. Central carpeting throughout, 2 way fireplace, celestial ceiling in master suite, courtyard and 2 car garage. A must see! $168,900.
RALPH MANUEL
647-7100

NEW LISTING
Desirable 2 bedroom end unit townhouse offering a finished basement, large master bedroom with walk-in closet, and entrance to bath. Doorwall in living room to patio, all appliances including washer and dryer. "Plumbrook Condos" in Sterling Heights. $58,900
RALPH MANUEL
656-8900

NEW LISTING
Walk to Winchester Mall in Rochester from this lovely contemporary 1 bedroom. Neutral decor, breakfast area in kitchen with bay window, first floor laundry off half bath, basement, oak mantlepiece in living room and oak rail on staircase, $94,900.
RALPH MANUEL
656-8900

OLD REDFORD: 1 Bedroom, Monthly Maintenance: $125. Includes heat as & heat. Lovely location, $38,500. 937-8487

PEBBLE CREEK CONDO
Prestigious Farmington Hills association pit. 2 story fireplace, 2 decks, Roman tub and creek and Orchard view. Gatehouse security, pool, activities building and pool. W. Bloomfield schools. $179,000.
Ask for Lillian Hoard
RALPH MANUEL
851-6900

PLYMOUTH - Bradbury Condo, 2 bedrooms, 2 baths, dining room, carpeted basement, central air, many extras. $84,900. 453-8142

PLYMOUTH - Lovely 1 bedroom, 12-unit building, 1st floor. Charming 2 bedroom, lower level end unit, 1 bath, breakfast nook, large living room, dining room, carpeted. Best bargain in Plymouth, $58,000. Call for details 459-4500.

PLYMOUTH'S "WOODGATE"...Just west of Sheldon presents an original owner and unit full of wonderfull features with a superb location on a wooded lot. 2 bedrooms, 1½ baths, open staircase, family room with fireplace, finished basement, and enclosed garage. Lovely patio with amazing privacy. $139,900.
ROBERT BAKER
Realtors
453-9200

PLYMOUTH TWP. CURT and wet located two story Condominium off Ann Arbor Trail. 2 large bedrooms, 1½ baths, formal dining, basement and enclosed garage. New roof, water heater, and carpeting. CENTRAL AIR, $84,900.
ROBERT BAKER
Realtors
453-8200

ROCHESTER HILLS
BARGAIN CLOSEOUT
Save $5,000 on selected units from quoted prices at the prestigious Hampton On The Green Condominiums, Ranches & Townhouses with private courtyards & priced from $96,900. Located N. of Auburn Rd. on the East side of Rochester Rd. (enter off Rochester Rd. to Hampton Ct.) Open Daily 1-6 (closed Thurs. Oct.) Call Sales office: 652-6563, 1-6pm daily, except Thursday.
WHEMAN & HUNTER
BUILDING COMPANY

CONDO, 2 bedrooms, 2nd floor unit, 13 Mile/Benjamin in Royal Oak. Use as rental for income property or move in close to own. $45,000. 288-1308

ROYAL OAK: By Owner. Possible land contract. Lovely 1 bedroom condo. Large closets. Freshly painted. Carport. $48,000. 435-3633

SOUTHFIELD
"VERY SHARP"
neutral 1 bedroom upper condo, carpeted dining and bedroom, door at door, kitchen & bath remodeled 1981, good location in complex, close to house, all for only $47,900
Century 21
HOME CENTER 478-7000
10 Mile & Middlebelt

SOUTH LYON - Senior Citizen, 55 or older co-op on private Lake Angelus. 1 bedroom upper, carpeted, $12,000. $158. monthly. Heat & taxes included, immediate occupancy. 437-0572

TOFT IN THE HILLS
Open Daily 1-5
J. W. JAKINS
DEVELOPMENT CORP
@ 646-3800 @

Story-and-a-half and ranch models. 3 bedroom luxury homes with 2 condominium condos. First floor master suite, central air, appliances, carpeting, drapes, Bloomfield Hills schools and melting.
PRICED FROM
$429,000
Norcliff Drive
off Lahser Rd.
N of Long Lake, S of Hickory Grove

We Cooperate with Brokers

TWO CAR ATTACHED GARAGE
is one of many features found in this lovely 2 story condo. There's the added space of a finished basement, sun deck off both bedrooms and 1½ baths. There's even private entry. Only $78,900.
HARRY S.
WOLFE
474-5700

WALLED LAKE, 2 & 3 bedroom condos, completely remodeled, all appliances, $41,500. Short Land Contracts available.
Marvenzen & Assoc. 624-5373

## 325 Real Estate Services

EVERYTHING IN REAL ESTATE
FROM THE GROUND UP
Since 1924
• BUSINESS OPPORTUNITIES
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THOMPSON-BROWN REALTORS
32646 Five Mile Rd.
Livonia, Michigan 48154
Call (313) 261-5080

## 326 Condos

LIVONIA - Economical, conveniently located, 1 bedroom condo, first floor, $20 sq.ft. New paint, new pad, carpet, mirrs. $37,000. After 5PM, 464-7706

LIVONIA
Look no more! This 2 bedroom ranch style is perfect. Definitely priced to sell. Dining room and screened porch, 8%% assumption, immediate occupancy. Located in super area. $41,900.
CENTURY 21
Hartford South 464-6400

## 326 Condos

WALK DOWNTOWN
from your private ranch condo tucked away in the trees near downtown Farmington. There's the benefit of a club house, large rooms, and new carpet. Cheaper than rent at $34,900.
HARRY S.
WOLFE
474-5700

WARREN
• Across from Tech Center •
1 bedroom, mave-in-condition, many extras, washer & dryer. $37,000.
O'RILLEY REALTY
689-8844

WEST BLOOMFIELD - Luxurious, nearly new 1 bedroom condo, pool, 10 pool & club house at beautiful Maple Place. 2 bedrooms, 2 loft, 3 baths, basement & attached garage. Sale price! • $129,900. For more information, call Classic Realty, 626-5020 or 356-5213

W. BLOOMFIELD TOWNHOUSE
230 ft. of entrance to bath. Immediate occupancy approximately 3 acres, just outside Pogon River State Forest. Sunken tub with around. Fishing paradise. 2 bedroom home, 2½ baths, 2 fireplaces, 2 car garage & mobile home hook-up. Only $52,900.
GARY PHILLIPS
REMAX REAL ESTATE
616-347-4100 616-347-7566

GLEN ARBOR, RESALE CONDOS
All The Homestead
Glen Arbor Realty Inc.
(616) 334-3065

IN PETOSKEY - Pastry Shop. Owner will stay on as employee. Ideal for information phone Jack Vantrese & Associates. 616-347-3942

Lake Michigan - Year round home, sleeps 6, 8 acres on Tallmadge River. Estate sale. Cash $38,000. Land Contract terms $43,000. T. West 553-2000

SKANTY CREEK
3 unit rental condo on ski slopes. Before 5pm, 525-4768
After 5pm, 557-2604

## 328 Townhouses

ANNOUNCING
LAKEVIEW CLUB
Million Dollar View and live right on Lake St. Clair. You can now own a brand new custom 2,500 sq.ft. home with 2 car garage for the price of a waterfront lake lot. Located on Jefferson at 11½ Mile.
For Information: 774-6363

KINGS MILL CO-OP - NORTHVILLE
2 story, 2 bedrooms, 1 bath. $44,900 cash. Call evenings: 349-8156

TRAVERSE CITY
Lovely 3 bedroom, newly decorated plush carpeting, extras. $72,000, with financing. 616-946-8776

## 330 Apartments

PETOSKEY/BOYNE CITY AREA
Service Station and rental business for sale. Will consider land contract. Cash flow. For more information phone Jack Vantrese & Associates 616-347-3943

WELL LOCATED NW DETROIT
7 Mile • Telegraph
42 Units
Telegraph • 6 Mile
54 Units
Warren & Southfield
18 Units
Call Gary
The Apartment Group
356-2600

## 332 Mobile Homes For Sale

$1000 REBATE
If you move your new or qualified preowned home into Sherwood Village Mobile Home Community. Only a few sites remain
• Excellent location
• City water & sewer
• Lot rent protection
• Playground/basketball area
• Multi purpose room
• Curbside trash collection
• Minutes from Metro Airport & major shopping centers
SHERWOOD VILLAGE
41275  Old Michigan Canton
1 bdr. W. of I-275
S. of Michigan Ave.
397-0303

BE AN OWNER! Enjoy tax credits, $184.69 mo. $2,061 down, 8%%, 8%% variable, 180 months, 1976 Little Valley 474-6500

BEAUTIFUL Holidays Estates in Lapeer. Lot 1-275 & 344.
• 1976 Champion, 2 bedroom, $6,200.
• 1983, 3 bedroom, 14x70, $435/mo.
• 1980, 14x70, fireplace, $410/mo.
Call Holly Homes, 493-0078

SENDIX 1978. 14x70, 2 bedroom, 2 baths, carport, 14x10 screened porch, walkin closets, washer/dryer, refrigerator, stove, air, in Mobile Home Park, pool. $20,700. 533-7379

CAMBRIDGE, 1968. 12 x 60, 2 bedrooms, all appliances stay, separate lot. $2,000. 347-2837

FAIRMONT 1984, 14x63, 2 bedrooms, appliances, central air, many extras. Excellent! Must sell! Asking $18,900, or best. 477-1443

IMMEDIATE OCCUPANCY - 1986, Fairmont, 14x70, 2 bedrooms, 2 baths, window, appliances, Westland area. Must sell. Asking $18,500. 722-1774 or 427-9079.

NORTH FORT MYERS - Quiet, spacious, 2 bedrooms/2 bath condo, furnished, screened porch, screened pool, cathedral ceiling, living room opens to large screened lanai, overlooking lake & Clubhouse Golf Course, carport, pool, assumable mortgage, $79,500. 313-885-3026

N. HUTCHINSON ISLE: E. of A1A (or right on ocean). Luxury 3 bedroom 2 bath Condo, 4th floor, with ocean & balcony, clubhouse, pool, tennis, $100,000. 303-481-6568

PORT RICHEY - 2 bedroom home, 2½ baths, Florida room, attached garage, fenced yard, screened pool, extras. By Owner. $56,900.
813-847-2448 813-848-2445

VERO BEACH - unfurnished 2 bedroom, 2 baths condo on golf course. For rent or sale. Screened porch, carport, pool & pool. Close to shopping & beach, $67,500.
828-5037

## 333 Lots and Acreage For Sale

BLOOMFIELD HILLS & Schools! Last lot, 110ft. frontage, area of new $450,000 to $650,000 homes. Best buy! $45,000. Terms. 642-0466

CITY OF BLOOMFIELD HILLS. Owner one acre of property between Long Lake and Maple. Lake Angelus Beach. West side of Woodward Ave. Two buildable lots. Will build to suit. Call 648-1234
HOWARD T. KEATING
645-1234

FARMINGTON HILLS
Custom lot, walk-out, sewer, water, utilities, 13 Mile & Drake. By Owner 626-8348

FARMINGTON HILLS - 9 Mile/Halsted area. Beautiful treed ½ acre. Private street, back to trees and creek. $55,000. 425-1701

HOWELL - Be ready to build this dream house like spring on 4.85 acres. Country living at waiting distance to shopping & every access to expressways. Priced to high and dry. Back ½ is wooded with mature hardwood trees, natural gas available, parked & ready to build. $22,500. Call 1-632-5371

## 333 Northern Property For Sale

BOTH WINTER & summer sports. Year-round residence, lake Leelanau, with red pine. Excellent hunting (deer, turkeys, rabbits & partridges). $20,000. Evenings: 1-616-946-0782

NEW LISTING
Cluster of 3 buildable sites for builder or investor. Beautiful views of pond and golf course W. Bloomfield schools and making $150,000.
RALPH MANUEL
647-7100

NEW LISTING
18.9 beautiful rolling acres in Metamora hunt country with pond. Prime building site, excellent park like $54,000.
RALPH MANUEL
656-8900

ONE ACRE HOME SITES
Lower Straits Lake area. South Shores offers trees, privacy. Close to shopping, schools, lakes.
$36,500 - $48,500.
Orchard Lake Associates, Inc. 653-8600

PLYMOUTH SCHOOLS - Back Rd. wooded acre lot. $25,000.
CANTON - 26 acre, zoned residential 455-2038

ROCHESTER: Prestigious Dutch Colonial, building lot, with all utilities. $29,900. 656-1131

WANTED - scattered lots, Oakland County. $25,000 & under. Must be ready to go.
661-0506

W. BLOOMFIELD - Most exclusive area of Knollwood County Club. 2 lots, ready for Spring
$89,000 each. 683-4249

YPSILANTI TOWNSHIP, 10 Acres - $28,000.

SUPERIOR TWP. - Ypsi schools, 10 acres - $35,000.

SUPERIOR TWP. Ypsi schools 5 acres, $25,000

HARTLAND TWP. - 6 acres, wooded with 175 ft. on Handy Lake - $33,000.
FEHLIG REAL ESTATE 453-7800

## 340 Lake-River-Resort Property

LOWER STRAITS LAKE
2850 sq.ft. custom colonial in Homestead Shores, the area's hottest new development. New construction with beach & boat privileges. $218,900.
Orchard Lake Associates, Inc. 653-8600

TRAVERSE CITY CONDO - 2 bedrooms, 2 baths, vaulted ceiling, carpeting, appliances, woods & Timberlee Hills. 5 miles to West Bay & downtown. Lake Leelanau, good rental income. $41,000. 1-616-929-1738

## 342 Lakefront Property

ANNOUNCING
LAKEVIEW CLUB
Million Dollar View and live right on Lake St. Clair. You can now own a brand new custom 2,500 sq.ft. home with 2 car garage for the price of a waterfront lake lot. Located on Jefferson at 11½ Mile.
For Information: 774-6363

BRIGHTON- Ice Shanties to winter skiing. 4 bedrooms, 2 baths, 1700 sq. ft. $18,000 down and Land Contract $54,900. Rick or Sandy - Michigan Group 227-3437

BRIGHTON/LAKE MORAINE, 1660 + square ft. ranch, 3 bedroom, 1½ bath, large family room, fireplace, car garage, $113,000. 227-4732

CONTEMPORARY - Brighton Schools, 4 bedrooms, 2 baths, including master bath. Great room with fireplace, 2 car attached garage & large deck overlooking Big Crooked Lake. Call
Mc Crew
313-229-2191

HARTLAND Long Lake building site 3 acres.
227-4470

LAKE SHANNON

NEW LISTING: Lake access bi-level, ideally located across from 1600 feet private lakefront park. Immediate, 4 bedrooms, 2 baths, wood floors in living room, hardwood floors, access to deck & pool. $95,900.

LOT #158 - Sunny ½ acre corner with lake access, owner-financing. For the beach. $17,000.

LOT #254 - Lake access, ½ acre within walking distance to waterfront park. Reduced to $14,500.

Sylvia L. Cole, Real Estate Broker
629-4161

OAKLAND lakefront ranch, 2 bedrooms, 2 baths, many extras, must sell, $139,500. Owner 673-6678

WOLVERINE LAKEFRONT
Custom built 2 year old ranch, 3/3 bedroom, walk-out level, level, $140,000. Builder-owner. 649-1787

## 348 Cemetery Lots

OAKLAND HILLS MEMORIAL in Masonic Gardens. 4 Plots. $2,000.
851-2437

WHITE CHAPEL
Memorial Cemetery, Troy. Estate Sale. Call for information
517-484-1020

## 351 Bus. & Professional Bldgs. For Sale

PRE-ENGINEERED steel buildings, 30 X 30, 40 X 60, 50 X 100. Fast delivery. 10% savings on construction if ordered before Feb. 15th.
METTI ASSOCIATES. 352-1882

SMALL SCHOOL - 1,800 sq. ft. in Northwestern Farmington. Excellent condition and location. Ideal for professional office. Inquire: Manager, 44220 Grand River Ave., Novi, MI 48050

## 352 Commercial / Retail

ANN ARBOR specialty gift shop. Fun business, easy to run. Low rent, traffic area, well established. Establishes with lots of potential. PO Box 2917, Ann Arbor, MI 48106.

BRIGHTON AREA
17,000 Sq. Ft. vacant commercial building. 1200 feet from expressway on 3 acres. Land Contract terms.
20TH CENTURY REALTY 437-8461

BUILDING • LAND - 80ft x 83ft. Building 900 sq.ft., prime location, Eureka & Southgate. 2 blocks W of Fort. $89,900. 541-8383

FOUR BAY SERVICE STATION located in Western Suburb. Excellent condition, well maintained, Price includes approx. 1 acre of property on main artery. Owner other interests. L. C. terms. Priced to sell $325,000. Jim Barons. 356-7454
The Michigan Group, Realtors

## 352 Commercial / Retail

LIVONIA
37524 Ann Arbor Trail, 1 block W. of Newburgh. Old building & 8 commercial lots, buildable for 10 unit shopping center. Call owner. 562-1022

PLYMOUTH - Zoned Office, 2 acres.
ROCHESTER HILLS - 5,000 sq. ft. commercial building.
NOVI - 3 acre commercial
Town Center Area
455-9230

PLYMOUTH - 3600 sq. ft. retail space on Ann Arbor Rd. - currently leased
FEHLIG REAL ESTATE 453-7800

## 354 Income Property

APARTMENT - 20 unit with additional land, suburbs, $600,000 with terms.

HOLLY - 8 unit: 4 apartments, 2 stores. Separate utilities. $115,000 with $28,000 down.
Call Jim Barons. 624-5373

## 358 Mortgages & Land Contracts

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## 360 Business Opportunities

AN EXCELLENT OPPORTUNITY
Bar, restaurant, motel, house, boat docks-age. Over 300 Ft. waterfront, Lake Huron on the Lake. One of the best in tri-county area. Good going business. 533-0302

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Restaurant for sale or lease, office building in Southfield. 8:30am-5:30pm. 569-5390, 8 5:30-7:30pm. 559-2254

CARBIDE tool manufacturing company, grosses $300,000, suburban location, price reduced, Hart Business Brokers 848-5600

EXCELLENT PART TIME job opportunity for couple or part time home. Local distributors needed to sell children's educational cassettes that help self esteem and promote reading skills.
399-5808

ICE CREAM PARLOR/
RESTAURANT
Motivated seller. $20,000 down.
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OWN YOUR OWN apparel or shoe store. Choose from: Jean/sportswear, ladies, men's, children's maternity, large sizes, petite, dancewear/aerobic, bridal, lingerie or accessories store. Add color analysis. Brand names: Liz Claiborne, Healthtex, Chaus, Lee, St Michele, Formosa, Bugle Boy, Liz, Carol Berman. $9,900 - $29,500. Inventory, over 2,000 others. Or $13,99 one price designer, must see pricing discount or family shoe store. Retail prices unbelievable for top quality shoes normally priced from $18. To $40. Over 250 styles. $7,600 plus $17,900 to $29,500. Inventory, training, fixtures, airfare, grand opening, 12 months, 10 days.
Mr. Keenan (305)366-8606

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REAL ESTATE OFFICE
Fantastic Price, Super Terms
Call Drew 10AM-5PM. 425-3030

RETAIL STORE CLOSING: Furniture and office equipment for sale. Paradise, 507 E. Grand River, East Lansing. 372-8272

SIGN SHOP
For sale, Biggest growing city in the country - Novi. Call: 349-7171

SPECIALTY APPAREL SHOPPE with growth opportunity, well-stocked. Send inquiries to:
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SUCCESSFUL TANNING SALON
Garden City/Westland area. Must sell to best owner re-locating. For information reply to: Box 322, Observer & Eccentric Newspapers, 36251 Schoolcraft Rd., Livonia, Michigan 48150

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FULL PRICE - Responsible employed male seeks duplex located in Redford preferred area. Call 8 months. $425 per month. Call 533-0652

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Exceptionally large 1-2 