CREATIVE LIVING
CLASSIFIED REAL ESTATE

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ONE CALL DOES IT ALL
OAKLAND COUNTY 644-1070
WAYNE COUNTY 591-0900
ROCHESTER/ROCHESTER HILLS 852-3222

302 Birmingham Bloomfield

A BIRMINGHAM Victorian home. Just reduced $179,000. OPEN Sun., 1-4pm. 564 Vinewood. 645-1865

BARGAIN IN BIRMINGHAM below appraisal, 4 bedroom, 2¼ bath colonial. Master suite, family room, rec room, fireplace, 2½ car large yard. $189,900 642-5834

Beach and Boat Dock 1 access. Four bedroom ranch on approximately one acre. Heavily treed area with a lot of privacy. All sports Upper Long Lake. $172,500

EARL KELM
MAPLE 642-6500

BEVERLY HILLS. By Owner, 3 bedroom brick ranch. Near schools, central air, private backyard. 2 car garage, full aluminum trim, well maintained. Just reduced. $129,000. 642-7844 540-8332

•BEVERLY HILLS - 3 bedroom, 1½ bath ranch, fireplace, air, formal dining room, rec room, 2 car detached garage, $128,000. 433-1127

BEVERLY HILLS- 3 bedroom, 2 bath Ranch on beautiful, private acre. Moveon condition. 30501 Miramoor Dr., S. of 13, W. of Evergreen. Sat-Sun : OPEN HOUSE 12-5pm. $139,000. 646-0724

BEVERLY HILLS- Open Sunday 1-5. 16228 Buckingham, S. of 14 Mile, E. of Pierce. Lovely 3 bedroom, 1½ bath ranch. Open floor plan, cathedral ceilings, fireplace, formal dining, family room, central air. Birmingham schools. HMS, 528-0775

13 Mile-Evergreen, Birmingham Schools. 3 bedroom ranch in office, family & Florida rooms. Open Sun. 1-5. 20250 Coryell.

BIRMINGHAM- attractive 2 bedroom home, extensive interior updating, 1½ car garage, L.C. terms with $17,000 down. $74,900. 1pm 641-7709. After 6pm 433-1798

BIRMINGHAM-By owner, 3 bedroom, 1½ bath, brick & aluminum siding, air conditioning, new carpet, paint & porch, garage. 332-2727

BIRMINGHAM IN-TOWN
N. of Lincoln, E. of Southfield
BY OWNER: Well kept 3 bedroom home, 2 baths, many new & original features. 955 Stanley. $179,900. Serious buyers. 644-0992

302 Birmingham Bloomfield

OWNERS ARE SELLING . . . . . WE ARE MARKETING
159 Nantucket $458,000
Master craftsmen constructed, 4,055 sq. ft. custom, contemporary ranch on a magnificent acre in the City of Bloomfield Hills. Layout is open allowing options for many rooms. Solid beams, marble & oak parquet speak quality ... walls of windows speak beauty ... new heating/cooling speak comfort ... For appt. contact Mr. Taylor 835-7863

780 Westwood $269,000
N. off Maple, W. of Chesterfield, superior Overton School location, stunning 2 story foyer & corner fireplace living room fireplace. 2700 plus sq. ft. includes 5 bedrooms with 1 suite on main floor, good size study & 1918 enclosed garden room. Property is larger for the area with additional half lot. Open Sat. & Sun. 1-5. Owner 549-0321

6700 Mark Ct. $187,500
One bonus to this 2500 sq. ft. 4 bedroom home in Meadow Lake privileges. Others: private cul de sac on an acre, Birmingham schools, patio off family room, full length deck off living/dining rooms, large main floor laundry, as well as super Honeywell zoned heat. . . . Owner 851-0397

1724 Fox River $139,900
N. of Sq. Lake, E. of Opdyke, too big for present owner, house needs a family & look what it has to offer: swim & tennis facilities in sub as well as day care center. 4 bedrooms up with 1 on entry level, large family room, 1st floor laundry, newer roof, furnace, central air & garage door. All on a 100x200 ft. lot.
Open Sun. 2-5 Call owner 335-4917

20201 Elwood $185,000
Have your own fall color show when you own this 4 bedroom colonial which sits just right on this treed acre. All colonials are not alike & you'll find this one to be open, warm & waiting to welcome a new family. You'll also find yourself feeling your close country but only minutes from the city. Call 348-0852 for appt.

5057 Elmhurst - 280-1848 - $93,900
N. Royal Oak, 3 bedrooms, 2 baths

SALES CONNECTION
258-0932

BIRMINGHAM — By Owner, 3 bedroom ranch. Remodeled kitchen, new drapes & carpeting, 1½ car plus rec. $92,000. 649-9223

302 Birmingham Bloomfield

BIRMINGHAM, BY OWNER, 156 Hamilton, N. of Maple, W. of Cranbrook. Charming, authentic English Tudor. Leaded glass windows, Sandstone fireplace, beautiful woodwork, security system, $279,000. Open Sat. & Sun. 1-5 or call for appointment 644-1361.

BIRMINGHAM-Completely restored in-town charmer. $155,900. 611 Wallace, Open Sat-Sun. 1-5. 642-6713

BIRMINGHAM Farms, 4 bedroom, 2 full/2½ baths, 1st floor laundry, updated kitchen, central air, security alarm. $159,900. Agent, 851-6410

BIRMINGHAM - Foxcroft Charm
3 bedroom ranch with basement, 2½ baths, beautifully treed setting, professionally landscaped, sprinkler system, neutral decor, Berber carpet, 6 paneled doors, 2 fireplaces, dining room with bay, family room with cathedral ceiling, track lighting, first floor laundry, central air, deck with barbecue. Bloomfield Hills Schools. Immaculate move-in condition. $220,000. 626-7328

BIRMINGHAM - In Town Charmer! 3 bedrooms, 1½ baths. Large family room addition with fireplace, vaulted ceiling and deck overlooking landscaped private yard. Newer kitchen, extra insulation, wall mantlepiece. $159,900.
ASK FOR TOM NOLAN
Merrill Lynch Realty
646-6000 540-1963

BIRMINGHAM OPEN SUNDAY 2-5
1512 Bates. 4 bedroom colonial, 2 baths, family room, study, central air, fireplace. A must see. Great community living. $154,900.
HMS. 569-0070

BIRMINGHAM - rent/option to buy. ($1500/mo.) 3 bedroom colonial, completely remodeled, fireplace, all new kitchen, hardwood floors. Walk to town. $179,900. Open Sun. 1-4. 1323 Pierce 258-9033

BIRMINGHAM TOWNHOUSE
Convenient downtown location. Luxury unit with immediate possession features skylights, balcony, patio, fireplace & all built-ins. 2 bedrooms with private bath. Call Sam Mitchell 644-6700
MAX BROOCK, INC.

BIRMINGHAM 3 bedroom brick bungalow, newly decorated, new carpet, ideal location. 470 Calaveras. $119,000. 643-9462

BIRMINGHAM-3-4 bedroom colonial(200sq ft) on 50x140 lot. Plans available or will build to suit. 258-9033. Valley Forge Building Co.

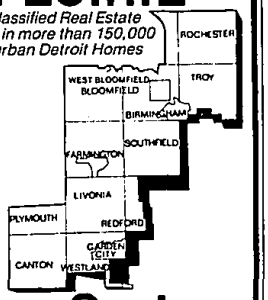
BLOOMFIELD HILLS-3 bedroom, 3 bath colonial, family room, wooded lot, excellent location. $205,000. Days 656-2350. Even. 338-7453

BLOOMFIELD Hills: Open Sun. 1-5 4413 Charing Way. A real showplace! Open floor plan. 4 bedroom, 2½ bath ranch, family room fireplace, dining room, hardwood floors, deck, 2½ car garage. Bloomfield Hills Schools. Asnt $174,000.
Bessinger & Sland Properties
642-5448 ... 682-2789

BLOOMFIELD TOWNSHIP
Brand new Tudor, circular drive & courtyard entry welcomes you home, 4 bedrooms, 2½ baths, 1st floor master with jacuzzi, white formica kitchen, central air, central vac, alarm system, Bloomfield Hills schools. Only $339,000. See it today
ASK FOR TED MARECKI
or SANDY CHRISTOPHER
Merrill Lynch Realty
646-6000 641-7975

REAL ESTATE

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



Sale

302 Birmingham-Bloomfield
303 West Bloomfield-Orchard Lake
304 Farmington-Farmington Hills
305 Brighton, Hartland, Walled Lake
306 Southfield-Lathrup
307 South Lyon, Milford, Highland
308 Rochester-Troy
309 Royal Oak-Oak Park
Huntington Woods
310 Wixom-Commerce-Union Lake
311 Oakland County Homes
312 Livonia
313 Canton
314 Plymouth
315 Northville-Novi
316 Westland-Garden City
317 Redford
318 Dearborn-Dearborn Heights
319 Grosse Pointe
320 Homes-Wayne County
321 Homes-Livingston County
322 Homes-Macomb County
323 Homes
Washtenaw County
324 Other Suburban Homes
325 Real Estate Services
326 Condos
327 New Home Builders
328 Duplexes-Townhouses
330 Apartments
332 Mobile Homes
333 Northern Property
334 Out of Town Property
335 Time Share
336 Florida Property
337 Farms
338 Country Homes
339 Lots & Acreage
340 Lake River Resort Property
342 Lake Front Property
348 Cemetery Lots
351 Business & Professional Buildings
352 Commercial/Retail
353 Industrial/Warehouse
Sale or Lease
354 Income Property
356 Investment Property
358 Mortgages/Land Contracts
360 Business Opportunities
361 Money to Loan-Borrow
362 Real Estate Wanted
364 Listings Wanted

Rent

400 Apartments
401 Furniture Rental
402 Furnished Apartments
403 Rental Agency
404 Condos
405 Property Mgmnt.
406 Furnished Houses
407 Mobile Homes
408 Duplexes
410 Flats
412 Townhouses/Condominiums
413 Time Share
414 Florida Rentals
415 Vacation Rentals
416 Halls
417 Residence to Exchange
419 Mobile Home Space
420 Rooms
421 Living Quarters to Share
422 Wanted to Rent
423 Wanted to Rent-Resort Property
424 House Sitting Service
425 Convalescent Nursing Homes
426 Home Health Care
427 Foster Care
428 Homes for the Aged
429 Garages/Mini Storage
432 Commercial/Retail
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." We 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.

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302 Birmingham Bloomfield

CHARING CROSS ESTATES
Ideal for a young family or as a condo alternative, this lovely 3 bedroom, 2 ½ bath ranch is warm and comfortable and has many charming features. The recently remodeled kitchen is perfect for working in or entertaining. A Cove living & dining room boasts a fireplace and full view of the patio and well manicured gardens. The neighborhood is ideal for country living with close access to Birmingham shopping & schools. Asking $154,900.
ASK FOR TED MARECKI
or SANDY CHRISTOPHER
Merrill Lynch Realty
646-6000 641-7975

302 Birmingham Bloomfield

CHARMING COLONIAL Located in the City of Bloomfield Hills on ¼ acre lot. Four bedrooms, 2.5 baths, hardwood floors, inground swimming pool with sauna and shower. $185,000
EARL KEIM
MAPLE 642-6500

CHESTNUT RUN NORTH • Owner Has Contracted Auction by G. Gressel & Gent, spacious Tudor on beautiful wooded lot. 292-6400 or 661-0015

DRASTICALLY REDUCED
Immediate possession
Cape Cod with large family room, basement. Excellent condition. Only $129,900. Call Helen Butler, 644-6300
WEIR, MANUEL SNYDER & RANKE

302 Birmingham Bloomfield

DESIRABLE Birmingham Colonial in prime Mid Vale area. 4 bedrooms, 2½ baths, spacious kitchen, hardwood floors throughout, glass porch, two sided fireplace in family room & 1st floor bedroom, dressing area in master bedroom. Central air. Bloomfield Hills Schools. $189,000. Call Janette A. Engelhardt 644-6700
MAX BROOCK, INC.

IMMEDIATE POSSESSION
Spacious ranch, newly redecorated, new carpet, freshly painted, 4 bedrooms, large office, Bloomfield schools. $215,900.
Mc Intyre Associates Inc
642-7747

JUST LISTED
Dramatic new 2 story 3 bedroom soft contemporary home in Bloomfield Hills school district. Built by Roy Mercer. Open floor plan, quality features throughout. Only 6 homes in this secluded private development. $459,900.
Bordener Realty Inc
647-6030

JUST LISTED
SITE 4 OF WING LAKE WOODS
An exclusive private community of 8 custom built homes by Roy V. Mercer Inc. Located in Bloomfield Twp. Bloomfield Hills schools. $135,000.
Bordener Realty Inc
647-6030

JUST LISTED
THIS beautiful sprawling brick ranch is nested on over an acre of prime wooded Bloomfield Hills Real Estate. You'll love the 34x18ft great room for entertaining. A wonderful home in sought after neighborhood. Many plush features. Must see! $239,900. Ask for Ken Rice.
Bordener Realty
647-6030 644-1262

CROSSWORD PUZZLER

ACROSS
1 Evaluates
6 Set of links
11 Dormant
12 Stretches
14 Kind of collar
15 Wear away
17 As far as
18 Direct at target
19 Got up
20 Parent-teacher grp.
21 Bond nemesis
22 Old-womanish
23 Cronies: colloq.
24 Cuddle
26 Pointless cap
27 Kind of cabbage
28 Doom
29 Freshet
31 Meddles with unwarrantably
34 Stockings
35 Covetous person
36 Guido's low note
37 Single
38 Endures
39 In favor of
40 Hypothetical force
41 Experience
42 Hawaiian rootstock
43 Occupant
45 Raised
47 Regulations
48 Begin

DOWN
1 Fixed portion
2 Tiny particle
3 Decade
4 — garde
5 Unproductive
6 Near
7 Conceal
8 Consumed
9 That thing
10 Irritate
11 Inclines
13 Cook in oven
16 Part in play
19 Corner
20 Peels
22 Semi-precious stone
23 "— Pan"
25 Official decree
26 Bundles
28 Venetians
29 Cast the dice
30 Meditate
31 Fog
32 Gunner's compartment
33 Remained erect
35 Spars
38 Path
39 Young salmon
41 Hindu cymbals
42 Chinese pagoda
44 Greek letter
46 "— tu, Brute"

Answer to Previous Puzzle

STOKE PERILL
SCORE TRENTO
TAE EYES STAR
OLD SMEES OBI
PEAR ATOMS LE
ESTOP SNAPPED
EPIC SLOE
ESSENES LODES
AM DENTS LIANE
GIN STALK LAW
ELIA BANS BE
RECTOR BEHOLD
SEERS SWEDE

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Compliments of The
Birmingham-Bloomfield Board of REALTORS®
REALTOR

302 Birmingham Bloomfield

LOCATION & CHARM
large Connecticut colonial with 5 bedrooms, family room, library. Bloomfield Hills schools. $189,900.
Mc Intyre Associates Inc
642-7747

NEW LISTING
Foxcroft's finest 3 bedroom, 2 bath ranch, warm and inviting, with much updating, beamed family room, wet wood burning stove fireplace. A real delight. $215,000
HALL & HUNTER
644-3500

NEW LISTING
QUAINT ON LAKE FRONT
Charming lakefront home with pool. Walk to Birmingham. $193,000
SUZANNE MACKO
RALPH MANUEL
647-7100 or 540-3676

OPEN HOUSE SUN. 1-5
6425 Wing Lake Rd., N. of Maple, W. of Telegraph. Attractive 3 bedroom, 2 bath ranch. Beautiful setting on "Natural Beauty Rd.". Wing Lake privileges. Family room with fireplace, new carpeting, central air, Cable TV, 2 car attached garage, city water & sewer. $133,000 Or $950 per month lease.
RALPH MANUEL
851-6900

302 Birmingham Bloomfield

NEW LISTING
Wonderful Cape Cod in Birmingham's popular "Kirkwood Sub". Offers the charm of yesteryear and the convenience of today. Done to a "tee" this 4 bedroom home is superior $194,500.
Days 852-6320

City of Bloomfield Hills is the setting for this pillared Georgian colonial with contemporary open spaces. Provides maximum flexibility for both family and entertaining. Brick terrace leads you to a pool area. $795,000.

BLOOMFIELD VILLAGES FINEST! Modern gourmet kitchen, finished basement, 5 large bedrooms, 3 full and 1 half baths, 3 fireplaces, Florida room, greenhouse garden room and much more! $438,900.

City of Birmingham offers this custom built ranch in desirable Overton Place estates. Condo-alternative in a wooded lot and a half with mature (Plantings) and private rear yard. $179,500.
RALPH MANUEL
647-7100

302 Birmingham Bloomfield

OPEN HOUSE
Sat 1-5pm & Sun. 2-5pm
6944 Meadowlake Rd Between Franklin & Inkster. S of Maple off Whysall. Beautiful immaculate custom ranch on lovely private ¼ acre, across from Meadow Lake. All amenities, $219,500. Motivated seller being transferred.
Eves 737-4138 Days 852-6320

OPEN HOUSE SUN. 1-4pm. 6674 Spruce, Bloomfield Hills Schools. Spacious Split-Wing Colonial in great family sub. 4 bedrooms, 2½ baths, large kitchen, first floor laundry. Formal dining room. Family room with fireplace. Basement. 2½ car attached garage. $158,900. For appointment 737-0845

OPEN SUNDAY 1-4
489 Argyle, Birmingham
(South of Maple
& East of Cranbrook)
Lovely TUDOR in the Midvale area. Beautifully maintained with mature trees and nicely landscaped lawn. Features 4 bedrooms, 1½ baths. Very charming! $268,000 H-34784.
HANNETT, INC.
REALTORS
646-6200

OPEN SUN. 12:30pm-3:00pm
1661 0 Wetherby, S. of 14, W. of Pierce. 3 bedrooms, 1½ baths, 2 fireplaces. Professionally landscaped with deck. This is special, both inside & out. Call Ann Klein 645-2500 Cranbrook Assoc., Inc. Realtors.

ELEGANT COUNTRY ESTATE
Dramatic oak staircase, woodwork & crown moldings, master suite - 2nd floor, guest suite - 1st floor, gourmet kitchen with many built-ins appliances, billiard room off magnificent formal dining room, Gunite in-ground pool, 4-stall barn, 15 acres with fenced pasture land.
$289,000
Offered by Lois Lundell
DUNLAP, REALTORS/ERA
31 SOUTH MAIN STREET
CLARKSTON, MI
313-625-0200

Grand Opening
Orchard Lake Village

OPEN SAT. & SUN. 1-5 P.M.
West of Orchard Lake
Off Pontiac Trail on Hidden Valley
Beautiful Hickory Point. Custom built 1½ story ranch with 3 car attached garage, walkout lower level, professional landscape, sprinkler system, air conditioning. Too many custom features to list! Immediate occupancy. $479,900. Ask for Cynthia Meredith. H-4.
BANKER'S REALTY, INC.
855-9000

RED CARPET KEIM

REALTOR

BIRMINGHAM OFFICE	ROCHESTER OFFICE	CANTON OFFICE	FARMINGTON HILLS MAPLE WEST	TROY CENTRAL	WEST BLOOMFIELD OFFICE
1955 S. Woodward	426 W. University	8527 Lilley Rd.	28275 Orchard Lake Rd.	1740 W. Big Beaver	5635 W. Maple
645-5800	652-2200	455-7850	553-5888	649-1000	855-9100

Birmingham Bloomfield
ALL THE AMENITIES - Come with this attractive Bloomfield Hills ranch with 4 bedrooms, 2½ baths, an entertainment center with inground pool, finished basement and glassed-in porch. $249,000. 645-5800

3 FIREPLACES highlight this New England brick colonial on a private ½ acre with family room, study with skylites, hardwood floors, this home has true craftsmanship for only $229,000. 645-5800

IN-LAW SUITE - on first floor in this Bloomfield Hills Cape Cod with quality craftsmanship. 4 bedrooms, 3½ baths on one acre. $355,900. 645-5800

BINGHAM WOODS - look no further, this condo has it all, 3 bedrooms, 2½ baths, cathedral ceilings, whirlpool tub, double deck, 2 fireplaces, custom courtyard. $268,900. 645-5800

Canton
PICTURE PERFECT. Just reduced stunning 3 bedroom ranch in Canton's highly desirable Wilshire Sub., master bedroom with private bath, A-1 condition, formal dining room, family room with fireplace, central air on separate meter, lawn sprinklers, full basement, 2 car garage. Wow, this home has it all, and it can be yours at $109,900. 455-7850

FANTASTIC LOCATION. Super house in a super location. Carriage Hills presents this 3 bedroom ranch that features master bath, formal dining room, open floor plan in kitchen, breakfast area and family room, central air, full basement under family room, 2 car garage with door opener. Newer stain resistant carpet. Better act quick, owner giving it away at $98,900. 455-7850

Hampton Ct. Special. Spacious 4 bedroom, 2½ bath home with unexpected extras such as finished basement, central air, totally maintenance-free exterior and unusually large rooms throughout. You will agree this is quite a value at $128,900. 455-7850

SUPER VALUE. You'll love the affordable payments on this comfortable brick ranch with 3 good sized bedrooms, family room with fireplace, great family oriented neighborhood with Plymouth Canton schools. Just what you've always wanted, and its available for $85,900. 455-7850

Farmington
Farmington Hills
1st FLOOR RANCH CONDO. Ideal setting for this 2 bedroom unit with it's own yard view from doorwall and deck. Formal dining, master suite with full bath, plus 2nd full bath, fireplace, garage and basement. All this at $119,900. 553-5888

EXECUTIVE TUDOR in north Farmington Hills sub with all the extras. 4 bedrooms, super family room with cathedral ceilings, French doors to wrap-around deck and all glass sun room, library, central air, rec room, spacious kitchen and much more! formal dining room. $245,000. 553-5888

ECHO VALLEY TOWNHOUSE. Completely redone by interior designer. New kitchen with all new appliances, new baths (2½), 3 bedrooms, recessed lighting, verticals, mirrored closet doors. Enclosed patio, 2300 square feet. Maintenance fee includes heat. Clubhouse, inground pool. Best buy in Farmington Hills! 553-5888.

BACKS TO POND AND WOODS. Spectacular tudor with cathedral ceilings, huge great room, 2 fireplaces, den, 4 bedrooms, 2½ baths, fireplace in walk-out lower level. Butlers pantry and deck. 553-5888

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WE ARE EXPANDING
Unlimited Earning Potential Full Training Program Management Support System Computerized Offices Corp. Owned Mortgage Company

Call our Central Recruitment Coordinator, Pam Hawley at:
644-7712
FREE TRAINING

Rochester
Rochester Hills
ROCHESTER. Hawthorn Hills Colonial. Professionally decorated, on beautiful treed lot. 2 full baths, 2 half baths, walk-in closets, central air plus many more features. $204,900. (28W) 652-2200

ROCHESTER. Exceptional Colonial, four large bedrooms, 2½ baths, family room with natural fireplace, plus den. Sunken living room with cathedral ceiling, neutral decor, custom window treatments, sprinkling system. $149,900. (95D) 652-2200

ROCHESTER. Lovely ranch on a 100' by 300' treed lot with large deck, 3 large sized bedrooms and 2½ baths. Fin. basement, hardwood floors, family room with fireplace. $141,900. (57A) 652-2200

ROCHESTER. Executive charm, immediate occupancy on this quality built home with fantastic fireplace in great room. Includes 4 large bedrooms, den, partially finished basement, central air, all appliances included. Ing micro. $245,900. (36SR) 652-2200

ROCHESTER HILLS. Transferred seller is offering land contract terms on this lovely brick ranch with 3 bedrooms, 1½ baths, family room, fireplace, basement, patio and attached double garage. Beautiful 100 x 200 lot. $109,890. (B92) 649-1000

Troy
TROY. Spacious brick ranch with beautiful 120 x 180 treed lot near Boulan Park. Fireplaced family room, huge 26 ft. living room, formal dining room, 1½ baths, large bedrooms, basement and attached 2 car garage. $119,800. (M172) 649-1000

PRIVATE LAKE VOORHEIS. Sandy beach, boat dock and 95 x 200 lot compliments this gorgeous contemporary colonial with 4 bedrooms, 2½ baths, fireplaced family room, basement, deck, central air and 3 car garage. $325,000. (CK25) 649-1000

NEAR SYLVAN GLEN golf course in Troy, brick colonial with dramatic foyer entry, curve staircase, formal dining room, family room with fireplace and wet bar. Four bedrooms, 2½ baths, basement and attached double garage. $189,900. (T-427) 649-1000

West Bloomfield
NEWLY LISTED. Near Orchard Lake Country Club. Unusual and dramatic contemporary custom colonial. 4 bedrooms, 3½ baths, large private lot, huge walk-out lower level with full bath and bedroom. Beach and boat privileges on Upper Straits Lake. $465,000. (EL) 855-9100

BEAUTY, PRIVACY AND LAKE PRIVILEGES. Enjoy country living close to the city. Lovely 3 bedroom ranch with finished walk-out lower level, deck, oversized 2½ car garage. Add to this, the joy of Upper Straits Lake privileges and you have everything! $87,500. (BE) 855-9100

WEST BLOOMFIELD LAKE ESTATES. Impressive 4 bedroom home in prestigious area. Large master suite, ceramic foyer with circular stairway, magnificent fireplace, tiered redwood deck, island kitchen, walk-out lower level, sprinklers and much more. Just listed at $249,900. (LA) 855-9100

WALK TO FRANKLIN VILLAGE. Fabulous views of towering pines from both levels of this custom walk-out ranch. 3 fireplaces and huge master suite and a huge private lot are just a few of the amenities of this rambling beauty. $299,400. (WO) 855-9100