312 Livonia

NEW YEARS EVE
Ring in the new year in this spacious tri-level. Freshly painted, 3 bedrooms, 1½ baths, new carpeting going thru out, 2 car garage, family room, fireplace, vault $84,500
RED CARPET KEIM
Suburban 261-1600

LIVONIA & AREA
Livonia Schools
Charming 3 bedroom brick ranch with aluminum trim in Westland. Finished basement with bar, newer central air and carpeting, hardwood floors and wet-plaster, 2 car garage. $74,900.
Rosedale Gardens
Lovely brick ranch with loads of charm. Formal dining room, natural fireplace in living room, cozy family room, finished basement with bar and wood burning fireplace, treed lot and 2 car garage. $102,000.
Owner Transferred
and says lets make a deal. Spacious lot surrounds this lovely 4 bedroom colonial, full basement, side-entrance garage, beautiful deck, fireplace in family room. $106,900.
Start Your New Year
in a bright and sunny 3 bedroom brick ranch, 2 full baths, fireplace in family room, 1st floor laundry, finished basement, 2 car garage. $110,000.
CENTURY 21
Hartford South
464-6400

SPRAWLING ranch - family room, den, fireplace, finished basement, attached garage. $129,900.
One Way Realty
473-5500

312 Livonia

PERFECT
for a starter home or for retirees. 2 bedroom 1 bath ranch with fenced yard, 1 car detached garage and close to shopping. Not a drive-by.Home is clean and has potential. $34,900.
COLDWELL BANKER
459-6000
'The above telephone number is not now, nor has it been (since 12/86), affiliated with Century 21 Goldhouse.'

RESIDENTIAL LOTS!
Size, Value, Location.
Prime Location Lots
$19,000 - 7 Mile & Middlebelt
$49,000 - 8 Mile & 275
$24,000 - 9 & Orchard Lake
HEPPARD
478-2000

WE JUST REDUCED this Livonia treasure with a brand new oak kitchen and a family room with fireplace. 4 bedrooms will give you all the room you need. $74,900.
HARRY S.
WOLFE
474-5700

WINTER WONDERLAND
Lovely setting with mature trees in Northwest Livonia. 1976 built elegant 2480 square ft. colonial offers 4 bedrooms and den, 2½ baths, 1st floor laundry, central air, sprinkler system and fresh decor throughout. Sellers transferred, hurry. $164,700
HARRY S.
WOLFE
421-5660

312 Livonia

UNBEATABLE PRICE. Unbeatable value for a 3 bedroom brick ranch with a finished basement and a garage in Livonia. For cheaper than winding your car keys, have your own fenced yard with a patio even. And the location, there's even a simple assumption. Don't wait a day to call on this or you might miss out. $60,900.
HARRY S.
WOLFE
474-5700

LIVONIA- Immaculate 3 bedroom brick ranch, like new, finished basement, all new carpeting, screened Florida room, 2½ car garage, fenced lot. Only $73,900. 565-8370

313 Canton

Home For The Holiday...
...And to enjoy all year around. Perfect location for young families on the quiet Canton court. 3 big bedrooms, 1½ baths, perfect decor, cozy fireplace in the family room plus doorwall to two-tiered deck & fenced back yard. Attached 2 car garage & a basement. A good buy at $72,900. Ask for...
Lynn Vanerlan
REAL ESTATE ONE
455-7000
STARTER HOME
One of the nicest homes in Canton. 3 bedrooms, great room concept, 2½ car garage and basement. Open field behind 70 x 120 lot. Hurry - this one won't last. $79,900. Call:
FRED BELISLE
COLDWELL BANKER
459-6000
'The above telephone number is not now, nor has it been (since 12/86), affiliated with Century 21 Goldhouse.'

313 Canton

CANTON NORTH
Convenient location for this spacious 3 or 4 bedroom home. Beautiful floor plan, family room with fireplace, 1½ baths, attached 2 car garage and basement. $109,900.
COLDWELL BANKER
347-3050

Tired Of Looking
You've got to see this one! 3 Bedroom colonial, family room with fireplace, spacious kitchen, heated Florida room with hot-tub, full basement and 2 car garage. Home Warranty. $102,900.
Great Location
3 bedroom 1½ bath colonial, formal dining room, family room, finished basement with rec room, 2 car attached garage. Only $89,900.
CENTURY 21
SUBURBAN
455-5880 464-0205

314 Plymouth

CHARMING 20'S HOME for creative decorator. 3 bedrooms plus den, large living room and wide verandas. Walk to town. Immediate occupancy. Call now for an appointment. $89,900. (A-699).
The
Michigan
Group
Realtors
591-9200

314 Plymouth

"Country Living"
Tastefully decorated 3 bedroom ranch, 1½ baths, oversized garage. Situated on 1.5 acres in Plymouth, ideal for the city gardener. $104,950.
COLDWELL BANKER
347-3050

Desirable Lake Pointe
Remodeled 3 bedroom tri-level, kingsize family room with solid oak trim, new kitchen, large custom wood deck off doorwall, very private, attached garage and premium lot. $117,500.
COLDWELL BANKER
347-3050

ENTERTAIN WITH FLAIR in this 3 bedroom, 1½ bath colonial with country size kitchen, polished oak living room floor, nice size family room, plus private back yard with large patio and inground gunite pool. Edge of woods living in home and need a sale. Imagine all this in Plymouth Township for $110,000.
HARRY S.
WOLFE
474-5700

OUTSTANDING
3 bedroom 2 full baths, Florida room, 2 fireplaces, finished basement, many extras including all appliances. Only $114,900.
CUTE & COZY
3 bedroom brick ranch, all newly remodeled in neutral decor, family room with cozy wood burning stove, quick occupancy. Only $81,900.
CENTURY 21
SUBURBAN
455-5880 464-0205

Plymouth Beauty
Walk to town from this totally remodeled and updated brick bungalow - newer furnace, electric service, water heater, copper plumbing and shingles. Remodeled oak cabinet kitchen, full basement and garage, many more extras. $111,900.
COLDWELL BANKER
459-6000
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315 Northville-Novi

AT LAST! A large lot in a beautiful sub. 3 bedrooms, 1½ baths, family room with fireplace and newer kitchen. Clubhouse with swimming pool. All this is close to shopping and freeways. $129,500. (N-705)

EXCLUSIVE, EXECUTIVE colonial. 3 bedrooms up, 4th bedroom on entry level being used as a den. Great room with fireplace, 2 bay windows and French doors to patio. Sorry, but we won't be able to save this one for long. $178,000 (C-604).
The
Michigan
Group
Realtors
591-9200

Beautiful
Renovated large house on 1 acre. Superior quality throughout, formal dining room, huge living room with natural walnut trimmed fireplace, 3 car garage - ideal for the antique car enthusiasts. Only $184,900.
Executive Living
In this stunning 4 bedroom 2½ bath tudor, featuring - family room with fireplace, library, gourmet kitchen with island pantry, 2 car attached garage, all this and more. Only $241,500.
CENTURY 21
SUBURBAN
349-1212 261-1823

Custom Built Ranch
All the extras are there - Andersen wood windows, 2 extra large bedrooms, vaulted ceilings in great room and master suite, huge basement with attached garage, fireplace, plush carpet, underground sprinklers and only 3 years old. $147,900.
CENTURY 21
ROW 464-7111

NOVI - Immediate occupancy, great area. 3 bedroom, 1½ bath colonial with fireplace in family room. Includes all appliances. Basement. HURRY!$119,000.
Thompson-Brown
553-8700

PERFECT FAMILY HOME - 2,360 sq. ft. colonial on large wooded lot on dead-end street. This clean 4 bedroom has 2½ baths, formal dining room, 2½ car attached garage and large basement. Priced at only $164,900. Call Dick Wadsel
Re-Max Boardwalk 459-3600

SHOWPLACE! Mint 3 bedroom brick ranch, full basement, attached garage, private yard, $99,900.
HEPPARD
478-2000

316 Westland
Garden City

CHARMING
3 bedroom brick ranch with 27 ft. family room, newer roof, driveway & furnace, basement, large 2½ car garage with opener, many extras. $73,900
Century 21
CASTELLI 525-7900

FANTASTIC
Cute 2 bedroom ranch, large lot, quick occupancy, garage, 1st floor laundry, simple assumption, only $44,900
Century 21
CASTELLI 525-7900

GARDEN CITY
Beautiful bungalow, $39,900. This home is immaculate. 3 bedrooms, 1½ baths, 2 car garage, finished basement, please hurry on this exceptional home
Century 21-Dynamic
562-5000

JUST LISTED
Cherry Hill & Hix
Lovely 3 bedroom, country kitchen, Florida room, carpeting, family room, fireplace, 2½ car garage, fenced yard. $78,900.
CENTURY 21
COLE REALTY 937-2300

JUST MOVE-IN
Everything is done for you in this 2 bedroom home with 2 car garage andbasement. Will take FHA or VA. $42,500.
COLDWELL BANKER
478-4660 261-4700
'The above telephone number is not now, nor has it been (since 12/86), affiliated with Century 21 Goldhouse.'

JUST REDUCED
$87,900. Beautiful 3 bedroom colonial with family room & 2½ car attached garage, extras include oak plank floor in family room, sauna in finished basement & 1 yr old above ground pool, all on a double wide lot, in Wayne's best area
Century 21
J. Scott, Inc.
522-3200

316 Westland
Garden City

GOVERNMENT OWNED
$2,600 moves in - roomy 3 bedroom brick ranch, new roof, $49,900, land contract terms, 30 years to pay, vacant, $100 starts deal.
Century 21, ABC 425-3250

REPOSSESSED
68 x 300 lot, $19,000, 3 bedrooms, vacant, needs work, $1,000 down, all offers considered.
Century 21, ABC 425-3250

REPOSSESSED - 66 x 300 Westland. Almost ½ acre. Asking $19,000 but will take offers. 3 bedrooms, needs work. Terms available with $1,900 down. Mortgage company must sell. Call for address.
Century 21 ABC. 425-3250

START OUT THE NEW YEAR RIGHT - outstanding 3 bedroom colonial in Westland, come see & feel the warmth this home has to offer loaded with goodies, vinyl windows, finished basement with dry bar, 1½ baths, 2 garages. John Glen High, all this for $73,000
Century 21
J. Scott, Inc.
522-3200

START THE NEW YEAR - knowing you will have immediate occupancy in this 3 bedroom brick ranch in move-in condition. New cement, new roof, new furnace, new kitchen counter, basement partially finished, 1½ baths, 2 car garage. Nice & lovely neighborhood. Only $59,900
Century 21
J. Scott, Inc.
522-3200

SUPER VALUE
Don't miss this sharp 3 bedroom ranch, beautiful brick patio, nice landscaping with fenced yard. Finished basement, nicely decorated throughout. $67,900. Call:
GERARD
COLDWELL BANKER
347-3050

WESTLAND
John Glenn School District, beautiful lot level, remodeled bathroom, new windows thru out, fenced yard with covered patio area, natural fireplace in family room, home also has central air
Century 21 - Dynamic
562-5000

WESTLAND
Nicely decorated 4 bedroom bungalow with rec. room, family room and 2½ car garage. Remodeled kitchen with oak cabinets, no wax floors. Home sits on large lot in nice area. $54,900
Century 21 Cook & Assoc
326-2600

WESTLAND
PRIDE OF THE NEW YEAR
Things are already off to a great start in this 3 bedroom, 1½ bath ranch. Central air, finished basement, formal dining room, 2 car garage, and more! $73,900
RED CARPET KEIM
Suburban 261-1600

317 Redford

BUILD EQUITY
Quickly with TLC and your decorative touch. 3 bedroom bungalow has basement and garage, new roof furnace, siding, storms, insulation and carpeting. Excellent opportunity. $39,900.
COLDWELL BANKER
478-4660 261-4700
'The above telephone number is not now, nor has it been (since 12/86), affiliated with Century 21 Goldhouse.'

CUTE & COZY
3 bedroom starter home, nice family neighborhood with S. Redford schools, 2 car garage, 1 year Home Warranty. Only $34,000.
CENTURY 21
SUBURBAN
349-1212 261-1823

GREAT STARTER
Completely remodeled - family room added in '88. Nicely decorated, newer furnace, custom ceramic tile, huge fenced yard. $39,900.
CENTURY 21
SUBURBAN
455-5880 464-0205

SOUTH REDFORD
JUST LISTED! 3 bedroom brick bungalow with living room, dining room, 1½ baths and 2 car garage.
JUST LISTED! Sprawling 3 bedroom brick ranch. Spacious modern kitchen, full basement, mass-air liv. attached garage. Morel Only $64,900.
CENTURY 21
Today 538-2000

VALUE PACKED
Gorgeous 4 bedroom colonial. 2 full baths, dining room, den, alarm system, mechanics dream 2 car garage with attached work shop. Must see. $58,900
Century 21
CASTELLI 525-7900

318 Dearborn
Dearborn Heights

COZY STARTER
or smart investor will love this 3 bedroom aluminum bungalow, excellent area and lots of potential. $43,000. Call:
LILLIAN SANDERSON
COLDWELL BANKER
459-6000
'The above telephone number is not now, nor has it been (since 12/86), affiliated with Century 21 Goldhouse.'

MAXWELL'S Military Hills - 3 bedroom brick ranch, 2 car attached garage, 2½ baths, formal dining room, full finished basement, new furnace, central air, fireplace, woodstove, double fenced yard. Dearborn Schools. Owner. $179,000.563-8195

321 Homes
Livingston County

COZY 3 bedroom ranch style in Howell, neat, clean. Quick occupancy. $54,900. Call Bill Fox, The Michigan Group Realtor, 517-546-2032

326 Condos

A NEW CONDOMINIUM
GREENPOINTE
W. BLOOMFIELD
2 bedroom, 2½ bath townhouse, 2 car attached garage, fireplace, central air, full basement, private walled courtyard. $109,990
661-4422

BLOOMFIELD HILLS, Square Lake, sharp 2 bedroom, 2 bath, 2 car garage, pool, many extras. $91,500.
333-7039

CANTON WINDS - Very clean 2 bedroom townhouse, 1½ baths, air, pool, attractive patio & many upgrades. $68,500. 397-8150

DOWNTOWN ROCHESTER - Luxury residential condos: 2 bedroom, 2 bath, 1300 sq.ft.
333-1043

ERWIN ESTATES - Farmington Hills. Super clean, 2 bedrooms, 1½ baths, central air, full basement, neutral colors, appliances, attached garage, etc. $94,900. 478-1287

FARMINGTON HILLS
HICKORY RIDGE CONDOS
AFFORDABLE
Builder's Closeout
Two bedroom unit $63,990
Great location
Middlebelt S. of 10 Mile
855-0101
CONTINENTAL REAL ESTATE

FARMINGTON - 3 Bedroom, 2½ bath, professionally finished basement, 2 car attached garage, landscaped patio. 477-4626

326 Condos

Farmington Hills
SIERRA POINTE
CONDOMINIUMS
Luxurious 2 & 3 bedroom townhouse and ranch units. Vaulted ceilings, natural fireplace, basement, deck and two car attached garage. Spacious kitchens feature oven/range, dishwasher and microwave. From $125,900.
Models open daily, 12 to 6pm.
Located on the northeast corner of 13 Mile and Halsted Road. Sales Model Phone 661-1400.
Built and developed by The Irvine Group, Inc.

FARMINGTON - WYNSET CONDOS Great Land Contract Terms. 2½ baths, formal dining room, attached garage, fireplace, central air, private yard. Bring all offers. $119,900.
HEPPARD
855-6570

GOLF RIDGE - Wonderful to show condo with very dramatic views from almost every window! Very private setting on Wabeek 7 fairways and greens. Only 2½ years old. Many updates to entice you.
COLDWELL BANKER
478-4660 261-4700
'The above telephone number is not now, nor has it been (since 12/86), affiliated with Century 21 Goldhouse.'

330 Apartments

Several apartment buildings, 14-216 units. Good location, good cash return. Please qualified buyers only. Call Jim Whyard.
LAURENCELLE
ASSOCIATES
258-6200

332 Mobile Homes For Sale

FARMINGTON HILLS
LESS THAN $385 MO.
Suitable for a couple
Little Valley 8 Mile & Merriman Rd.
474-6500

FARMINGTON HILLS/NOVI AREA
HIGHLAND HILLS
1986 SKYLINE 14 x 70, House type siding, shingle roof, central air, 2 bedrooms, 2 full baths, wood shed, skylights, island kitchen. Must be seen. Immediate occupancy.....$27,200
1980 MARLETTE 14 x 70, Premium lot, central air, washer/dryer stove, refrigerator, storms & screens, large covered porch, 2 bedrooms, 1½ baths, large closets. This home is comfortable for one, two or three persons. Very clean...$28,200
1981 VICTORIAN 14 x 70 with 7/24 expando - 1106 sq. ft. of living space two large bedrooms, 2½ baths, new kitchen cupboards and floor, all kitchen appliances, fireplace, new carpet, extra storage, covered front porch. Immediate occupancy.....$29,200
HIGHLAND HILLS is located On Seeley Rd. N. of Grand River, on Mile W. of Haggerty
CALL JOANNE
Mon-Fri 10AM-4PM for appt.
474-0320
offered by:
QUALITY HOMES

332 Mobile Homes For Sale

BENDIX 1976, 14x70, $16,500, attractive home/park, Novi, 2 bedrooms, 2 baths, appliances/dispossal, enclosed porch, mini blinds, ceiling fan, shed. Negotiable 478-5994

BY OWNER, mobile home, 3 bedrooms, 1½ baths, all appliances, fireplace & deck, Job transfer out of state. Call after 4:30pm. 693-9639

DARLING MANUFACTURED HOMES
Announces the opening of their newest sales location in Plymouth Hills. 65 adult sites to open soon. New & used homes on display in existing family area for immediate occupancy. 459-7233

FAIRMONT 12x50, 2 bedrooms, Warwick Village, S. Redford. $3,500. Call Bill, 538-5748

KENTWOOD - 1977, 14x70, 2 bedrooms, 2 baths, central air, fireplace, all appliances, must sell now. $6000/best. 996-1136, 433-6929

PLYMOUTH HILLS &
LITTLE VALLEY
"I Doesn't Get Any Better"
To live in beautiful Plymouth area, call any of these locations.
Lot #200 699-2028
Lot #337 397-1110

STERLING HTS - on lot, 14 x 65 2 bedroom large kitchen, laundry room & deck, childrens section $14,500. Lives 8 weeks only 977-5965

There's a new kid on the block!
ACADEMY POINT
A new Mobile Home Community.
WE'RE CELEBRATING
A GRAND OPENING ...
$1,000 REBATE
To spend as you want.
Hurry for primo lot selections.
WAYNE/YPSILANTI ..397-1310
YPSILANTI/ANN ARBOR ..572-0690
TAYLOR 946-9340
BELLVILLE 699-2028
FARMINGTON 474-4500
Little Valley

333 Northern Property For Sale

GRAND TRAVERSE BAY GETAWAYS - 2 adjacent properties 3 bedroom home/cottage - $124,900 and 3 bedroom cottage - $84,900. Both available for $200,000. On beautiful East Grand Traverse Bay. Possible short term contract. Call...
Real Estate One
Elk Rapids
(616) 264-5611

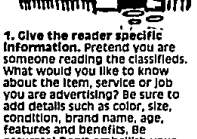
ON LAKE HURON, near Alpena. 100' sand beach, 740' deep. Quality-built 4 bedroom, 3 bath, designed by Birmingham Architectural Designers. Year-round paradise with outdoor activities from front door. Cross-country skiing, sailing, fishing & hunting. Great 2nd home or permanent residence. Central vacuum, natural gas, appliances included. Low taxes & utilities. $184,500. Call 517-356-0175 or write 730 State, Alpena, Mi. 49707

WATERFRONT
NEW MODERN CONDOMINIUMS
THE SANDS
Between Traverse City & Charlevoix
Lake Michigan sandy beach
Gorgeous sunsets
In village near Marina
Golf, Fish, Ski, Boat, Hunt
1 & 2 Bedrooms with garage
From $99,900
Call or Write for Brochure
REAL ESTATE ONE
10268 U.S. 31
Elk Rapids, MI 49629
(616) 264-5611

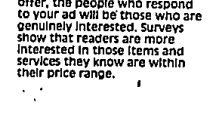
TRAVERSE CITY-Waterfront Condominium, right on Grand Traverse Bay. Private sundeck, huge sandy beach faces West. Rental Management (optional), great cash flow. Completely furnished. Heated pool & spa, indoor whirlpool bath $134,999, by owner. 616-938-2228

WRITE IT AND REAP!

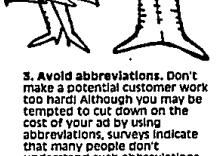
Writing a classified ad that gets results—whether it be for real estate, employment, the personals, transportation, or merchandise— is easy if you follow the guidelines below.



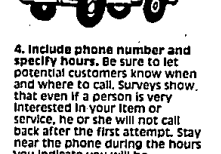
1. Give the reader specific information. Pretend you are someone reading the classifieds. What would you like to know about the item, service or job you are advertising? Be sure to add details such as color, size, condition, brand name, age, features and benefits. Be accurate! Don't embellish your ad with misleading information. Stick to the facts and reap the rewards!



2. Include the price. Don't waste your time or a potential buyer's time. If you advertise the price of the item or service you offer, the people who respond to your ad will be those who are genuinely interested. Surveys show that readers are more interested in those items and services they know are within their price range.



3. Avoid abbreviations. Don't make a potential customer work too hard! Although you may be tempted to cut down on the cost of your ad by using abbreviations, surveys indicate that many people don't understand such abbreviations as EIK (eat-in kitchen) or WSW (white side wall) tires and won't take the time to figure them out. A confused reader is a disinterested reader. Get the most for your money and use complete words.



4. Include phone number and specify hours. Be sure to let potential customers know when and where to call. Surveys show that even if a person is very interested in your item or service, he or she will not call back after the first attempt. Stay near the phone during the hours you indicate you will be available. Don't risk missing a sale!

Use this form to write your classified advertisement before you call... or fill it in and mail to:
The Observer & Eccentric Newspapers
36251 Schoolcraft
P.O. Box 2106
Livonia, MI 48151-0428

NAME _____ PHONE _____
ADDRESS _____
MESSAGE _____

Observer & Eccentric
classified
ads

332 Mobile Homes For Sale

BY OWNER, mobile home, 3 bedrooms, 1½ baths, all appliances, fireplace & deck, Job transfer out of state. Call after 4:30pm. 693-9639

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$1,000 REBATE
To spend as you want.
Hurry for primo lot selections.
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YPSILANTI/ANN ARBOR ..572-0690
TAYLOR 946-9340
BELLVILLE 699-2028
FARMINGTON 474-4500
Little Valley

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Real Estate One
Elk Rapids
(616) 264-5611

ON LAKE HURON, near Alpena. 100' sand beach, 740' deep. Quality-built 4 bedroom, 3 bath, designed by Birmingham Architectural Designers. Year-round paradise with outdoor activities from front door. Cross-country skiing, sailing, fishing & hunting. Great 2nd home or permanent residence. Central vacuum, natural gas, appliances included. Low taxes & utilities. $184,500. Call 517-356-0175 or write 730 State, Alpena, Mi. 49707

WATERFRONT
NEW MODERN CONDOMINIUMS
THE SANDS
Between Traverse City & Charlevoix
Lake Michigan sandy beach
Gorgeous sunsets
In village near Marina
Golf, Fish, Ski, Boat, Hunt
1 & 2 Bedrooms with garage
From $99,900
Call or Write for Brochure
REAL ESTATE ONE
10268 U.S. 31
Elk Rapids, MI 49629
(616) 264-5611

TRAVERSE CITY-Waterfront Condominium, right on Grand Traverse Bay. Private sundeck, huge sandy beach faces West. Rental Management (optional), great cash flow. Completely furnished. Heated pool & spa, indoor whirlpool bath $134,999, by owner. 616-938-2228

MORE CLASSIFIEDS
This classification continued on Page 9B in B,Wb,T,Ro.

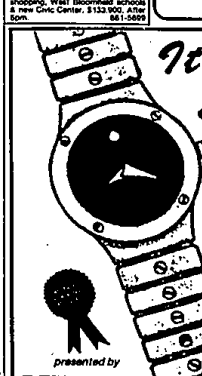
400 Apts. For Rent

ON THE LAKE
1 & 2 Bedroom Apartments from $485
Rent Includes:
- HEAT
- STOVE
- REFRIGERATOR
- DISHWASHER
- CENTRAL AIR
- CLUBHOUSE & POOL

CONVENIENT TO TWELVE OAKS SHOPPING MALL
BEACHWALK APARTMENTS
On 14 Mile, between Haggerty & Novi Rd.
Call for information
624-4434

the DIPLOMAT
TWIN TOWERS APARTMENTS
High-rise living at affordable prices
Features:
- Excellent Southfield location
- Large balcony/patio
- Indoor pool & sauna
- Locked garage
- Lighted parking
- Garages available

WINTER SPECIAL ON ONE BEDROOMS from $390*
For more information call
(313) 559-2680
*(new residents only, must sign by Feb. 1)



It's time to start living better!

You could be enjoying the luxurious life in a spacious one or two bedroom apartment or two bedroom Townhouse close to Downtown Birmingham, yet situated amid mature landscaping and quiet gardens. Our apartments start at 1100 square feet and feature every amenity you can imagine.
Don't waste another minute, call 647-6100

COUNTRY CORNER
Spacious garden apartments within minutes of Downtown Birmingham
30300 Southfield Road • Southfield
(just south of 13 Mile Road)