342 Lakefront Property

ELECTRIC GATE Entrance to private peninsula with 21 lakefront detached condo/ homesites surrounding landscaped park. W/ gazebo. Private boat launch to all sports lake Mallard Marsh. 123 ft. of lake frontage. 10 mins. to Twelve Oaks Mall. Builder package. $225,000.
ASK FOR TOM MONTGOMERY
Merrill Lynch Realty
646-6000 851-1213

FENTON: Lake Shannon, by owner. Almost new home, 3 bedrooms, 2 baths, 2½ car garage, fireplace, wet/bar, deck, pier, seawall. An acre of trees on the East shore of this exclusively private All Sports Lake, near Routes 23 & 59. $269,900. Call 629-4629

FENTON - 25 acres, 300 ft. on Silvans Lake. 3-4 bedroom, 3,000 sq. ft. 3 baths, 2 fireplaces, redwood deck, 1 mile from US 23. $250,000. Call after 6pm weekdays, anytime weekends 878-2115

GAYLORD: Finished 8 bedroom, 4½ bath lakefront home. Over 3 acres on Big Lake. Approximately 7000 sq. ft., including lower walk-out level. Exterior finished only! $275,000. Call Cathy Van Deal: Remax in the Hills 846-5000

GRAYLING/LEWISTON area: 100 sandy beach on beautiful lake. Main cabin & guest cabin sleeps 15. Excellent for entertaining. Secluded, wooded on private road. Completely furnished including linens, etc. Snowmobiles, boats, raft, dock, etc. Must see to appreciate. $198,900. 313-739-8764 517-348-8558

HARTLAND - US-23 & M-59. 35 min. drive from Detroit to the last spot in the world like this. Immediate possession. Gorgeous 3 bedroom brick ranch home on hill, 2 natural stone fireplaces. Approx. 1 acre. Next to 40 acres of woods. Sale, sandy 100' beach. All sports private lake. Separate bldg with furnished apt., natural fireplace plus 2½ car garage. Also 4 car garage. All perfect condition. Many extras. $239,900. L.C. Owner. 1-632-6865

342 Lakefront Property

HOLLY-Tipsico Lake frontage. 664 sq. ft. log cabin, 3 acres, 140 ft. of beach, privacy and view. $145,000. 629-5004

LAKE FENTON - 250 ft. of water frontage holds the ultimate secluded retreat, 4900 sq. ft. and waterfront view from 15 rooms. Call weekdays, 9am-5pm, for Bob Garrow, 313-744-3350. W1230
Robert Garrow & Assoc. Realtor

PORT HURON - Randy beach on Lake Huron. 3 bedrooms, city water/sewers, basement, enclosed porch, appliances, many features plus income/guest cottage. $158,500. Open July 22-23, 1-5pm. 348-7131 or 385-5750

PRESTIGIOUS Heather Lake Estates 1½ acre lakeview lot. Clarkston schools. Cash offers only. Asking $37,900. Mary 677-8453

NEW LISTINGS
WATERFRONT PROPERTY on Gilbert Lake is an idyllic setting for this spacious, contemporary ranch. Neutral decor, immaculate and loaded with updates. Perfect home for entertaining! $635,000. 851-6900.

LAKEFRONT! Gorgeous contemporary colonial on Upper Straits Lake-front with finished walk-out lower level and fabulous decking. A real knock-out! $669,900. 851-6900.

SHELBY LAKEFRONT. Beautiful 2200 sq. ft. ranch with all the extras! Finished walk-out lower level, central air, alarm, sprinklers, central vacuum, alarm and more. $177,900. 656-8900

RALPH MANUEL
NEW RESORT CONDO SUITES FURNISHED FROM $33,900
(Quarter Ownership)
The Water Street Inn
on Lake Charlevoix in Boyne City
1(800)456-4313

342 Lakefront Property

LAKE FRONTS
SPECTACULAR WALK-OUT RANCH on main body of Hammond Lake. Open floor plan, lends a fabulous view from most rooms. 3 bedrooms, 3½ baths, family room, formal dining room, full finished lower level, 2 fireplaces, 2½ attached car garage. Decor in neutral tones, home shows pride in ownership! $315,000.

MAJESTIC PRIVATE ESTATE on quiet Green Lake, built in 1929, completely restored. Has original woodwork, new kitchen with ceramic floor, marble foyer, 4 fabulous fireplaces with carved wood, 6 baths, 5 bedrooms. A real charmer from the past. $579,900.

JUST LISTED New custom built Tudor with spectacular view of Commerce Lake, on newly dredged canal. 3-4 bedrooms, 2½ baths, jacuzzi, custom oak kitchen and floors, Italian marble, imported ceramic tile, finished walk-out. Extras everywhere. $255,900.

LOWER STRAITS LAKE FRONT Vacant lots available in exclusive area: Homestead Shores Subdivision, sandy beach on all sports lake, vacant lots ranging from $265,000 - $330,000, homes in area $500,000 plus

CEDAR ISLAND lakefront, sandy beach, fabulous view of lake. Cathedral ceilings, knotty pine throughout, 2 bedrooms, 1 bath, updated and neat as a pin. Super cottage. $129,900

ASK FOR MARIE
788-0400 Office, 363-3143 Home
Grand Realty Group
788-0400

OAKLAND COUNTY
Lake lot wanted, with terms
Call 737-9920 or 556-9637

342 Lakefront Property

LAKE FENTON - 250 ft. of water frontage holds the ultimate secluded retreat, 4900 sq. ft. and waterfront view from 15 rooms. Call weekdays, 9am-5pm, for Bob Garrow, 313-744-3350. W1230.
Robert Garrow & Assoc. Realtor

LAKEFRONT HOME
OPEN SUN. 1-4
2298 Lockin Lane, W. Bloomfield, W. of Haller Rd., N. of Walnut
83 ft. on the water, 5 bedrooms, family room, library, formal dining room, large screened porch and newer deck, plus boat dock. Neutral decor. Many updates. W. Bloomfield schools. $459,000. (LOL)
VICKI ANDERSON
RALPH MANUEL
647-7100

WATERFRONT home in Lake Orion - 3 bedrooms, 1½ baths, 2 story, walk out basement home w/rarity, completely remodeled from top to bottom, owners transferred - must sell. All for just $92,921.
Call Shelley at C-21 Brentwood at 878-2278 or 332-9830

W. BLOOMFIELD-4870 LOCKHART
Lakefront - 160 ft.
Morse Lake, 3 bedroom ranch, attached 2½ car garage. Window enclosed 21½ ft. porch faces beautiful lake view. Boat dock. Just reduced. $189,900.
Michigan Condo & Real Estate
737-0251 883-3302

OPEN SUN 1-4PM
Lake Angelus Lakefront. New listing with great full view of Lake. Cape Cod has vaulted ceiling with fieldstone fireplace in great room. 26x13', opens to Florida room overlooking lake. Features basement & 3 bedrooms, remodeled in 1978.
GARAGE - 2 CAR
plus second story has 22x19 feet of open living. Dishes bedroom needs remodeling. Priced at $299,999. Directions: From I-75 to exit 5 on Baldwin to W. on Gatedgy. Sl to open signs.
S. Carpenter Realty
623-2900

342 Lakefront Property

Open Sunday 2-5
2372 Pine Lake Rd., W. of Middlebelt. Swimming & Pine Lake sign available. Glamorous contemporary 3 story. White marble foyer, new off-white formica kitchen. Great room has high ceilings, wet bar & large doorwalls to extensive decking. All new: Central air, furnace, roof, and fixtures. Library. Master bedroom has huge walk-in closet. 2 car attached garage. Reduced to $345,000.

Wabeek Lakefront Condo
Luxurious 2 bedroom, 2½ baths, library and kitchen with breakfast nook. First floor laundry. Great room has doorwalls overlooking trees & lake. Finished lower level walkout. Cathedral ceiling skylights, brand new carpeting, verticals & wallpaper. 2 car attached garage. Asking $329,000.
PLEASE ASK FOR
Sylvia Stolzky
The Michigan Group
681-9808 or 651-4100
Or Beeper No 276-4347
Want 3 bedroom, call your number

OXFORD - Glass home on private all-sports lake. One-of-a-kind wooded acre lot. 792-0922 or 628-9341

PLAN TO SEE SOMETHING EXCITING
NEW CONSTRUCTION
ORCHARD LAKE FRONTAGE
$1,350,000
OPEN SUNDAY 1-4
2877 Orchard Place, Orchard Lake (South of Commerce Rd. and West of Orchard Lake). An exciting contemporary so beautifully situated with Orchard Lake frontage. Floor to ceiling high performance glass in walls of windows. Slab granite floors and kit. counters. Luxurious master bath plus exercise room, sauna and steam room. Outdoor spa with feed wall and patio. Spectacular lighting. Perfect for entertaining! Plan to see this magnificent new home
HANNETT, INC.
REALTORS
646-6200

342 Lakefront Property

ROSE TWP. - new lakefront home, prestigious lake in Oakland County. 1500 sq. ft. Cape Cod, walkout basement, huge deck. (6 Mile, N. of M59 & Milford Rd). $129,900.
Marshanian 363-5877

ROUND LAKE/Lenawee County. Aluminum sided year round home with over 23 ft. water frontage. Living room with cathedral ceiling. 2 bedrooms. Patio. Steel seawall. Shared dock. $67,500. 2 hour loan approval. *Ask for Amy DeLine.

ROUND LAKE/Lenawee County. Vinyl & cedar sided year round home offering 58 ft. lake frontage. Full dining. Appliances. 3 bedrooms. Laundry equipment. 2 docks. Dock. Boat lift. Concrete breakwall. $89,000. 2 hour loan approval. *Ask for Margie Jeffrey.
COLDWELL BANKER
Glover Real Estate
Adrian 517-263-4646
Toll Free #1-800-748-0045
*Financing thru Sears Mortgage Corp. an equal opportunity lender.

SILVER LAKE WATERFRONT
Brighton Schools. 3 bedroom, 1½ story brick and aluminum home. 72' on sandy beach, seawall. Recently remodeled, newly carpeted, painted and papered. New septic field in 1988. Fireplace in family room. Large patio with brick bar-b-que pit. 40' dock, sunset views. $149,900.
HOLLING REAL ESTATE
513-5150 437-2056

OPEN SUNDAY 1-4
FULFILL YOUR DREAMS! Vacation at home, enjoy 2 sandy beaches on gorgeous teal colored, cedar-lined lake with natural trees, park and playground. Up North feeling yet close to M-59 and US 23. Charming 2 bedroom home with beautiful fireplace, 10x14 Florida room, basement and 2 car garage on greenbelt to Dunham Lake with wooded privacy. Only $139,000. Take Tehico Lake Rd. N. of M-59, 3 miles E. of US 23 to right on Woodcock Way, follow open signs to 1603 Blue Heron.
England Real Estate
474-4530

348 Cemetery Lots

CADILLAC MEMORIAL GARDENS - 4 grave lots in choice area. Section A. Will divide. 421-2283

GLEN EDEN
4 adjoing graves in Garden of Good Hope, value $2400, sell for $2,000
397-1054

MOUNT OLIVET
1 lot, Section 99, $500 or best offer. (Selling price at cemetery $675.)
Call 637-3323

OAKLAND HILLS Memorial Gardens, 5 prime burial lots in the praying hand section. 4 burials per lot. $450 per burial or $1,600 per lot. Call 335-3429 or 332-5507

OAKLAND HILLS
Memorial Gardens
6 lots
Call (616) 946-6182

OAKLAND MEMORIAL - NOVI
Two side by side crypts
Resurrection area, heart level.
$5000. both 624-9009

PARKVIEW MEMORIAL
5 Mile/Farmington Rd., Livonia.
2 cemetery plots, both for $900 or best. Call: 517-592-5098

PARKVIEW Memorial Cemetery, 3 lots. "Garden of Devotion." $1200. Leave message: 517-851-7388

351 Bus. & Professional Bldgs. For Sale

FARMINGTON HILLS office building. Approximately 3100 sq. ft., on Farmington Rd., between 8 & 9 Mile. Reduced to, $225,900. 473-5543

WESTLAND MALL AREA
Warren Rd. property, low intensity office or business. Great frontage, home on property could be remodeled. $185,000
Century 21 Cook & Assoc
326-2600

352 Commercial / Retail For Sale

ORCHARD LAKE RD
2 buildings, zoned C2, Heart of Keego Harbor. $175,000. Call R. W. Watson. 674-2323 683-2900
INTER LAKES REALTY INC

PLYMOUTH
Outstanding value, 8 retail spaces, 3 apartments in Victorian bldg. with corner addition. Ample parking and a great location. $375,000.
4,800 sq. ft. of space in bldg. which currently housed 7 retail businesses in a thriving area of Old Village. $225,000.
Older home on Ann Arbor Trail close to Downtown. Property zoned General Business, but could be residence. $92,500.
ASK FOR MARDA BENSON
Re-Max Boardwalk 459-3600

NOVI
Retail space in Novi Building, on busy street in Walled Lake.
1-624-2939

354 Income Property

DUPLEX. Desirable Plymouth location. Maintenance-free. Aluminum sided, long term tenants. $74,900 terms: 15% - 25 yrs. $15,000 down. See this beautiful bargain between somebody else's 8 off the market. R. Perry Realty, 478-7640

L.C. TERMS AVAILABLE
On this duplex in the heart of Garden City. Brand new windows & door with warranty, new appliances, exterior driveway, gas furnace & electric fans, 1,600 sq. ft., 2½ car garage on fully fenced lot. Call Gary Jones
Remerica
HOMETOWN REALTORS
459-6222

PLYMOUTH - Rare land contract terms offered on the updated 2 family in Old Village. $118,900.
Call Marda Benson. Re-Max Boardwalk 459-3600

WESTLAND Nankyne area. Eight 2 bedroom unit apartments, gross $2800/month. $35,000 to assume existing financing. 274-1560

356 Investment Property

BRIGHTON
1 + acres, 1,200 sq. ft. building. Zoned C-2 on Grand River.
Call 437-6187

INVESTORS ATTENTION
POSITIVE cash flow on 2 bedroom, half duplex. W. of Lahser on Outer Dr. $21,000
FIREPLACE, finished basement and more in 4 bedroom brick, W. of Wayne, S. of Ann Arbor. $30,000
FIRST FLOOR Co-op. W. of Lahser, N. of 8 Mile. $12,500
Bring your offer, increase your income today. Call Mary Ann Tiley
Century 21 Today 538-2000

NORTHVILLE TWP. 7 Mile - 2 acres multiple zoned, with house, all utilities. $149,900. Also Livonia lot, 75x135-Joy & Hix. $26,000 476-3213

NOVI - Great investment potential for future property split in an area of future development. Almost 10 acres with pond and trees. 2,700 sq. ft. farm house to occupy or possibly convert to 2 apartments. Nursery school in barn has 1 yr. lease. Immediate occupancy & land contract terms. Asking $281,000. Ask for:
MARY MCLEOD
CENTURY 21
ROW 464-7111

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43130 Utica Rd. at Van Dyke.
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BEAUTY SALON for sale. Sagona's, 7 Mile/Merriman. 1290 sq. feet, 9 stations, very good lease. $20,000-negotiable. Kathleen. 476-7171

BE YOUR OWN BOSS
Distribute Frito-Lay, Nabisco, Hershey & other name brand snack foods. No selling. Service company owned accounts. Independent national Census shows annual average part-time earnings up to $17,000. You will need $15,000 cash for equipment. Call anytime:
1-800-752-1550, Operator 45

EXCEPTIONAL OPPORTUNITY!
Earn Thousands annually in Auto & Equipment Leasing. No investment required. 777-7860

FLORIST business for sale. Established clientele. Southfield area. Call after 6 PM. 828-7131

FLORIST business & real estate in Brighton. All equipment included. Property in excellent condition. Living quarters or additional area on 2nd floor. Well established. A Turnkey opportunity. Raftery Real Estate. 565-8900

FLORIST - PRIME LOCATION
Western suburbs
Strong, ongoing business
Call: 313-227-7083

FOR LEASE
Cafe/Deli/Coney Island location. Downtown Rochester.
335-1043

FRANCHISE FOR SALE
Coffee Beanery
Call 370-0732

HAIR SALON for sale in Dryden. Beautiful country setting. Established 4 years. 3 stations, full drapery, children's playroom. Owner wishes to retire from the salon business but is willing to stay until the new owner establishes. $12,000 with flexible terms. Call Penny before noon or after 8pm 796-2121

HARBOR SPRINGS/PETOSKEY
Business for sale. Call Dave Perpich
RE/MAX 616-526-2148
or Residence: 616-526-5446

HAVE AN IDEA?
National company seeks ideas, inventions & new products.
Call 313-421-6500

HOW TO START & operate your own profitable business at home, free - offer details. Write:
R. & D. Products, PO Box #87152
Canton, MI 48187

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Doing excellent business. $165,000 with terms.
Marshanian 363-5877

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Free offer details, write:
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P O Box 87152, Canton, MI 48187

LARGE COMMERCIAL BUILDING with 4 2nd floor apartments + 3 commercial units on ground level. Excellent rental history, great location. $109,900. Country craft & gifts business available. Located in Central Lake.

ESTABLISHED DISCOUNT OUTLET
Clothing, accessories, housewares & furniture. Building includes inventory & all fixtures. $85,000. Call: All Seasons Realty (616) 544-5215

PRINTING, TYPESETTING/GRAPHICS OPERATION
Located in Southfield. Established business, excellent clientele. $275,000. Terms available. Potential buyers. After 6:30 PM. 423-8751

RESTAURANT AND LOUNGE
For sale. Class C license. Northwest Suburb of Detroit. Wants to retire. Buyers only call 9am-7pm. 549-7330

SUCCESSFUL cleaning & fencing business, large client base. $40,000 sell. 655-2628

352 Commercial / Retail For Sale

TIRED OF WORKING for someone else? Own your own business with a breakthrough nail product, earn up to $50K a year skin under $200 investment. Call 626-7784

362 Real Estate Wanted

ALL CASH
OR GUARANTEED SALE
REGARDLESS OF CONDITION
NO COST
OMEGA 569-5510

CASH TODAY
OR
GUARANTEED SALE
Also If In Foreclosure
Or Need Of Repair
Century 21
CASTELLI 525-7900

I AM LOOKING for a 2 family home to purchase in Birmingham. Must have basement & 2 bedrooms in each unit. Please call 459-2305

400 Apts. For Rent

ALLEN PARK
RENT
$410
- 1 & 2 bedroom
- Air Conditioning
- Free heat
- Close to Southfield Freeway

HAMPTON SQUARE APTS
274-3675

UNUSUAL CUSTOM built, 1 of a kind spacious 3 bedroom, 3 bath Apt. for rent in Birmingham! $1,200 per Mo. including heat. 1 year lease. Please call 642-8660

Downtown Birmingham
LUXURY PENTHOUSE
Extra large 2 bedroom
2 covered parking spaces,
washer, dryer $1,900 per month.
CALL PAT. 645-8220

BIRMINGHAM AREA
2 bedroom, 2 bath luxury Apt. available. $930 Mo. ALSO 3 bedroom, 3 bath Apt., $1,200 Mo. No pets.
Please call 642-9650 or 646-7500

BIRMINGHAM, beautiful 1 bedroom, newly decorated, carpeted, immediate occupancy. $500 month. N. Eton-Maple Days 356-2500 Eves 649-1850

BIRMINGHAM - Deluxe 1 bedroom, central air, carport. Walk to shopping. Heat included. $495 per month. Call Ann after 6pm 647-4234

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BIRMINGHAM IN-TOWN - 2 bedrooms, with walk-in closet, 2 baths, central air, 2 carports, jog to Quarton Lake. Call Al Goldsmith, Snyder Kinney & Bennett 644-7000

BIRMINGHAM
Lincoln House Apartments
NEAR DOWNTOWN
Spacious 2 bedroom with self-cleaning oven, frost-free refrigerator, dishwasher, fully carpeted, storage, central heating & air. 645-2909
1 MONTH FREE RENT

BIRMINGHAM
Newly remodeled 1 & 2 bedroom apts available just E. of Adams, near downtown Birmingham. Rent includes heat, water, window treatments. New kitchens, new appliances. Mirrored doors & upgraded carpeting. New tenants receive each months rent free for a limited time. Call 644-1300

BIRMINGHAM
Newly remodeled 2 bedroom townhouse available, private entrance, fireplace, central air, patio. Great location, all new residents receive 1 mos. rent free for a limited time. Please call 644-1300

BIRMINGHAM - Dal-wood Manor - Deluxe 2 bedroom, central air, lake, storage area, washer & dryer, carport. $600/mo. 646-0949

BIRMINGHAM
Prime location, large 2 bedroom apartment, 1½ baths, dishwasher, basement storage. Please call 649-2309

BIRMINGHAM
Quarton & Telegraph
2 Bedroom With Heat
From $596*
Whethersfield Apartments
645-0026
* For first 6 mos. on 1 yr. lease at $715. New residents only.

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ONLY 3 REMAINING!
Just like new plus great amenities.
- Close to Birmingham shops.
- Park-like setting.
- Cathedral ceilings.
- New appliances including microwave oven.
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TURBULANZ APARTMENTS
In heart of town • Newly remodeled • Vertical Blinds • Dishwasher Disposal • Central air
1 Bedroom • From $525
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(1 Month Free Rent *)
258-7750 or 645-8756

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1 bedroom & 2 bedroom townhouses close to community house & shopping. Walking distance to downtown Birmingham. Available for August occupancy.
1 bedroom, $525
2 Bedroom, $625
ALSO
1 bedroom apartment $485
BENDICKS & KRUG
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Spacious 1, 2 & 3 bedroom, with den apartments on 23 beautifully landscaped acres...starting at $515. Pool, carports, prestigious location.
Please call 8am. - Fri. 9am-7pm, weekends 12 noon - 5 pm. 335-8410

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P.S. When you place your garage sale ad, you're entitled to a *free* garage sale kit containing two signs, an inventory sheet, tips for a successful sale, sales tags and stickers. Just pick up your free garage sale kit in our office when you place your ad!

Observer & Eccentric
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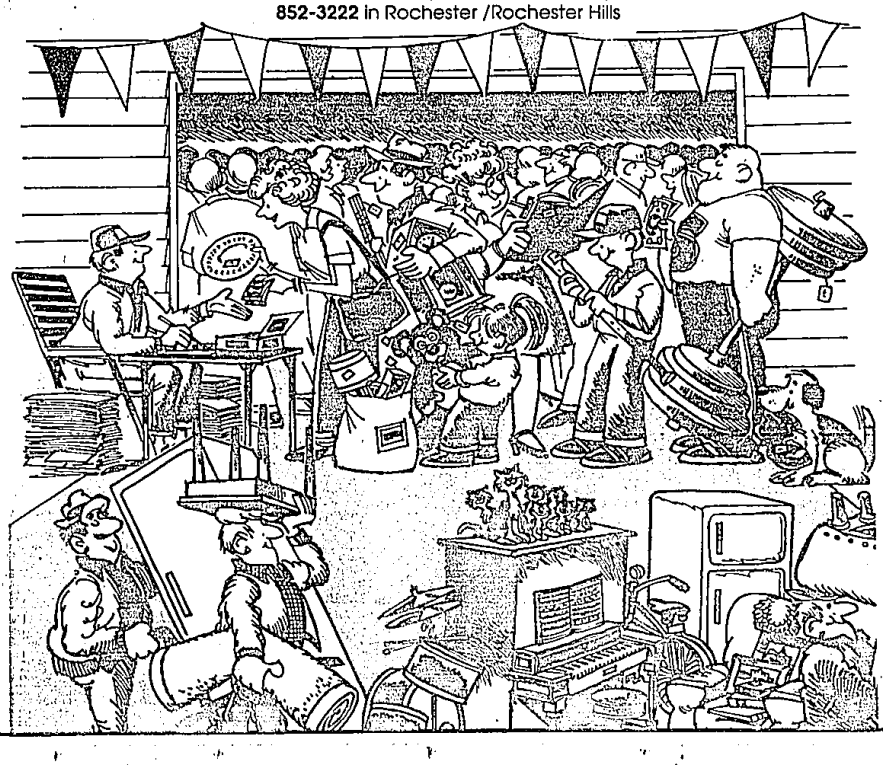
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852-3222 in Rochester /Rochester Hills