326 Condos

TROY - Northfield Condo, 3 bedrooms, 1½ baths, finished basement with wet bar, gas grill, patio, quiet court near pool & tennis courts. $87,000. 641-0008

PREMIUM LOCATION
2 bedroom brick condo was a former model. Evergreen frontage for privacy in family room and ramp to deck and doorwall entry. Parking and carport for 2. Over 55 community. $77,800.

WALK TO DOWNTOWN
This spacious 2 bedroom condo is special, skylights, fireplace, ceiling fan, doorwall to private deck, Extra storage, 2 carports. Great location. $74,900.

459-6000
COLDWELL BANKER
Schweitzer Real Estate

Plymouth - ALMOST NEW 2 bedroom townhouse, attached garage, air, near downtown, $82,900.
HELP-U-SELL
REAL ESTATE
454-8535

PLYMOUTH, Bergian hunters - Hidden Ridge Condo, exceptional wooded stream, 2 bedroom, 2 bath, air, dishwasher, gas heat, 17x13 master bedroom w/bath & 9x5 walk-in closet, laundry, large same floor storage, neutral decor, appt. only. $91,900. 455-1064

PLYMOUTH - (O CLOSING COSTS) Executive Beacon Hollow Condo. Bring all offers-must sell. 2 bedrooms, 2 baths, 1st floor laundry, den, full basement, 2 car attached garage.
REAL ESTATE TODAY INC.
427-6000

ROCHESTER HILLS - Prestigious condo on Great Oaks Golf Course, 3 bedrooms, 3½ baths, 2 fireplaces, $170,000 firm. 651-7184

TROY - 2 bedroom, 2 bath, finished basement, garage. Excellent location, newly remodeled and professional. Must see. 362-0843

WALDEEK TOWNHOUSE/CONDO. 2 bedroom, 2½ bath, backs to golf course, patios & chipping green off patio. Closing assist. 628-8030

WALLED LAKE - Affordable Ranch Condo. Private entry and garage, 2 bedrooms, 1 bath, fireplace in unit, large porch/deck for relaxing. Freshly decorated. $58,700.
Call 642-0703

Thompson-Brown

WALLED LAKE lake access condo, $64,500. Beautiful spacious open-living, 2 bedroom, contemporary carriage house with all amenities. Perfect for empty nest couples or all ages. Ask for Marian Shapiro, Real Estate One, 684-8700 or 582-7124

WALLED LAKE - lovely ranch condo - Lake Village II, 375 Neptune, immediate occupancy, basement, attached garage, air conditioned, most appliances, washer, dryer. $64,900. 738-0864

Westland
Priced for a quick sale! Owner wants this 2 bedroom, 1½ bath condo sold. Large living room with open dining area, private patio, near city, small table. Appliances stay. Small complex, well maintained. Private entrance & 1 car attached garage with opener. Private schools. Asking only $74,900. Call today 462-2950. (LS110JK)

WESTLAND
"SHOW WITH PRIDE"
Popular Colonial Estates, Livonia Schools. Immaculate 2 bedroom townhouses, 1½ baths, "Super Back Location", basement, access off kitchen to attached garage. Quick occupancy. $78,900.
CALL JOYCE JOHNSON
RE/MAX CROSSROADS 453-8700

WESTLAND 2 BEDROOM
Very sharp ground level condo featuring laundry room, large master bedroom with walk in closet, appliances included. 1825 Manor Circle, asking $58,500. Call

PAT MURPHY
Realty Professionals 478-5300

- W. BLOOMFIELD - BY OWNER
Maple Place (upper unit), near JCC & Drake. 2 bedrooms, 2 bedroom, 2 baths, loft, custom mirrors, fireplace, many extras. Better motivated. $134,900. 661-3112

W. BLOOMFIELD - vicinity W. of Orchard Lake & 14. $800 sq.ft. living space, top quality, country setting, private beach & lake membership, ideal for professionals. $233,000. Eves. only: 363-8781

328 Duplexes - Townhouses

IMMACULATE Royal Oak Duplex, close to downtown. Great investment, must sacrifice, family, weekdays: 358-6880

ROCHESTER - Streetwood, 3 bedroom town house on river, near pool, 2½ baths, attached garage. $104,500. By owner. 851-8130

330 Apartments

ALL NEW 4 unit suburban luxury rental condo, 2 bedrooms, 2 baths, 2 car garage. Paid 10 yrs., financing available. $290,000. 313-230-8680

332 Mobile Homes For Sale

ARLINGTON 70x14, Royal Holiday Park, Canton. Central air, skylights, dishwasher, microwave. Priced right. $7,950. 53 or offer. 981-5063

ATTRACTIVE 1986 SCHULT
2 bedroom, 2 full bath in Westland Meadows, with stove, refrigerator, garden tub, window treatments, deck, trees and shed. Only $14,500. Hurry this one won't last long! For appointment contact: ACT 1 313-981-7477

BEAUTIFUL DOUBLEWIDE
$180, lot rent for one year.
Only 10 months old. Must sacrifice. Holly homes. 887-5400

BEAUTIFUL, NEW double wide, in Oak Haven Mobile Home Park, in Plymouth, 3 bedrooms, 2 baths, $38,500. 686-2277

BEAUTIFUL 1988 Champion, 24x52, 3 bedroom, air, garden tub with jets, very clean, many extras. Westland Meadows. Must sell. 721-6054

CANTON - New park. Special Order 1988 Champion, 14x70, 2 bedroom, 2 full bath, jet tub, 6 appliances, prime corner lot. $7,900. Call, 981-2024. Leave message. New. 397-1296

CANTON - Royal Holiday Park, Adult park, 12 x 60 Marlette, top-out, corner lot, many extras. 12x60 Park Estates, on property, Northville. $275,000 near woods. Reasonable. 456-5350

CANTON 1983, 3 bedroom, shed, deck, all appliances, Must See. Low rent. Must sell - $18,900 (best offer). Call, leave message. 495-1007

CHAMPION 1986, 1792 sq. ft., 3 bedroom, family room, 2½ baths, fireplace, Westland Meadows. $31,500/best offer. Call after 5 pm 721-0263

CHATEAU NOVI 14x70. Lots of closets. Separate laundry room, built-in stove, air conditioner, lots of extras, must see to appreciate. $17,000. 669-6651

NOVI MEADOWS
MOBILE HOME COMMUNITY

The New American Lifestyle

We have new and pre-owned homes for sale. Home ownership for less cost than most apartments.

- Country Living
- Beautiful Clubhouse
- Play Areas
- RV Storage
- Heated Pool - NEW
- Professional Management
- Homes Priced From $14,500

349-6966

To inquire about new or pre-owned homes call Marie Kirk at Country Homes - 313-344-1988. Located in community clubhouse, 1 mile S. of Grand River off Napier Rd.

SELLERS ANXIOUS
Eight previously owned manufactured homes at reduced prices. As low as $2000 down.
HOMETOWN USA 596-0806

332 Mobile Homes For Sale

DREAM HOME FOR RETIREMENT
With air, 1½ baths, 2 bedrooms.
Immediate occupancy. $8,900. (
Huge homes from $18,900.
See this all New 1992 18' wide at:
WONDERLAND HOMES 397-2330

FARMINGTON HILLS

$200 Home Payments*
$175 Lot Rent
$375 Total

LOT RENT
GUARANTEED 2 YRS
*$19,990/10% down 11%%/240 mo

LITTLE VALLEY
474-6500 476-4079

LIBERTY 1979 - 14x60FL, 2 bedroom, carpet, ceiling fan, storage shed, fireplace, $9500.
729-8547

MARLETTE - 12x60, central air, storage shed, appliances, etc., 2 bedrooms, 1 bath, living room, dining room. $8,500/best. 422-0138

NOW HUDSON - 2 bedroom Marlette with fireplace, new carpet, large corner lot. Excellent condition. 1/2 mile to I-96. $8500. 347-3346

NO CLOSING COST
$2500 total move-in on new 3 bedroom home. Call today for details. Hometown USA 595-0806

Novi/Farmington Area

$50/MO. OFF LOT RENT
FOR 1 YEAR LEASE
On pre-owned homes as low as $12,500. 2 bedrooms, 1-2 baths, appliances, and more.
FINANCING AVAILABLE
HIGHLAND HILLS ESTATES
On Bestley Road North of Grand River
Bet. between Haggerty and Meadowbrook.

QUALITY HOMES
Call Joanne
474-0320 or 474-0330

REPOSSESED - $400 down.
$450 month including lot rent on almost new 2 bedroom, 1 bath located in Rensenville Woods. Call Home Town USA for details. 595-0806

TROY - 1988 - 1000sqft. $24,500 or assumable $541 per month includes lot rent, 2 bedroom 1 bath air, 2 year warranty. 689-1398

WANTED
will pay cash for used 14ft wide mobile home. Must be in good condition.
WESTLAND MEADOWS
$190 LOT RENT*
* For over 55 community. Gorgeous 26x60 Central air, fireplace. Seller paid $40,000, 10 more, ago, will sacrifice for $39,900. Holly Homes. 887-5400

WESTLAND - 2 bedrooms, 2 baths, laundry room, all appliances, central air, blinds, carpeting, awning, shed. Mint condition. $9,800. 454-4273

WESTLAND - 1989 Bridgeport, 28 X 84, Double wide. Fireplace in living room, 3 bedrooms, 2 full baths, large deck in back. Appliances stay, ceiling fans. Shed. Must see! $49,800. Call after 5pm 464-0606

333 Northern Property For Sale

ALDEN - TORCH LAKE HILLS
Lakeview sites, access, deer $15,900 scenic acres from $9,995. Land contract by owner. 313-418-6361

BURT LAKE - Lot #1 on prestigious Colonial Points. Magestic trees on heavily wooded 3.8 acre lot with 200 ft. of frontage. 3200 sq. ft., 3 bedrooms, 3 baths, fireplace, 5 decks, fully furnished including car, 2 boat hoists, 3 car garage with partially finished guest quarters above. $340,000

BURT LAKE - 2 possible, 3 bedroom home, 1 bedroom fireplace with pantry 100 x 300 ft. lot plus Quest house, area of fine homes on West side. $299,000. Price Terms offer Gary Philips, Re/Max 616-347-4100

CASEVILLE COUNTY PARK - 12x50 mobile home with 2 bedrooms, Bay view, air, roofed porch, barn style shed, all furnishings including stackable washer/dryer, $9800. 946-8756

ELK LAKE
White Birch Condos - 1, 2 and 3 bedrooms available. Sandy beach, close to town. Rental management. Starting at $108,000

Spectacular 190' of frontage, 4 bedroom, 3 bath ranch, 3 acres of prime property. $450,000.

Ultimate privacy with one of these private wooded lakefront lots, 100' of frontage. Starting at $100,000.

ER Lake Cottage, 3 bedroom, sandy beach, good location. $129,500.

George Knight
REAL ESTATE ONE
ELK LAKE STATE
616-264-5611
Eves. 616-264-8699

ESTATE SALE. Large 3 bedroom, 3 bath lakefront home. West Branch. Priced well below replacement costs. For a comprehensive brochure call 313-689-7131

E. GRAND TRAVERSE BAY - gorgeous home, 7 miles north of Elk Rapids, 42 ft. private frontage, with 2.63 wooded acres, 3 bedrooms, 2 baths, $220,000. 616-264-8404

GAYLORD - MICHATWE ½ acre wooded lot. Community on 2 golf courses. Close to ski resort & Otsego Lake. $3,000. Jim: 474-9559

HOUSE FOR SALE - MIO, MI.
2 bedrooms, wood stove, oil stove, garden tub, screened porch, 2 decks, 2 barns and shed. Only $14,500. Hurry this one won't last long! For appointment contact: ACT 1 313-981-7477

LAKE CHARLEVOIX
150ft of beautiful frontage, year round 4 bedroom home, $375,000. Ask for Percel A. 313-437-5340

LAKE HURON - Thumb resort area. 3 bedroom, year-round home, fully furnished. Resort park with tennis, playground, executive golf, fishing, beach facilities. 851-0375

Northern Michigan

GAYLORD AREA, Open design, 3 bedroom, 2 bath, 2 car garage home on wooded natural lot. Propane heat, all amenities of Michigan's Finest. $110,000 - Immediate occupancy.

GAYLORD AREA, 200' on Heart Lake, 7 rental units, 3 bedroom home, garage in ranch shop, ideal for motel, condos or homes. Where Ski Resort & Water's Village. $275,000 Land Contract terms.

BRADFORD LAKE, GAYLORD/Wolverine Area, 75' with 2 level, 3 bedroom home, garage and lots of extras. $129,900 - Immediate occupancy.

CHAMPION 1986, 1792 sq. ft., 3 bedroom, family room, 2½ baths, fireplace, Westland Meadows. $31,500/best offer. Call after 5 pm 721-0263

CHATEAU NOVI 14x70. Lots of closets. Separate laundry room, built-in stove, air conditioner, lots of extras, must see to appreciate. $17,000. 669-6651

PENTWATER MAINTENANCE FREE
Year round home, 2-3 bedroom, 2 bedroom + 3rd, bedroom or hobby room, 2 baths, 6 yrs. old. Open design with cedar brick fireplace, circulation hot water heat, city water, sewer & gas. Landscaped yard, garden, walking distance to beach & stores. 616-869-4362

ROGER CITY AREA
Good hunting land. 40, 80, 120, & 160 acre parcels available.
Call: 517-734-2981

SCHUSS MOUNTAIN CONDO
Walk to Ski Mtn., tennis, pool. 1 bedroom, efficiency kitchen, Must Sell! $44,900. Call today! 889-0827

TOWNSHIP ACRES
Of great hunting land with neat & trim 2 bedroom house. Backs to large hunting section. Buy in time to hunt or just have a great private hideaway. $72,500.
CENTURY 21
SUBURBAN
349-1212 261-1823

TRAVERSE CITY - Buyers/sellers of homes or businesses, call Tom Mak. 616-630-0412
Coldwell Banker Schmidt Realtors

333 Northern Property For Sale

LAKE HURON - OSCODA
Grand Opening Pineridge Bay
luxury waterfront condominiums. 200 ft. Super Sand Beach, heated pool, 1,375 sq. ft. - On the fabulous sunrise side!
COLDWELL BANKER SUNRISE
(517) 739-1458

LAKE PROPERTY - Super Springs, wooded lake view - $25,000. Lake, 122 ft. frontage - $35,000. Others from $15,000 - 1-4 acres, 100 sq. ft. lakefront home, 2 bedrooms, 2 baths, many extras - $72,000. 1344 sq. ft. 3 bedroom, 2 bath lake front home, walk out basement, wooded lot, $99,500. Fenway golf course for $39900. Others to $14,000.
CALL JOHNSTON REALTY
GLADWIN - 517-426-1778

MACHIFIGHT LAKE HOME
Lake Michigan, below Sherrill Creek. Totally restored 4 bedroom, 2½ bath, ceramic tile & hardwood throughout. Stained glass Irish Pub, 40 ft. screened porch & beautifully furnished with many antiques. Complete with large deck, 100 ft. of beach frontage. $329,000. Call Evenings. (313) 347-5638

TRAVERSE CITY - Quiet country setting, large wooded moist lot for your motor home. Near wall/aspitic. Ideal for retirees or vacation home. Paved roads, underground utilities, cable. $10,500, $1,500 down, $132 per mo. land contract. 313-398-0791 616-943-4949

335 Time Share For Sale

TRAVERSE CITY - 2 weeks flexitime. Free RCI membership. Land contract possible. $3500 & $6,000.
Call 348-1122

336 Southern Property

COMPLETELY furnished 2 bedroom mobile home in Lakeland, Florida. $10,000 negotiable. 543-4711

WEST PALM BEACH, FL 1 bedroom condo, 3rd floor, 3 mi. from ocean, overlooking pool & clubhouse. $33,900. Have photos. 673-0647

337 Farms For Sale

METAMORA HUNT COUNTRY
Rolling river, woods, pond, approx. 50 acres and (2) 40 acre parcels contiguous. Old Michigan classic farmhouse. 4 bedrooms on 50 acres. Needs complete renovation. $226,000 Owner 676-2662

338 Country Homes For Sale

PORT BANILAC - 4 Bedroom Dutch Colonial on over 2½ wooded acres, Basement foyer leads to large living room, 3 full baths. Dining area branch doors open to spacious deck overlooking pool & hillside. Many extras! $129,900. 313-822-9515

339 Lots and Acreage For Sale

ANN ARBOR AREA
WEBSTER HILLS
Choice homesites in Northwestern northwest of Ann Arbor, Rolling meadows to hardwood forest, all in an architecturally controlled community. Lots starting at $45,000.
Contact Lou Ann Kampe
or Mike McGee
761-9097
Edward Surovell
Co./Realtors
ANN ARBOR

ANNOUNCING
TIMBERVIEW ACRES
Gorgeous 2 acre sites, 2% acre sites w/walkout basements, your building site. Easy access to western suburbs & Ann Arbor. Financing Terms Available.
CALL:
559-7430

BEACH ROAD - between Squaw Lake Rd. & South Dwyer, Adams & Cooldige. Near Pine Trees golf course. 125 x 165. 879-7823

BLOOMFIELD - Building sites available. Business or individuals. Lone Pine - Telegraph Road area. Call 313-932-0750.

BLOOMFIELD HILLS (CITY)
Lot only, $44,000.
Or will build to suit.
649-3990

BRIGHTON - 1 acre home sites, fully improved, wooded, ravines, deed restrictions. $39,000 to $49,000. Owner. (810) 489-0502

BUILDER/DEVELOPER WANTED
8 Lot site approved project with existing street Crooks & Auburn area. Lots priced right for quick and colonial construction. $103,000 range. Asking $200,000 including existing house.
RICHARD K. ROSEN
RE/MAX IN THE HILLS 680-2048

CANTON
34 - ¼ acre lots
Heritage Farms Bub.
15 Sites Remaining, All Utilities
Starting at $49,900.
Selling now Land Contract.
Spring of 1992
Located at N.W. corner of Beck & Warren. Call
ROBERT GERICH
THE MICHIGAN GROUP 459-3600

CLARKSTON AREA - Exclusive 10 acre lakefront building site. A natural retreat with a tranquil setting for a distinguished residence. $149,900. Call Kevin: 625-9640 625-9300

FARMINGTON HILLS- 2 beautiful gently wooded, 7 acre building sites on a natural beauty road. $85,000 each. 473-0449

Glorious ¾ Acre
Wooded Lot
with a meandering stream in the city of Northville located in the Northville district. You can't find a more beautiful building site. $73,900. Call...
GEORGE BRECK

Remerica
HOMETOWN REALTORS
453-0012

HAMBURG - 53 ACRES
Can be divided. Great development property. Will consider land contract terms. Asking $350,000. Century 21, M.L. Dwyer Realty 455-5900

HERE IS A LOT OF LOT
Great building site. Wooded lot in desirable Wabeek/Upper Long Lake area. Price includes back-one lot is across the road. Bloomfield schools and possible land contract. Not many lots like this $249,900.
WEIR, MANUEL, SNYDER, & RANKE
669-7300

HOWELL - Just Me is being built upper Peninsula, without the drive. 26 beautiful rolling & wooded acres. Bedrooms up to 9 bedrooms. Well surveyed. Must see to appreciate $78,000. 517-546-6299

LIVONIA LOT - 70x140, all utilities, surveyed, next to new construction. By owner. $33,900 337-3936

LOT SUITABLE for walk-out basement. 2 hours drive from area in Big Rapids, MI. Canadian Lakes. Use of all facilities with ownership.
$8900 652-3721

LYON TOWNSHIP - Beautifully wooded 12.21 acre parcel with pond. Electric & well installed. Perked. Splitable soon. Land contract terms available. $94,000.
313-437-0097

NORTHFIELD TOWNSHIP
10 Acre Parcel, Treed, Perked.
40x80 cement block barn.
Land Contract Terms 437-1174

NORTHFIELD TOWNSHIP
38 ACRES, will divide, heavily wooded, ravine, stream, rolling terrain, perked. Land Contract. 437-1174

NORTHVILLE - Pictord Meadows - Areas most exclusive development. Lots starting in a secluded area of very large homes. Near downtown Northville. Broker: 258-5263

N. TRAVERSE & US 23 AREA
Several wooded, rolling
Perked parcels, 2 to 10 acres
Terms. 863-4886

ON 8 MILE just E. of Middlebelt, South side, approximately 200 ft frontage, $14,500
Call Medicine Parkway 477-5683

339 Lots and Acreage For Sale

"NORTHVILLE VACANT" property. Water & sewer, & build homes. Up to 1½ acre, starting at $35,000.
Hough Development Co., LTD
(313)433-1100 - Ask for Dan

NOVI
PREMINUM LOT
Build your dream home on a rolling meadow of over ½ acre. Perfect for walk-out basement. Close to 12 Oaks Mall. $38,900. Call,
LARRY HENNEY
RE/MAX WEST 347-9818

PRIME BUILDING SITE
on quiet cul-de-sac. Northville schools. Approx. 1/2 acre, backs to park. Your plans or design your own Lindal Cedar Homes. $39,900.
CENTURY 21
SUBURBAN
349-1212 261-1823

SOUTHFIELD
Heavily wooded, very residential area. Great location, great price.
½ to 1 + Acres from $15,000.
ANGIE SARKISIAN
473-6200
RE/MAX FOREMOST, INC.

S. LYON; NEW SUBDIVISION
44 Country homesites, (½ acre to 1 acre), 23 left. Terms: Payments as low as $300 per mo. with 10% down, $38,000 and up. Free Brochure
437-5340

TROY
WOODED

We may have the best heavily wooded lots in this area of executive homes. Bounded by Oak River on the west, Somerset Chase on the south, these cul-de-sac lots are now available for immediate occupancy. We have a variety of plans available for you to choose from or will build to suit.

BENECKE & KRUE
DEVELOPMENT CORPORATION
642-8686 641-1979

WEST BLOOMFIELD
Luxurious Oakbrooke Subdivision, Choice lots, Between Drake & Walnut Lake & Lone Pine 845-2030

WEST WINDSOR FARM
SUBDIVISION
Choice lots in Great Oak Twp., South Lyon schools and 9 acre lots, paved streets & underground utilities, land contract available.
Discounts for Cash
Starting at $40,900
Call for more information
Diana (313) 437-6193
Colonial Acres Realty

W. BLOOMFIELD
LOTS FOR SALE
Very special wooded lots. Beaver, water, paved streets. 100' wide and larger, have a minimum of 3,200 to 4,000 sq. ft. homes. Use your own builder or, we can build it. Lots from these lots. Prices just reduced. $80,000 and up. Land contract terms. 10% down or possible discount for cash. Call Developer-Broker.
737-2288

YALE, Wooded land, 90 minutes N of Rochester. 73 acres, $550 an acre. $4000 down at 8% interest on Land Contract. New well & septic tank. 656-0676 or 885-3065

340 Lake-River-Resort Property

CEDAR ISLAND LAKE canal front, 3-4 bedrooms, large family room, deck, lots of extras. $189,500. Owner 884-2734

BOAT & BEACH access, 4 bedroom, 2 baths, family & living rooms, all redone. $132,900

DUCK LAKE canal front, 3-5 bedrooms, full basement w/whirlpool, vacation at home. $375,000

SHORES AT BAYPOINTE w/lake access & beaches, 2½ baths, full basement. $206,775

HELP-U-SELL of
Commerce/W. Bloomfield
360-5660

CENTRAL MICHIGAN
CANADIAN LAKES

6 Lake Front Homes with asking prices of less than $99,000.

Michigan's Finest Private
Resort & Retirement Community

- Golf • Ski • Tennis
- Indoor Pools • Clubhouses & More!

Lakes Realty VPN
(816) 972-6300

LAKE LOTS
Affordable Lot Sales
Newly Developed
• Deer Lake at Stanton
• Silver Lake in Waterford
Underground Utilities
& Paved Roads
Land Contract TERMS
606-4343
523-0206
634-8999

342 Lakefront Property

AFFORDABLE LAKEFRONT
LAKEFRONT
On All Sports pleasant lake. Charming 3 bedroom, 1 bath w/stone fireplace, new oak kitchen, new carpeting & roof. $139,900
Wooded walk out lot w/dock & 65 ft. on lake $69,900. Broker 737-8017

LAKE HURON - Lexington area. 140 ft. lakefront lot, mature trees, septic permit, gravel drive. Perfect for school, summer home. $38,000. 346-1355

BASS LAKE/FRONT DREAM. New custom home on a wooded lot. Vaulted ceiling, 1st floor master with Jacuzzi, walk-out basement. $287,400. 371-4414
MAX BROOCK 626-4000

BLOOMFIELD HILLS DEVELOPER ORDERS! IMMEDIATE SALE! Lot #1 Cottonwood Bay
Lot #2 Cottonwood Bay
Lot #3 Cottonwood Bay
Lot #4 Cottonwood Bay
Lot #5 Cottonwood Bay
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