33 W.Blmfld. Keego Orchard Lake

AFFORDABLE WEST BLOOMFIELD SUPER BUY!
Old this charming 3 bedroom, 1½ bath home featuring ceramic tile, hardwood floors, recessed lighting, very cute & moral Birmingham Schools & Natural Lake privileges. This is a great deal $124,900.

"CHARMING!"
Best describes this well maintained 3 bedroom, 2½ bath Colonial on beautiful treed lot featuring bay window in living room, 1 family dining room, family room opening to deck & fireplace, central air & much more! JUST LISTED at only $188,900.

BETTER THAN NEW!
Built in '89 on large, treed lot. Open floor plan with 1st floor master suite, balcony overlooking Great Room with fireplace, 2½ baths, fireplace, deck. 3 sp-ages & central air. Don't miss this one! $179,900.

CENTURY 21 TODAY 656-2000
1988, 1989, 1990 CENTURION Award Winning Office

FIRST TIME OFFERED. Beautiful Victorian Corner Bub, 4 bedrooms, 2½ baths, Birmingham schools. $179,900. By owner 851-0627

MIDDLE STRAIGHTS LAKE $109,900.
BARGAIN TIME
Refinishing ranch, 3 nice bedrooms, extra nice rec room ready to enjoy, 1½ baths, natural fireplace, fenced 2½ garage. An excellent opportunity to live in Birmingham area at a modest price $5,000 down.
MAYFAIR 522-8000

New Construction Exclusively
Wonderfully affordable 2 & 4 bedroom family ranch buys. Wooded sites. From $149,900.
• CALL DAN HEDINGER 348-9950 or 348-9993 or 810-2557

OPEN SUNDAY 1-4
•4424 Cranbrook Trail Orchard Lake
Built with quality and attention to detail. Beautiful 3 bedroom with single-step cedar cathedral ceiling, passive solar sunroom with hot tub and access to first floor master suite. Gourmet kitchen with Sub Zero and Thermador. Plan to see. $549,000. H-W4229
HANNETT, INC. REALTORS 646-6200

UNION LAKEFRONT - Custom executive home. Enter thru the glass front door to the 4 bedroom, 3 bath home remodeled in 1988. The sun-perimeter of Union Lake are spectacular. Gorgeous custom Picketed Oak kitchen, huge master bedroom suite with a deluxe jacuzzi, steam shower, cathedral ceiling and built-ins. Boat dock, sandy beach. One of the Clearest lake in with West Bloomfield Schools. LC-22.

BEAUTIFUL - Describes this large 4 bedroom, Contemporary 2 story home on gorgeous treed lot. Bedroom plan includes den, living room, dining room, huge family room with vaulted ceiling and recessed lights, fireplace sauna! Tudor entry is secluded area of subdivision. $189,900. CL-41.

LOVELY RANCH - Features cozy family room with fireplace, 1st floor laundry, living room with newer carpet, 3 nicely painted bedrooms, newer roof, deck, gas grill. Beautiful landscaped Backs to woods. $179,900 TE-54.

OPEN SUNDAY, 1-4PM.
5418 KINGSFIELD
Off of Maple, W. of Farmington.
A HOME FOR THE HOLIDAYS - Enjoy a free in the fireplace. Large master suite with walk-in closets, formal dining room, 3 bedrooms, neighborhood with West Bloomfield Schools. Nicely landscaped lot. Call today for your overnight showing. $158,000.

The Michigan Group Realtors 851-4100

WEST BLOOMFIELD - 5 bedroom, 2½ bath colonial, library, 1st floor laundry, fireplace, deck, garage, lake privileges.
HM3 353-7170

WEST BLOOMFIELD - Ultra Contemporary, 4 bedroom, 3 bath two story. Theater, wet bar, 2 fireplaces and dance floor. Large gourmet kitchen, library and more! $379,900.
HM3 353-7170

"West Bloomfield
New construction. Fabulous 4 bedroom, ½ car garage, luxurious master bedroom suite with walk-in closets, private dressing area and much more. Birmingham Schools most popular community.
Stonebridge
6 Mile & Farmington
From $345,900

WEST BLOOMFIELD
Location, location, location!
This "rent condition" four bedroom, 2½ bath colonial is located on a cul-de-sac with side entrance garage and double lot. Features oak kitchen, finished basement, deck, refrigerator, stove, washer & dryer and motivated sellers - $178,500.
Call 851-8170
ERA RYMAL SYMES

WEST BLOOMFIELD
AUCTION
OPEN SUN DEC 8
NOON TO 4PM
7456 SHERWOOD CREEK
RANCH CONDO

7250 OAKWOOD
New Brick Ranch, Corner Lot
Attached Garage, Basement
National Real Estate Auctioneers
525-6891

W. BLOOMFIELD tri-level, 3 bedroom, 1½ baths, kitchen w/dining area, family room, deck, priv. yard, Birmingham schools, lake privileges. Owner/Agent $112,900 855-0215

$139,900
WEST BLOOMFIELD - Just reduced Nice 4 bedroom tri-level with large lot. Family room with fireplace. 2 full & 2 half baths, separate dining room, kitchen appliances, 2½ car attached garage with opener. Excellent value!

459-6000
GOODE REAL ESTATE
A Goode Listing In A Good Buy!
1411 N. Woodward 647-1994

304 Farmington Farmington Hills

BACKING TO PARK & WOODS on a cul de sac, 4 bedrooms, 3 half & 2 full bath, double wing colonial. Large living room, formal dining room, family room, country kitchen library, gorgeous lot, 2 fireplaces. Attached 3 car garage. $172,500.

BRICK RANCH - In town location, lovely decorated 3 bedroom, 2 bath brick home. Finished basement, fireplace in large living room, newer remodeled kitchen, Bonus room. Attached 2 car garage. $136,500.

SALT BOX BEAUTY on large lot offers 4 bedrooms, 2½ baths, huge family room/wood burning fireplace, step saving kitchen/all appliances, walk-in pantry, 1st floor laundry, walk-out lower level, inground pool, entertainment's delight. Attached 2 car garage. Only $205,000.

TREMONDOS PRIDE - Beautiful treed lot backing to stream, patio. Four bedrooms, 2½ baths, formal dining room, family room, game room/wet bar. Attached two car garage. $159,900.

Century 21 Neals, Inc. 477-9800

BEAUTIFUL CAPE COD: Style home, 6% yrs. old. Country setting, surrounded by lilac bushes, nearly 1/4 acre lot. 4 bedrooms, 2 full baths, large kitchen, family room, 1st floor laundry, basement, 2 attached garages. Must See, appointment only! After 3.30 pm. 471-3296

BEGINNER'S SPECIAL
Hot, downtown Farmington location, this cute bungalow, extra large lot, remodeled bath, fresh new carpet, solid maintenance free home. Just $84,900. Ask for Karen Williams
RE/MAX 100 INC. 348-3000

BY OWNER - Westbrooke Manor 2400sqft on beautiful half acre lot, 4 bedroom, 2½ baths, library, family room with fireplace, air, completely updated last 5 years. Close to freeways & all public/parochial schools. $174,000. 553-4336

Canterbury Commons
Farmington Hills Colonial - By Owner, a beautiful 1978, 4 bedrooms, 2½ bath colonial on a large heavily wooded lot. 1st floor laundry, upgrades. $177,500. 851-1932

CHARMING COUNTRY LANE, cozy ranch ideal for a single; plant health 2 car attached garage, extra large lot - fenced & treed, new kitchen/carpet/paint. $79,900. 2-0 down if VA or $7,500 down 6.7%.

UNION LAKEFRONT - Custom executive home. Enter thru the glass front door to the 4 bedroom, 3 bath home remodeled in 1988. The sun-perimeter of Union Lake are spectacular. Gorgeous custom Picketed Oak kitchen, huge master bedroom suite with a deluxe jacuzzi, steam shower, cathedral ceiling and built-ins. Boat dock, sandy beach. One of the Clearest lake with West Bloomfield Schools. LC-22.

BEAUTIFUL - Describes this large 4 bedroom, Contemporary 2 story home on gorgeous treed lot. Bedroom plan includes den, living room, dining room, huge family room with vaulted ceiling and recessed lights, fireplace sauna! Tudor entry is secluded area of subdivision. $189,900. CL-41.

LOVELY RANCH - Features cozy family room with fireplace, 1st floor laundry, living room with newer carpet, 3 nicely painted bedrooms, newer roof, deck, gas grill. Beautiful landscaped Backs to woods. $179,900 TE-54.

OPEN SUN. 1-4PM.
5418 KINGSFIELD
Off of Maple, W. of Farmington.
A HOME FOR THE HOLIDAYS - Enjoy a free in the fireplace. Large master suite with walk-in closets, formal dining room, 3 bedrooms, neighborhood with West Bloomfield Schools. Nicely landscaped lot. Call today for your overnight showing $158,000.

The Michigan Group Realtors 851-4100

WEST BLOOMFIELD - 5 bedroom, 2½ bath colonial, library, 1st floor laundry, fireplace, deck, garage, lake privileges.
HM3 353-7170

WEST BLOOMFIELD - Ultra Contemporary, 4 bedroom, 3 bath two story. Theater, wet bar, 2 fireplaces and dance floor. Large gourmet kitchen, library and more! $379,900.
HM3 353-7170

Farmington Hills
Oxford Estates
New construction. Cul-de-sac location. Popular 4 bedroom, 3 car garage, 2½ bath home located in Farmington Hills' most beautiful community. Still time to make selections. Visit today.
Call 477-2710

Farmington Ridge Sub.
13 Mile/Haggerty. Beautiful colonial on premium lot backs to private commons. 3 bedrooms, 2½ baths, spacious master bedroom, 4 walk-in closets, 2 story foyer with open staircase. Great room with natural fireplace, den, 1st floor laundry, finished basement, large deck w/arm-ing. Central air, sprinklers, many upgrades. $189,900. 661-2642

FLEXIBLE L.C. TERMS $139,900
Fabulous New Construction
1893 sq.ft. 3 bedroom brick ranch, 2 full baths, attached garage, family room w/natural fireplace, ½ acre lot.
PAUL OR GERRY
Century 21 Elite 522-7626

38125 FREDERICKSBURG
N. of 12, W. of Drake. Extra sharp 4 bedroom colonial, family room, 2 fireplaces, 2½ baths, 2 car garage, maintenance free. 21 pole home. $173,000 489-9029

LOOKING FOR THAT SPECIAL HOME!!!
This one has a lot to offer, much love and care has been put into this 3 story home with 3 bedrooms, 2½ baths, 2,530 sq. ft., plus 3rd floor is unfinished. Must see! $174,900

PRIVATE
3/4 acre lot is the setting for this custom built colonial. Formal dining room, family room with fireplace, side entry garage and full basement are a few of the many fine features. $144,900

459-6000
GOODE REAL ESTATE
A Goode Listing In A Good Buy!
1411 N. Woodward 647-1994

LAKEFRONT
A Free 3 Day 2 Night Cruise Is Yours With The Purchase Of This Exciting Walnut Lakefront Home.
OPEN SUN. 2-5 PM, 4772 TARA CT., S. of Lone Pine, E. of Inkster. A Contemporary Showcase! Skylit ceilings, huge great room, master bedroom suite has his/hers bath areas with whirlpool, stall shower, finished lower level has walk-out to 2 car attached garage, dock, boathouse & decking. Reduced to $799,000. Don't miss out!
Please ask for:
SYLVIA STOTZKY of THE MICHIGAN GROUP 661-9808
Or beeper number 276-4347
Wait 3 beeps, dial your number.

304 Farmington Farmington Hills

FARMINGTON HILLS - serene setting. 3 bedroom brick ranch, 1st floor laundry, basement, fireplace, 2 car attached garage, fully appointed. $144,900.

13/ORCHARD. 4 bedroom brick ranch, fireplace, full finished basement with wet bar, large lot, appointed. 2 car attached garage. Just in time for Christmas. $109,900.

STUNNING 4 bedroom brick ranch. 2500 + sq.ft. Family room with fireplace, sunken whirlpool spa and changing room, fully appointed gourmet kitchen, nearly an acre. $164,900.

99 BUILT 4 bedroom, 2½ bath contemporary Tudor. 3400 sq.ft. Walk-out, private setting, neutral colors, fully appointed kitchen. Owner transferred. $279,900.
HEPPARD & ASSOC. 855-0570

FARMINGTON - STARTER HOME. 3 bedroom, finished basement and HM3 353-7170

JUNIOR EXECUTIVE 4 bedroom, 2½ bath. Colonial. Country size lot. 13 Mile/Drake Area. Basement, side entry 2 car garage. Only $141,900, low down payment, low interest.
One Way Realty 473-5500

MAGNIFICENT CONTEMPORARY - 2 story with walk-out basement, family room, library, 4 bedrooms, 2½ baths, great kitchen with Oak & Abalone Corian cabinets, cathedral ceilings in master bedroom, spacious bath with sunken tub. $279,900. FO-29

PREMIUM LOCATION - In popular subdivision. Treed lot frames this warm contemporary. Views of commons and ponds from deck and yard. Popular floor plan with bridge and 2 story foyer. Clean and neutral. Great subdivision! $177,500. TH-37.

TAKE A LOOK AT THIS ONE! - You will be pleased when you see this gorgeous 3 bedroom, 2½ bath home with family room, formal dining room, 1st floor laundry. Decorated with custom mirrors, ceramic tile, recessed lighting, custom fixtures. Huge double deck. $164,900. BU-34.

The Michigan Group Realtors 851-4100

MEADOWBROOK HILLS
Enchanting perch-like setting compliments this charming 4 bedroom, 2½ bath 2 story. Many quality features here including finished lower level. See this today.
Century 21 Today 261-2000

MIDDLEBELT & Grand River. Clean 3 bedroom, crawl space, garage. LC Okay $4000 down. Asking $45,900 21406 Collingham. 363-0611

OPEN SUNDAY 1-4, BY OWNER
4 bedroom, 2½ bath colonial, study, large deck, 3/4 acre, open floor plan. 474-3259

PRESTIGIOUS
Spacious quad, excellent quality throughout, beautiful landscaping backs to woods, 5 bedrooms, 2.5 baths, basement, 2.5 garage, priced to sell at $239,900.

NETWORK REAL ESTATE 476-1600

RANCH $99,900
3 bedroom, 1 bath, over 1200 sq ft., large family room, fireplace, 2½ car garage, wooded lot on cul de sac, vaulted ceilings, 11 Mile & Orchard Lake. Great price. Won't last. Call now.
DAVE HEINRICH RE/MAX 100 INC. 348-3000 453-9454

ROLLING OAKS AREA. Lovely colonial nestled on private wooded lot featuring 4 bedrooms, library, cathedral ceiling, family room. $182,900 380LD
MAX BROOCK 626-4000

SHARP Brick Ranch in Popular Meadow Hills Estates 3 bedrooms, 2½ baths. Must see! Priced to quick sale! $178,500 476-5034

SHARP COLONIAL
In desirable area with full basement, oversized 2 car garage, very nicely decorated. $107,500. F-23ALF. Call 474-3303
ERA COUNTRY RIDGE REALTY

SUPER AREA!
SUPER PRICE!
This tri-level 4 bedroom, 2½ bath colonial is charming, beautifully maintained and perfectly located on a low traffic street on a large wooded lot. Only $199,900.

ALMOST AN ACRE
Updates and upgrades galore in this traditional 4 bedroom, 2½ bath colonial. Beautifully remodeled kitchen, solid oak 6 panelled doors, fieldstone fireplace and master bath with tub and shower. $210,000
MARY MCLEOD CENTURY 21 ROW 464-7111

THE ULTIMATE...
In Design & Quality - Elegant, 1990 2 story Colorado transitional. Offers every amenity for the discriminating buyer. Twelve foot ceilings crest the gathering rooms. Palladium windows with flanked professionally landscaped views. Three tiered decking w/hot tub & walk out. For more information R.S.V.P. $620,000

NETWORK REAL ESTATE 476-1600

305 Brighton-Hartland Howell

CUSTOM English Tudor. 2800 sq ft., full brick, walk out basement, leaded, huge master bedroom suite on 1 acre country lot. Minutes to pristine local lakes. Minutes to US-23 & US-96. $238,900 Code #8499 For more details call Nick Nolan at:
Michigan Group Realtors
Exit 278. 313-227-4600

HOWELL - MAGNIFICENT
Custom brick ranch on beautiful lower level. Spacious rooms throughout, all with a view of 80 picturesque acres of rolling treed terrain. 2 spring fed lakes & featuring a rustic stone hunting cabin with a panoramic view of lakes & countryside. Please call Brian Smith, Broker
Better Homes & Gardens 227-1311

IDEAL! - Brand new ranch on 2 plus wooded acres. 3 bedrooms, 2½ baths, spacious living room w/fireplace. 1st floor laundry, walk-out lower level w/28x21 family room, 2 car garage and Hartland Schools $138,900

CITY LIVING W/COUNTRY CHARM! Black yard adjoins acres & acres of wooded land. Spacious 3 bedroom home with 1st floor laundry, full basement and 16x24 deck off dining area surrounded by expert landscaping. Area of newer homes & Mutt Beat Brighton. $84,500
ENGLAND REAL ESTATE 474-4530

SCHOOL LAKE WATERFRONT
2 story, 3 bedroom home with a sandy beach & fireplace. The perfect year round vacation home. $139,900 (ALH-H700)

PINCKNEY. Adorable 3 bedroom wood ranch, nestled in nature. Walk to Strawberry or Base Lake. Well constructed, ready move. TLC. $82,900 (LH-P470D)

COLDWELL BANKER BRIGHTON TOWN & COUNTRY 227-1111

306 Southfield-Lathrup

MAKE AN OFFER
On this newly remodeled ranch on a tree-lined street. Don't bother buying appliances - they're included. $66,900
RED CARPET KEIM Suburban, Inc. 261-1600

306 Southfield-Lathrup

ACRE LOT! Brick ranch, 3 bedroom, 2 bath, garage. $114,900
HELP-U-SELL of South Oakland 541-0700

BIRMINGHAM SCHOOLS
So nice! Totally updated beautiful 2 bedroom ranch, 1½ baths, family room with fireplace, partially finished basement, contemporary design throughout. Beautiful landscaping! $82,900
RED CARPET KEIM MAPLE, INC. 851-8010 553-5868

BY OWNER - 3 bedroom, 2 bath, 2,000 sq. ft. ranch, Birmingham school district, finished basement, family room, 1st floor laundry, central air. On 6/10 wooded wooded lot. $155,000 645-0746

Country Living In The City
¼ acre lot offers lots of privacy for this 1227 sq.ft. 3 bedroom, 2 bath home in an area of more expensive homes. Great starter or retirement home, motivated seller will help with closing costs. Lower than appraisal price makes this an excellent investment at $59,500.

The Prudential Harry S. Wolfe, REALTORS 462-1660
Independently Owned and Operated

EXCELLENT VALUE
All brick 3 bedroom ranch home. Freshly painted inside and all appliances included. Good family area in basement. Quick occupancy, owner transferred. Newly listed at $55,500.
ERA ACCENT 421-7040

MORE THAN YOU CAN ASK FOR!
Contemporary with bright open feeling is enhanced by large foyer, mirrors in dining room, natural fireplace, extra large garage, circular drive, 4 bedrooms, 2½ baths. $139,900. LE-79.

COUNTRY LIVING IN THE CITY
Charm like custom built Ranch with updated kitchen, 3 bedrooms, Carpeting, Gas ceilings, track lighting. Neutral decor. Price includes shop thru-out. $130,000. BA-28.

The Michigan Group Realtors 851-4100

REDUCED $7,500.
New construction
3 bedroom, 1½ baths, full basement, 2 car attached garage. North Side of 10 mile W of Lahser. 25275 Dunkirk
SOUTHFIELD
BEST BUYS

Starter Home - Must walk inside. 2 bedroom ranch. Large lot (100X125). Large fenced yard. $35,900.

Family Sized Home - 4 bedroom, 2½ bath colonial, family room with fireplace, large master bedroom, garage, $95,900.

Contemporary - 3 bedroom, 2 story, central air, studio, deck and more! $109,900.

Sharp! - 3 bedroom, 1½ bath ranch, finished basement with wet bar, 2 car garage. $86,900.

King Size Lot (183X200) with sharp 3 bedroom ranch, finished basement, central air, fireplace and garage. $88,500.

HMS 353-1170

SOUTHFIELD
MOVE-IN CONDITION, 4 bedroom brick colonial, finished basement, family room, fireplace, painting, remodeled kitchen, attached garage. Reduced to $89,900.
HOLIDAY SPECIAL. Super sharp 3 bedroom brick ranch, family room, remodeled kitchen, 1st floor laundry, beautiful finished basement, plush carpet, attached garage, priced at $84,900.
MCGLAUN 559-0990

SOUTHFIELD - new construction. N. of 696. 3 Bedroom, 2 bath Ranch, attached garage. 3 of a kind secluded wooded site $89,900. 280-6236

SOUTHFIELD
OPEN SUN. 2-5PM
21174 AVON LANE
Large custom 1 bedroom, 2½ bath colonial is charming, beautifully maintained and perfectly located on a low traffic street on a large wooded lot. Only $199,900.
ASK FOR DAVE
CENTURY 21 GOLD STAR HOMES 255-2100 Or 569-4179

307 South Lyon Milford-Highland

ACRE (shy). 3 bedroom brick, large family room/fireplace, 2 baths, 2 car garage, near Milford Rd. Asking $115,900.
One Way Realty 473-5500

A NEW COMMUNITY
SINGLE FAMILY HOMES
EAGLE HEIGHTS - SOUTH LYON

3 or 4 bedroom homes with basement, garage, priced from $105,000 lot included.
New Model Open 12-6pm
1-96 to Milford Rd., S. to 10 Mile Rd., W. to Mill Street, right into subdivision.
Model 437-3773 Office 229-5722
ADLER HOMES INC.
Brighton, MI.

CLOSEOUT! Two walk-out sites remaining, Milford Pine Meadows location. Highest building sites. 362-4150. Choice Development

HIGHLAND TWP
Fantastic starter home. White Lake privileges. 2 bedroom, dining/kitchen, new plumbing, wiring, electrical, roof, windows, doors, oak kitchen, bathroom, vinyl siding, flooring & more. Basement, attached garage, fireplace & great for investment opportunity only $77,000. 885-8222
Alex Kaiser Realty & Development
Call Gail 629-2828

LAND CONTRACT
Over 1,800 sq.ft. in this well maintained 3 bedroom ranch, large lot located in Salem. Move into the peaceful setting of yesteryear, but enjoy due modern conveniences! At $109,900, this home is very affordable.
The Prudential William Decker, REALTORS 455-8400
Independently Owned and Operated

LYON TWP. Several newly constructed, quality homes near completion, for immediate occupancy, varying in design, size & features. Energy efficient, priced to sell from $120,700 Willacker Homes 313-437-0097

MILFORD CITY
All you need is here! Offering 1988 contemporary Cape Cod with 3 bedroom, 2 baths, living room, kitchen & dining, deck, walk out basement, central air, attached garage & 2½ acres. Asking $124,900. Seller wants offer
ASK FOR ANNIE NICHOLS Real Estate One
348-6430 or 437-9599

OPEN SUNDAY 1-4
3400 Lake HIGHLAND
N of M-59 & E. of Harvey Lake

All Sports Lake privileges with this sharp 4 bedroom contemporary. Quad-level stunning great room plus family room. Walk to Duck Lake, much more. Only $129,900.
Call Bobby Wilson 851-5300 945-6717
Weir, Manuel, Snyder & Ranke, Inc.

307 South Lyon Milford-Highland

SOUTH LYON - 1780 sq. ft. 1½ story colonial, 3 bedrooms, 3½ baths, 1st floor laundry, basement, fireplace, great room. $139,900. 486-0080

308 Rochester-Troy

BIRMINGHAM SCHOOLS - TROY
Completely renovated contemporary ranch, 3 bedroom, 2½ baths, fenced, $178,900 433-3174

FAMILY HOME! 3 bedroom Colonial, garage, basement. $84,900.
HELP-U-SELL of South Oakland 541-0700

NEW CONSTRUCTION - Rochester Hills, Brooks & Tait, N. of Avon. $184,990. 2,700 sq. ft. colonials, brick + 4 bedrooms, 2½ baths, ceramic foyer, pool & sprinklers.
ARBOR DEVELOPMENT CO.
Sales office: 375-8030
Main Office: 332-9500

ROCHESTER HILLS-2 master bedroom Ranch, brick front, air, attached garage, 6 years old, immediate occupancy. $118,500. 852-8200

ROCHESTER HILLS - Sharp 3 bedroom, 1+2 bath ranch, family room with fireplace, 1st floor laundry and garage, $122,900.
HM3 353-7170

ROCHESTER HILLS. 3 bedroom colonial. Central air, family room, 2 car garage. Close to O.U. Reduced $126,500 HELP-U-SELL of Birmingham/Bloomfield 646-6670

SPACIOUS TROY RANCH
Hardwood floors, fireplace and newer window treatments. Fireplace in family room and dining is flanked by room. Deck. Possible 4th bedroom in basement half bath. $106,900
WEIR, MANUEL, SNYDER & RANKE 689-7300

TROY/BLOOMFIELD SCHOOLS
EXCEPTIONAL VALUE!
Beautiful center entrance colonial, over 2,000 sq.ft., 3 bedrooms, 2½ baths, 3 + garage. Light & bright kitchen/family room. Very spacious 1st floor laundry room. All appliances included. Large, very large treed lot. $234,900.
DOLORES LEVITTE REALTY 471-0786

TROY - brick ranch on 1 acre, 2,100 sq. ft., 3 bedrooms, 1½ baths, oak kitchen, 2½ car attached garage, 4th bedroom, half bath, 38 X 15 rec room. Owner. $134,000. 828-6138

TROY, 3 bedroom ranch, 1½ baths, finished basement, 2 car garage. Motivated! $134,000 HELP-U-SELL of Birmingham/Bloomfield 646-6670

TROY - 3 bedroom home, 2 bath, living, dining & kitchen, basement. Very nice area. $88,500.
Call 11:30am-8:30pm. 879-7144

309 Royal Oak-Oak Park Huntington Woods

LAND CONTRACT! 3 bedroom, 2 baths, garage, basement. $53,900
HELP-U-SELL of South Oakland 541-0700

Motivated! 3 bedroom ranch with 2 full baths. Finished basement, 2 car garage. $121,900. HELP-U-SELL of Birmingham/Bloomfield 646-6670

N. ROYAL OAK
Cozy 3 bedroom, 1½ bath, communities added ranch in area of large homes. Fireplace in living room, family room (100X125). Large fenced yard, enclosed porch, basement, deep lot. Priced at $84,900.

GOODE REAL ESTATE
A Goode Listing In A Good Buy!
1411 N. Woodward 647-1994

OAK PARK. 3 bedroom, 2 baths, finished basement, fireplace, garage. $83,900 HELP-U-SELL of Birmingham/Bloomfield 646-6670

ROYAL OAK/BY OWNER - 3 bedrooms, 2 baths, new addition, kitchen, lined for. Open floor plan. Open 10-4pm. 1926 Fern (N of 12, E of Rochester). $84,500. 548-6554

ROYAL OAK
Lovely 3 bedroom brick bungalow with recently remodeled kitchen. Much attention to detail. Priced right. (2D13CAT). $89,700. Expect the best.
642-2400 COLDWELL BANKER Schweitzer Real Estate

--ROYAL OAK--
Wonderful bungalow with 3 bedrooms, updated kitchen and bath. High privacy fence, brick patio, lovely well done brick cedar and drywall. $89,900. H-192144
HANNETT, INC. REALTORS 646-6200

310 Wixom-Commerce Lakes Area

CHRISTMAS SPECIAL
Wonderful, well kept 3 bedroom, 4 bedroom tri-level on half acre fenced lot. 2 car garage, deck, shed, central air. Only $109,000.

NEW CONSTRUCTION
near completion, 3 bedroom colonial, 2½ baths, 2 car garage. Reduced to $82,900. Bring all offers.
Susi Gollinger REAL ESTATE ONE 363-6307 363-3107

Clarkston
New construction. Wonderful community. 4 bedroom, 2½ bath, 2 car attached garage. Fully landscaped with sprinkler.
Visit Today
Spring Lake Estates 620-2880

COMMERCE VILLAGE
Lovely Model Home - Turn the 3 Breakfast? Treat? Spoil? Come view this 1942 Victorian beauty on 1.43 acres. Features include 3 bedrooms, 2 bath, dining room with music alt, den, family room, deck & patio. Lake privileges, indoor workshop, basement & attached garage. Appliances included. More right in. Now offered at $215,000.
ASK FOR ANNIE NICHOLS Real Estate One
348-6430 or 437-9599

UNION LAKE - 3 bedroom ranch, fenced yard, good schools, totally remodeled, neutral colors, immaculate, priced right. $58,900. 624-6273

WALLED LAKE - large country home, 4 bedrooms, formal dining, sunken family room, 1st floor laundry, 3 car garage, close to I-96, Novi schools. Asking $138,900. 624-5430 Pontiac Trail Alternative Realty - Call Ann Marie. Eves 669-3757

WALLED LAKE
3 bedroom home, on Oakley Park Drive $53,000. Mortgage $2750 mo. P.I.T.I. 668-1150

WHITE LAKE - Adorable 2 bedroom with extra bedroom in basement, large stone fireplace, extra lot, lake privileges on Round Lake $74,900
MARABAHAN & ASSOC. 363-3877

311 Homes Oakland County

CLAWSON. Open Sun. 1-5pm. Sharp 3-4 bedroom brick ranch, new oak kitchen & windows, central air, basement, 2 ½ garage. Move-in condition. $89,900 288-5316

LAKE ORION
Stunning 4 bedroom Contemporary in wooded setting. Two story great deck. (2C10WAL) $168,000. Expect the best.
642-2400 COLDWELL BANKER Schweitzer Real Estate

Sterling Heights
ORIGINAL OWNER HOME
Located on corner lot. 3 bedrooms, family room, fireplace, central air, plumbing over heating floors, kitchen, Home Warranty Plan. $118,900
WEIR, MANUEL, SNYDER & RANKE 689-7300

312 Livonia

Alluring Homes
BEST VALUE!
Beautiful half acre setting surrounds this charming 3 bedroom ranch with spacious open floor plan, nice kitchen & more. Plus garage. $72,900.

"ENJOY LIVING"
In this spacious 3 bedroom brick Ranch with gorgeous family room & natural fireplace. High efficiency furnace, central air, large deck, fenced yard, attached 2 car garage. Super area. $129,900.

EXPECT THE BEST!
In this outstanding newer 3/4 bath, 4 bedroom 2 story. Offers an inviting floor plan, gourmet kitchen, sun room, custom landscaping, decking & much more. Don't miss it!

Century 21 Today 261-2000
Centurion Award Winning Office 1986, 87, 88, 89 & 90

ASHLEY CONSTRUCTION
Custom Home Builders
4 remaining sites available in Livonia:
427-3295
Ashley Construction

A SPECIAL HOME
Custom built colonial in beautiful Hollywood Park. Extra large kitchen, laundry room and garage. 4 bedrooms, 2½ baths, fireplace. Quality throughout. Shows like Better Homes & Gardens. $199,900.
CALL JOE BAKALEY
MAYFAIR 522-8000

BEAT THIS!
Enjoy the 110 X 330 treed lot or possible split, nice 3 bedroom home, large bedroom, 2½ X 16. Unfinished possibilities, 2½ car garage. Just listed. $86,900
CALL BRIAN SCHWARTZ
MAYFAIR 522-8000

BEGINNERS BENEFIT, practical cape cod with fireplace, garage, dining room, asking $63,900. $3,000 down or 5% down Veterans or as little as $1,500 down or cash. Flexible occupancy, convenient to bus line.
One Way Realty 473-5500

BEST BUY IN LIVONIA
3 bedroom 2 car garage, in-ground pool. Must sell Owner/Agent.
421-4588 or 737-0255

BEST PRICE IN NORTHWEST LIVONIA
Three bedroom ranch with family room, fireplace, 2½ car garage, partially finished basement, newer roof, hardwood floors and two car garage. $101,900. (OE-L-23JKC).
462-1811 COLDWELL BANKER Schweitzer Real Estate

BEST VIEW IN LIVONIA
19615 Opalite. You can buy newer 3 bedroom, vaulted ceilings, skylights, fireplace, 1½ bath, 2 car garage in Frost Hill.
Century 21 Gold Key 255-2100

BETTER TAKE A LOOK
at this immaculate ranch decorated in neutral colors. Deep kitchen with skylight, spacious but intimate dining area. Huge family room with vaulted ceiling overlooking a beautifully landscaped yard. Asking $114,900.
The Prudential William Decker, REALTORS 455-8400
Independently Owned and Operated

Brick Starter
Roomy open kitchen, 3 bedrooms, finished basement, aluminum trim on carrie lot. Minimum down payment FHA terms. $72,900

Family Room Ranch
Roesdale Gardens brick 3 bedroom has a finished basement with newer carpeting, newer furnace with central air, attached garage, 100 sq ft deck with an extra wide lot and 2 car attached garage $89,900

Colonial Elegance
If your taste is contemporary and your needs are a Northwest Livonia 4 bedroom, 2½ bath brick - look no further. This home has a formal living room, high efficiency furnace central air, 2 car attached garage and Euro style kitchen cabinets. $148,900

Impressive Colonial
Deer Creek Subdivision in Northwest Livonia. 1987 built, 2,830 square feet, brick front home with garage. 1st floor den, 4 bedrooms, 2½ baths, oversized garage, central air and much more. $278,900

Open Sunday 1-4
The best for last describes this buyable dream! Is one of Livonia's most sought after subdivisions. All the extras have been included in this oversized 3 bedroom home including dramatic lighting, professional landscaping with inground sprinkler system and an alarm system. Far below duplication costs $239,900

The Prudential Harry S. Wolfe, REALTORS 421-5660
Independently Owned and Operated

CUSTOM BUILT HOME. $40,000 in upgrades. Cherry kitchen, lighting, marble foyer. Whirlpool $258,900
HELP-U-SELL of NWWC 454-9535

FANTASTIC ROSEDALE GARDENS Ranch. 3 bedrooms, new roofing, parks, library, tennis courts $89,900
HELP-U-SELL of NWWC 454-9535

FOR SALE BY OWNER - 3 bedroom ranch on double lot in S.E. Livonia, Schools, shopping close. Call for appt to buy immediate occupancy.
422-0216

Hurry On This One
or someone else will be enjoying the picturesque ravine view from this outstanding 4 bedroom, 2½ bath brick ranch with huge L-shaped family room nook, basement, and garage. A rare opportunity to own a piece of the Northwest Schools Northern Livonia. A super buy at $110,000

Open Sunday 1-4
Popular Gold Manor Sub within walking distance to Kennedy Park in Northwest Livonia is the perfect setting for this lovely 3 bedroom, 2½ bath brick ranch that features a large living room, country kitchen, first floor laundry, family room with fireplace, full finished basement, and 2 car attached garage. N of 6 Mile & E. of Newburgh to 17189 Fitzgerald $139,900

Thrifty & Nifty
Take advantage of today's great interest rates and make an investment in your future in the freshly redecorated condition 3 bedroom ranch that features a large master suite with walk-in closet, first floor laundry, screened in porch in fenced back-yard. Affordable possession makes this a must see at $67,900.
The Prudential Harry S. Wolfe, REALTORS 462-1660
Independently Owned and Operated

CROSSWORD PUZZLER

ACROSS
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43 Escape
44 Condescending look
47 Three-toed sloths
48 Scottish river
51 Sun god
53 Father

Answer to Previous Puzzle

Compliments of The
Birmingham-Bloomfield Board Of Realtors®
REALTOR®

312 Livonia

BRING YOUR FAMILY
Check this roomy 3 bedroom brick spacious family size kitchen with doorwall overlooking covered deck, 20 ft. family room, 2 car garage with opener. Asking $99,900.
STATE WIDE METRO 427-3200

BY OWNER - Open Sun. Dec. 8, 1-5
35505 Hathaway, S. of Plymouth, W. of Newburgh. SHARP 4-5 bedroom, brick ranch, large country kitchen, newer kitchen with oak cabinets, finished basement, 2½ baths, 2½ car garage, new roof, furnace, central air, updates. $114,900 522-0883

EXTRA WIDE LOT
In prime treed area by park. Brick with attractive front. Large living room, 20 garage with water tap. New kitchen, 11 new Pella windows. $189,900
POPULAR LIVONIA LOCATION
4 bedroom ranch with new carpet and paint. Florida room off family room. Finished basement, fenced lot, 2.5 car garage, new roof and hot water heater, some new Pella windows. $99,000.
459-6000 COLDWELL BANKER Schweitzer Real Estate

FIRST OFFERING
Just listed in time to finish your shopping list. This 3 bedroom, 1½ bath brick ranch home. Beautiful family room with stone fireplace, finished lower level basement, 2 car garage and deck. Great area and price of $103,500.
ERA ACCENT 421-7040

GREAT PRICE 3 bedroom Ranch Florida room, finished basement, fenced lot 2 car garage $43,900.
HELP-U-SELL of NWWC 425-8881

HOLIDAY S