REAL ESTATE NEWS

Unreimbursed moving expenses can be deductible

If you had to uproot your family to take a new job, don't assume you have to bear the financial burden of the move on your own. Uncle Sam may help you. According to the Michigan Association of CPAs, if your employer is not reimbursing you for your moving expenses, many of them may be tax deductible.

To take a deduction for qualified moving expenses, you must itemize on your tax return. Some moving expenses are deductible in full and others within limits. In either case, your moving costs are subject to a distance test and a time test for remaining in your new location.

To qualify for a tax deduction, *Congress has ruled that the distance* between your new job and your former home must be at least 35 miles more than the distance between your old job location and your former home. To establish how far your home is from your new job, you must use the shortest route possible.

Your ability to take a tax deduction for unreimbursed moving expenses also depends on how long you live in the new location. Tax law requires that you stay in the new area and remain a full-time employee there for at least 39 weeks during the 12-month period following your arrival at the new job location.

What if six months after moving *to accommodate a new job, you fall* victim to an unexpected round of company layoffs? As long as you didn't voluntarily leave your position, your moving expenses will still be tax deductible. But if you voluntarily leave the job that required your relocation, you must find another full-time position in the same location or your tax deduction will be disallowed.

If you are self-employed, you are required to meet a stricter time test. You must work full time for at least 78 weeks during the 24 months immediately following your arrival and must work at least 39 weeks in the first 12 months.

For tax purposes, moving expenses are classified into two categories: *direct expenses, which are* fully deductible, and indirect expenses, which are deductible within limits. Direct expenses include those associated with moving your household items and personal possessions to your new home. Expenses that are fully deductible are fees paid to moving companies, insurance costs for the items being moved, as well as costs for moving or shipping an automobile to a new location. You may even take a tax deduction for the costs of connecting and disconnecting utilities.

The costs you and your family members incur to get your new residence are also fully deductible. These include expenses for transportation and lodging, and 80 percent of your meal costs. If you drove your car, you are entitled to deduct the actual costs of gas and oil for your car or nine cents per mile. If your old home was not usable the day before you moved, you may deduct costs associated with staying elsewhere for that day, as well as any lodging expenses you incurred on the day you arrived at your new home.

The money you spend looking for a new home, costs associated with selling your old home, and expenses from temporary living quarters are considered indirect expenses and are deductible up to specific limits. The maximum amount you can deduct for indirect moving expenses is $3,000. No more than $1,500 incurred for house hunting trips and for temporary living expenses is deductible.

Despite these limits, you still have the opportunity to take some tax deductions that can ease the financial burden of moving. Real estate agent commissions, attorney fees, transfer taxes, and any other costs necessary to sell your residence and buy a new one are deductible.

CPAs point out that high income earners face certain limitations on their itemized deductions. If your adjusted gross income is more than $100,000 (or $50,000 if your are married filing separately), check with a tax adviser to determine the extent to which your moving expenses are deductible.

Management company covers tracks by blaming others

CONDO QUERIES

ROBERT M. MEISNER

I am a member of the board of directors and am thoroughly disgusted with our management company. It lies to cover up its own misdeeds, blaming the association's CPA or the insurance agent, as the case may be. Some of the board members think the management company can do no wrong, but it has pulled the wool over the board's eyes for many years. How can I expose the management company for what they are?

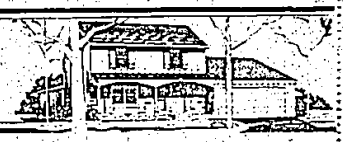
You may wish to elicit the support of the association's attorney to assist you. But if the attorney and the management company have a "relationship," you may not be able to accomplish that result, particularly if the management company has been responsible for the attorney getting involved in this and other projects. I would keep a list of the alleged misdeeds by the management company and confront the management company directly at a board meeting with respect to these matters. If, in fact, the management company is undermining the other professionals servicing the association to cover its own tracks, the rest of the board should be apprised to that and should take action to remove the management company for what is clearly a breach of its fiduciary duty.

I am selling my home on a land contract with a balloon payment at the end. The land contract purchaser has been paying the monthly payments, but has not paid the taxes or insurance. I am concerned that he may default at the balloon payment because his monthly payments are very low. What can I do?

You should review the terms of the land contract with your attorney to determine what your remedies are. You may either declare a forfeiture or otherwise foreclose on the land contract. It may be that your purchaser is basically stringing you along with no intent to pay the balloon payment since apparently the monthly payments are relatively nominal.

To the extent that he may be preparing to walk, in which case you are probably better off pursuing him at this point to get your property back or sue him for the money that is owed. In any event, check to see whether you have a right to pay the taxes and insurance to preserve your rights to the property pending further legal action. You obviously do not want the property to revert to the taxing authority because of nonpayment of taxes and you do not want a casualty to occur for which you do not have insurance. You should attend to these matters as soon as possible.

CLASSIFIED REAL ESTATE



301 Open Houses

TROY
OPEN 1:00 to 4:00
1340 Dorchester
Wonderful family oriented area. 4 bedroom, 2½ Bath colonial backing to wooded park. 1st floor laundry, library, family room, finished basement.
Asking $144,900
Ask for Chris or John James
641-1710 Chamberlain

TROY
Quality Built ranch. 3 bedrooms, 1½ baths, much more. $140,000
Owen Sunday 1-4 328-0327

Westland
OPEN SAT-SUN 1-5pm
1200 sq.ft. ranch family room with fireplace, backs to woods. Located off Ann Arbor Trail W. of Wayne.
142 Christine Ct.
Jim Dunn
REAL ESTATE ONE
326-2000

W. Bloomfield
OPEN SUN. 12-3PM
3840 Sarasett
Middle Straits Lake Privileges. 3 bedrooms, central air. Asking $96,000.
CALL SALLY
CENTURY 21 NORTHWESTERN
626-6000 360-8223

CALL HOMELINE FOR MORE OPEN HOUSES
953-2020
24 Hours A Day With New Listings Added right up to The Weekend
See Large Display Promo in This Section for Instructions

302 Birmingham Bloomfield

ALL SPORTS LAKE
BLOOMFIELD HILLS SCHOOLS
4 bedroom, 3½ bath colonial. 3650 sq. ft. contemporary includes gourmet master suite with vaulted ceiling. 2 story great room with fireplace, contemporary kitchen, fabulous fin. shed walkout here boat dock, seawall, alarm system.
By Owner. $629,000. 335-1429

BIRMINGHAM - 2 bedroom ranch, interior completely refurbished. $61,900. Reasonable offers considered.
647-1236

302 Birmingham Bloomfield

BEVERLY HILLS - BY OWNER - 3 bedroom ranch. 1½ baths. Florida room, fireplace, updated kitchen, finished basement, central air, deck. Open Sun. 1-5pm. $142,900. 18341 Stratford Place. Birmingham, points located. Days 335-8950 eves 644-5958

BIRMINGHAM FARMS
OPEN SUNDAY 1-4
2412 Bingham Pointe Dr.
North of 13 Mile and East of Telegraph is a contemporary 2-3 bedroom townhouse in perfect condition. Large, bright kitchen, overlooking private courtyard. Private wooded setting. $239,500
KATHY WILSON
644-6700
MAX BROOCK INC., REALTORS

1309 ASHOVER - in Bloomfield, off Adams, N. of So. Lake, offers a beautiful California contemporary ranch w/ in almost 2000 sq. ft. for $184,900 Owner. 852-0063
SALES CONNECTION 258-6832

BIRMINGHAM - downtown - By owner. Impressive 4 bedroom, 2½ bath colonial. Completely updated. Must see the interior to believe. Extensive use of marble & granite. Fireplace in living room, modern terrific kitchen, custom appliances, formal dining room, den, alarm, 2 whirlpool tubs, recessed lighting throughout, finished basement with exercise room, too many features to list. $349,900. Shown by appointment only. 543-8733 332-2090

BIRMINGHAM Open Sun. 2-5pm. 1496 E. Lincoln, S. of Maple, W. of Eton. Exceptional 3 bedroom, 2 bath bungalow. Mint condition. Full finished basement. Large garage & more. $102,470. HMA 333-7170

BLOOMFIELD HILLS - By owner. Beautiful country setting, spacious 3 bedroom ranch, 1½ baths, family room, Florida room, 2 car attached garage. Bingham Schools, new roof, carpet, paint & blinds. $159,000. East Juliet 771-2318

BLOOMFIELD HILLS - HEATHERS. 2480 Loch Grove Way. By Owner. Excellent wooded location. Custom decorated. Immaculate. Model. Attached, full basement, walk-out gallery. All hardwood floor. 3 bedrooms including main floor master bedroom suite. Large wraparound deck. 2½ baths. Spectacular foyer. Well finished. $390,000 334-1040

BLOOMFIELD HILLS
Prestigious Bloomfield Hills sub. Just reduced to $219,900. Updated colonial with 4 bedrooms, 2.5 baths, bright family room with natural fireplace, deck off gourmet kitchen, rec rooms, circular drive & much more.
LYNN BANKER
644-6700
633-4745 644-0600
MAX BROOCK, INC., REALTORS

302 Birmingham Bloomfield

BLOOMFIELD custom tri-city detached condo. 2900 plus sq. ft. & full basement with 9 foot ceilings, alarm, safe deck, whirlpool tub, intercom. Appraised at $475,000. State leave. Bingham points. Days 335-8950 eves 644-5958

BLOOMFIELD HILLS SCHOOLS
Fabulous 3 Mature area Ranch & Wing Lake privilege. $198,000
649-4780

BLOOMFIELD HILLS COLONIAL
$284,900. 901 Gallaway. 4 bedrooms, 2½ baths. Mature in good condition. Immediate occupancy. 647-3625

BLOOMFIELD HILLS 4 bedroom colonial. 2½ baths. 2½ garage, air, great neighborhood, basement, fabulous deck, spacious & sharp, warm & terrific. Available $179,900
334-5805

BLOOMFIELD HILLS - Bright & Airy Ranch. 1800 sq. ft., 3 bedrooms, 2 baths, new kitchen, roof and furnace, finished basement, fenced yard, close to schools. $129,000 333-0455

FRANKLIN - 32902 W. Haverford. 3 bedroom house on large lot in the attached garage. $110,000 cash or $118,000 conventional. Seller motivated. no agents. Call for appointment at 932-9291

OPEN SUN MAY 31 1-4PM
Beautifully updated brick ranch on estate size lot. New bath, cedar closet, carpeting, 2 hour cooling, features 4 bedrooms, 1½ baths, Florida room, 2 fireplaces, family room & more. All sports Walled Lake privileges. $159,900. Take Walnut Lake Rd. W. of Franklin to Devonshire. S. to Old Orchard. W. to 6029 Old Orchard.
CALL MARILYN STOUT
THE PRUDENTIAL
GREAT LAKES REALTY. 646-6000

OPEN SUN., MAY 31, 2-5PM
784 LANDVIEW
BIRMINGHAM - N. of Brys. W. of Woodward. S. of Oak Streets - at 1-4 1711 E. Lincoln. 646-6278

WALNUT LAKE 3 bedroom, 2 bath Tri-level. Family room home completely renovated. 1992 kitchen w/ built in appliances. Bermudan schools. $329,000. 328-0278

NORTH HILL HOME
In popular Birmingham area. Brick bungalow has hardwood floors on entry level. Updated kitchen, deck off dining room. 4 bedrooms, 2 baths. Finished lower level. Fenced yard. Garage. $139,900.
WEIR MANUEL SNYDER & RANKE
644-7300

302 Birmingham Bloomfield

BY OWNER - Beautiful Bloomfield Township ranch on 1 acre. Minutes from downtown Birmingham. 2730 sq. ft., 3 bedrooms, 2½ baths, 3 fireplaces, family room, w/cathedral ceiling, Bloomfield schools. $249,000. 280 Manor Rd. By appointment only. 540-4843

CITY OF BLOOMFIELD HILLS
Perfect for a relative or caretaker. Private road. Almost 2 acres of prime land surrounded by multi-million homes. Asking only $29,900

Duplicate Lot on WARREN FOREST
Terrific Walnut Lake view from this walk out lot in prestigious Bloomfield Hills. Ready to start. Plans, terms available. $187,500. Call
Angela Sarkissian
REAL ESTATE ONE
644-4700 855-6323

DELIGHT IN WING LAKE. Walking, swimming, fishing from this 4 bedroom home. Secluded rear yard. New kitchen, carpet, vinyl, & bloomfield Hills Schools. 626-1558

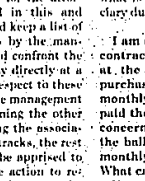
FORMER HILLTOP Estate - 8 bedrooms, 3 baths & kitchen, updated butlers pantry, 3 marble fireplaces, library, studio office, outstanding architectural detail. Birmingham schools. 646-7461

FRANKLIN
Lovely Franklin home. Beautiful lot overlooks creek! Recent roof and furnace. Just $154,900
ANN FENNER & SPEEL
540-5300 737-2418
MAX BROOCK, INC., REALTORS

IN TOWN Birmingham English Tudor. 3 bedrooms, 1½ bath, completely renovated, new garage, wraparound deck. $135,000. Open Sun 1-4 1711 E. Lincoln. 646-6278

302 Birmingham Bloomfield

WOODS & WATER



The birds are singing, anytime. Top of the line living. Sellers transferred out of state. This home is out of reach to buy. This 4 bedroom brick ranch with walkout lower level, high efficiency heating with ground to ceiling, drawn top Schenwood Lake.

$449,000

Bloomfield Hills Schools. Take wind around decking with built in BBQ. Grab your fishing pole and step by our own moorings.

OPEN SUNDAY 1-5
1837 Harvest Lane, Bloomfield Hills
E. of Middlebelt N. of Long Lake

For Further Directions Call:
Roxanne Walsh
Pager 408-6976
Jim DePorre
Pager 406-9193
RE/MAX in the HILLS
645-5000

303 W.Blmfld. Keego Orchard Lake

AUTUMN RIDGE SUB
OPEN SUN. 2-4
5324 Marlwood Ct.
4300 Sq. Ft. New construction. Just reduced $26,000. Location on cul-de-sac. Great floor plan with 4 bedrooms, 3½ & 2 half baths, walk-in closet in every bedroom, jacuzzi & much more. Priced at $349,900.
GRAND PRIDES 855-9494

BY OWNER. 3 bedroom, 2½ bath Tri-level. Pine Lake Estates. Bloomfield Hills schools.
Asking $179,900
832-3783

CUSTOM BUILT CONTEMPORARY with Birmingham schools. 2 bedrooms, 2 baths, 2 car garage, fireplace, in great room. $219,900
STNAN
MAX BROOCK
626-4000

MIDDLE STRAITS - Lake Privileges. Great 2 Bedroom on triple lot, living room is cathedral, family room has full stone fireplace, new well. Marble kitchen & bathroom. Fully furnished. W. Bloomfield Schools. $89,500. By owner 363-8436

OPEN SUNDAY 2-5
3096 Winkler Road
N. of Walnut Lake Road

Walnut Lake privileges & Birmingham schools come with this great 3 bedroom ranch on extra large fenced lot. Many newer improvements. Must see to appreciate. Asking $175,000.
CALL ANN BOUCH
Chamberlain Realtors. 647-6400

PEBBLE CREEK - 3 bedroom, 2½ baths, phase 2, end unit, 1st floor master suite w/roman tub, new kitchen & Florida, features, fireplace, priced to sell. $179,990. Land Contract available. 852-2647

SPACIOUS - 2 bedroom brick ranch on ½ acre lot. Living room, family room, sunroom, kitchen with breakfast nook. 3 baths, inground jacuzzi, many more extras. 3050 sq.ft. $229,000 626-5313

SPACIOUS 3 bedroom brick ranch on ½ acre lot. Living room, family room, sunroom, kitchen with breakfast nook. 3 baths, inground jacuzzi, many more extras. 3050 sq. ft. $229,000 626-5313

UNION LAKEFRONT - 3 bedrooms, 2 baths, much updated, large family room w/fireplace, multi-deck, 1½ attached garage, enclosed porch. $299,000

FREE Weekly list of properties FOR SALE. Call Owner, with photos, descriptions, addresses, owners' phone numbers and all.
HELP-U-SELL of Commerce
W. Bloomfield 360-6660

W. BLOOMFIELD
DESIRABLE KNOLLWOOD HGTS.
Country Colonial on large corner lot. Well maintained 4 bedrooms.
$245,000 626-1690

WEST BLOOMFIELD - 3 Bedroom, 2 bath Ranch neutrally decorated. Totally updated with new kitchen. Large wooded lot backs to stream. Bring all offers. Call Nancy Gross.
Red Carpet Kem Coverage
689-4600

303 W.Blmfld. Keego Orchard Lake

OPEN SUN., 2-5
6275 Commerce Rd. ½ of Maple, E. of Orchard Lake Rd. ½ of Maple
CLOSE ONE OF ALL A SELECT GREATEST HOME OF ALL! Bright & cheerful. Any current family ranch home on a beautiful lot with lots of privacy. Walnut Lake & Frankel privileges. Large heated garage, warm sunroom, much more. Come see for yourself! $119,900
DONNA STONE
626-8700

Cranbrook
Assoc. Inc. Realtors

PRIVATE retreat! 3 bedroom, 4 bedroom, Contemporary, 2 story, 2½ baths, 2 fireplaces, government kitchen, Sub-Zero, Jenn-Air & Thermador appliances, custom built-ins & much, much more! No showings. $249,000
626-1775

SECLUDED PEACEFUL Upper Straits Privileges. 2 story, private stone fireplace, exterior, Custom built, Great buy. $224,000. OHOL

MAX BROOCK
626-4000

WEST BLOOMFIELD
1st time ever! Large home on 3.4 acres in a park. 4 bedrooms, 4½ baths, over 3,000 sq. ft. 1st floor laundry, garage. $449,900 661-0098

Open Sun. 2-4
★ Deerfield Village Subdivision
5422 Claridge
W. Bloomfield Twp.
3 bedroom, 2 bath brick ranch, built in approx. 1967. Features include fenced family room with natural fireplace in kitchen with built-in appliances and large walk-in closet. Full basement has 1 bath. Gas forced air heat with central air. Attached 2 car attached garage and much more.
Reduced to $162,000

Open Sun. 2-4
VIEW OF UPPER LONG LAKE
2524 Oakway Drive
West Bloomfield Twp.
3 bedroom, 1½ bath brick ranch with over 1,500 sq. ft. Features hardwood floors throughout living, dining and gathered throughout kitchen. Kitchen has covering. Features microwave, Jenn-Air range, Sub-Zero refrigerator. Lower level has family room with fireplace, 3rd bedroom and full bath. Lower level has painted tile floor. Just back from Lower Long Lake. Fenced yard. Central air conditioning. Attached garage.
Offered at $125,000

COMERICA BANK
TRUST REAL ESTATE
(313)222-6219

PRICED TO QUICK SALE!
Scheinfeld's beauty has all 4 bedrooms, 2½ baths, updated & ready to move in. Polished colonial, spectacular view of 16th tee, plus much, much more. Beautiful grounds. $329,900
GRAND REALTY GROUP
788-0400

WEST BLOOMFIELD schools. 1989 3 bedroom colonial. 1½ bath, finished basement, central air, cedar deck, home warranty, beach & lake privileges. $123,900. Home.
360-1351 Office 360-0783

WEST BLOOMFIELD
Lake privileges. Tired lot with 2 beach associations possible boat docking. Just back of Lakemoor Estates. Area of $250,000 & up homes. $74,900
CALL CENTURY 21 TODAY
LINDA WATSON
853-2000 or 853-9218

304 Farmington Farmington Hills

BY OWNER - Beautiful 4 bedroom colonial. 2 car attached garage, oak wood floors throughout, neutrally decorated carpet, air, deck, fireplace, cathedral ceiling. $143,500 476-8758

CROSSWORD PUZZLER

ACROSS
1. Forerunner of CIA
4. Freshest
9. Base
12. Spirit — soup
13. Choir voice
14. Ms. Lupino
15. Sailor
16. Ms. Gray
17. Bridge
18. Newspaper paragraphs
20. Astaire ID
21. "Wilderness"
23. Norwegian currency
24. Greet
26. Foothills part
30. Sonata
32. War god
34. Cover
35. Great — (dog)
36. Finishes
39. Dress border
40. Roman officials
41. Edge
43. Fantasum symbol
44. Tag player
45. Send forth
47. Vessel
50. Allowance for waste
51. Lock opener
54. Morsel
55. Turkish decree
56. Christmas —
57. Tiny
58. Keener
59. Proverb

DOWN
1. Choose
2. Ocean
3. Hindu garment
4. Guides
5. Pervades
6. Southern blackbirds
7. Measure of weight
8. Teutonic deity
9. Plum
10. Harem room
11. Pale
12. Dinner course
19. As far as
20. Distant
21. Swiftly
22. Tetrarch of Galilee
24. Replace
25. Mormon State
26. Doctrine
27. Dropsy
29. Half prefix
31. Small child
33. Rent
37. Permit
38. Nun
42. Grave letter
45. Tehran's country
46. Pieces out
47. Nod
48. Native metal
49. Devoured
50. Three prefix
52. — Marie Saint
53. Evergreen shrub
55. Supplanting (the)

Answer to Previous Puzzle

F	L	T	R	S	C	O	U	R	A	W	E	
O	D	A	C	O	B	R	A	S	E	E		
R	A	I	T	I	A	N	T	N	I	C	K	E	L
			A	N	T	S		N	O			
C	L	A	D	E	A	T	A	L	U	T	E	
L	O	T	A	N	T	E	L	O	P	E	S	
A	L	T	A	D	D	R	L	E	I	R	N	T
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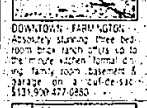
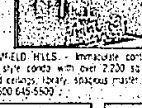
Compliments of The Birmingham-Bloomfield Board Of Realtors
REALTOR

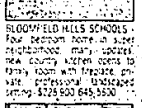
BUY OF THE WEEK



DOWNTOWN - FARMINGTON - Absolutely stunning three bedroom brick ranch offers up to the minute kitchen formal dining, family room, basement & garage on a cul-de-sac. $131,900 477-0880

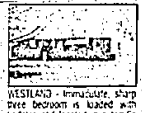


BLOOMFIELD HILLS - Immaculate contemporary 2 bedroom ranch style condo with over 2,200 sq. ft., multi fireplace, beamed ceilings, library, spacious master suite with kitchen sub. $239,500 645-5500



BLOOMFIELD HILLS SCHOOLS - Four bedroom home in sought after neighborhood, many updates, new country kitchen opens to family room with fireplace, private setting, professional landscaped setting. $125,900 645-5500

NORTH - Terrific colonial offers four bedrooms, 2½ baths, family room w/fireplace, formal dining room, totally renovated kitchen, basement & attached garage in great shape. $158,500 477-0880



WESTLAND - Immaculate, sharp three bedroom is loaded with updates and located in a terrific neighborhood. Central air & a sparkling pool for summer enjoyment. Asking $92,500 477-0880

BLOOMFIELD HILLS - Classic center entrance Georgian Colonial. Elegant & spacious 4 bedrooms home. Call for other exceptional features. $219,900 645-5800

BIRMINGHAM'S FINEST - Quality Lake Estates completely renovated 3 bedroom, 3 bath contemporary, country kitchen, hardwood floors, fireplace and many more custom features throughout. $329,000 645-5500

"FOR A CAREER IN REAL ESTATE...CALL US"
RED CARPET KEIM
477-0880 645-5800

304 Farmington Farmington Hills

BY OWNER BUYER ONLY
Immaculate 3 bedroom, 2.2400 sq. ft. brick colonial. 3½ baths, 2.5 baths, formal dining room, 1st floor laundry, central air, inground sprinkler, pool. $155,900. For appt. 478-5064

BY OWNER - Handsomely 3 bedroom ranch. 2 baths, stone fireplace, 1½ car attached garage. Make offer. $110,000. 553-8945

CONTEMPORARY COLONIAL
Gem in desirable Stafmoore Sub. 4 bedrooms, 2½ baths, spacious master suite, great room with fireplace, large library. Extensive decking. Much oak, and ceramic. Asking $290,000. For a showing, call
Anne Maloney
855-8525
Century 21 MJL Corporate Transferee Service

ELLEN'S ORCHARD - 3 bedroom, brick ranch. 2100 sq.ft., 2 bath, full basement, 2½ car garage, central air on ½ acre. $179,000 477-4337

FARMINGTON-Chatham Hills Contemporary, neutral ranch. 3 bedrooms, 2½ baths, finished basement, close to private yard. Many updates. $155,900 476-8528

304 Farmington Farmington Hills

DYNAMITE DECOR
WOODCREEK HILLS
--REDUCED--
Fabulous updated quad on a great area with 4 acre park-like setting. Large bedrooms, 3 baths, family room with full brick fireplace and patio access, large rec rooms. Price reduced to $237,000. 8-0184
HANNETT, INC.
REALTORS
646-6200

FARMINGTON HILLS. Contemporary 3 bedrooms, 3 baths, 8 yrs old, decking, lake privileges. $147,500. Open Sunday 12-5pm. 737-4047

FARMINGTON HILLS - Kendallwood Sub. By owner, updated ranch. 3 bedrooms, 2½ baths, 2 kitchens, ceramic floors, skylights, 26x42 ft family room w/ 2 fireplaces, on basement, many extras, deck sale. $150,000. 553-4072

FARMINGTON HILLS - Kimberly Subdivision, beautiful 4 bedroom, 2½ bath tri-level. Decorator touches throughout. 1993 roof & deck, central air, fireplace, security plus updates. $159,900. 471-2050

304 Farmington Farmington Hills

FARMINGTON HILLS. 3 bedroom, 1½ baths, custom ranch. 2500 sq.ft. finished lot and basement. $205,900 553-0681

FARMINGTON HILLS by owner - Lovely 3 bedroom, 2 baths, 1 fireplace, colonial, 2150 sq.ft. Tired lot. Quiet streets, family neighborhood, Farmington Ridge Sub. Central air, newer carpet & paint, many sub provided extras. OPEN SUN. $173,000 or by appointment 661-5478

FARMINGTON HILLS OFFERS this neat & clean 3 bedroom home with family room, new carpet, fireplace, large lot, 2 car attached garage, 1½ baths & deck. $108,000 5 FHA/VA terms.
MICHELLE MICHAEL
RE/MAX EXECUTIVE 737-4400

FARMINGTON HILLS
Desirable Lincolnshire Estates. Excellent condition, 4 bedrooms, 2½ baths, family room with fireplace, Lovely yard with stream. Updated, ready to move in. $155,900.
RED CARPET KEIM, MAPLE, INC.
851-8010 553-5866