REAL ESTATE *NEWS*

Ask pointed questions during apartment search

It pays to follow the asterisks, read the small print and ask questions when it comes to shopping ads for apartment rentals.

What you think you see isn't necessarily what you get.

Just ask Ronald Ulmer, a Farmington Hills executive, who soon will end an unhappy relationship with an apartment complex in Washtenaw County.

After signing on the dotted line, Ulmer discovered that a "special" offering two months of free rent actually was a 13-month lease with a monthly payment higher by more than $100 what a colleague was quoted three months later.

Additionally, Ulmer's suspicions about the maintenance of the place, vacuuming hallways and washing exterior windows, turned out to be well-placed.

Ulmer readily admits that his consumer sophistication was blinded by a view of a lake on the premises. But he's learned some valuable lessons.

"The first thing I would do most definitely is get everything in writing. If you put it in writing, then I have a case for breach of contract. If it's not written down, they don't have to do it.

"I would probably knock on a couple of doors and ask (tenants) if they've had a good experience," Ulmer said. "I would ask the apartment complex for a reference of clients. If they couldn't, I would definitely take my business someplace else.

"I've come to conclude . . . that nothing in this world is free," he said. "If it says 'free,' I'd take extra time to investigate to make sure there is no extra cost, hidden cost."

Rental specials can change at a moment's notice, said Lucille Calvert, assistant manager of Waynewood Apartments in Westland. "It's like a blue light special at K mart. The special price may not be there tomorrow."

Specials are a function of supply and demand. Now, supply exceeds demand.

"People don't give things away unless they have to," said the manager of Hidden Oaks Apartments in Southfield who declined to give her name. "At one time, we offered two months free. Now it's tightened up so it's half off two months rent."

"In every apartment complex, they're offering a special now," Calvert said.

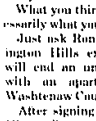
Specials generally are offered only to new tenants for a limited time on selected units.

Lori Wyatt, a consultant with a locator service, Apartments Unlimited in Troy, suggested that consumers start to focus their search with a series of pointed questions via the telephone.

"List out the areas of most interest, call and ask what's the likelihood of getting *that* unit now. Calling in advance will save a lot of time," she said. "You have to be extremely careful as to conditions and rules."

Board's veto of audit may prove to be shortsighted

CONDO QUERIES



ROBERT M. MEISNER

The first meeting I attended as a new board member left me disturbed. The general attitude of the members was flippant on issues discussed. In fact, the matters that I questioned were not recorded in the minutes. We are in the process of transferring management companies and I strongly believe that an audit should be made, but the board voted against my proposal because it thought the cost would be prohibitive. We do not have the funds in our capital reserve, and we are not interested in having any condominium members conduct the audit. I am concerned about how our finances are being handled. Am I right in requesting an audit?

The association is required under the condominium statute and the condominium bylaws to conduct a yearly audit, although it need not be certified. A copy of the financial statement must be provided to the members of the association. In addition, it is generally recommended that various audits be conducted by associations periodically, particularly those that have recently taken over control of the association.

In my book, "Condominium Operation: *Getting Started and Staying* on the Right Track," the four audits I believe are necessary are discussed. They include the legal audit, the operational audit, the physical audit and the financial audit. I would suggest that your board is clearly penny-wise and pound foolish, and it should be reminded of its legal liability in conducting itself in such a short-sighted manner. Perhaps you should retain legal counsel to advise the board as to what its liability is if it continues on its present course of action.

I live in a subdivision where someone purchased a houthouse and begun renovations to add a bay window, a storage area and a deck to the houthouse. He also contemplated extending a wall of *the houthouse that would extend* several feet over the channel abutting the houthouse. I am another owner of the subdivision, and we wish to seek enforcement of the covenants contained in the deeds that require all alterations to be approved by a majority of the other owners of the lots and give us the right to use the channels as a means of ingress and egress and prohibit the obstruction of the channel. A proponent of the changes claims that a television aerial and a rain gutter that is attached other other houthouses and extend, to some extent over the channel, constitute a waiver and abandonment of my right to enforce the restrictions. Do I have any basis to pursue *this potential violator?*

Yes. In a similar case in Ohio, the court of appeals upheld the right of another owner requiring the removal of the additions that impeded upon the free access of the channel and otherwise violated the restrictions. The court found the restriction was enforceable because it was used to enforce a "general planners scheme of development," whether there was actual or constructive notice of the restriction.

The court significantly noted that the so-called infractions complained of had not been enforced, did not obstruct the channel, were minor, and did not constitute an abandonment or waiver of the restrictions prohibiting obstruction of the channel in that instance.

In that case, the court noted that the channel was a common area of the subdivision, and that the restrictions were placed in the property titles to protect integrity of the channels by prohibiting each property owner from obstructing them. You would pursue the matter with that authority in mind.

Robert M. Meisner is a Birmingham attorney concentrating his practice in the areas of condominiums, real estate and corporate law. You are invited to submit topics you would like to see discussed in this column by writing Robert M. Meisner at 30200 Telegraph Road, Suite 167, Bingham Farms 48025. This column provides general information and should not be construed as legal opinion.

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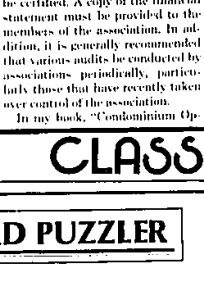
Answer to Previous Puzzle



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Birmingham-Bloomfield Board Of Realtors

301 Open Houses

NV-LIVONIA
OPEN SUN. 1-5 37214
Varga in Livonia E of Newburgh. Immaculate 4 bedroom family room with fireplace, 2 full bath, private park like setting This home is a must see!
CENTURY 21 ROW
464-7111

REDFORD - Open Sun. 12-4PM 19508 Greenmount Comfortable and affordable living in this 3 bedroom aluminum ranch with new thermal windows, finished basement with bar, 2 car garage, central air $65,900 537-0438

REDFORD - OPEN SUN 2-5 26644 Southwestern S of Plymouth, E of Inkster. Lovely brick ranch, corner lot, immediate occupancy. Must be sold $63,900
CENTURY 21 COLE REALTORS
937-2300 455-8430

REDFORD
OPEN SUN. 1-4
13501 Brady, S of Schoolcraft E of Beech, super brick, maintenance free ranch, newer roof Custom details, hardwood floors, copper plumbing, central air, fireplace in living room, finished basement 2 car garage $78,500 Call WANDA SCHAFFER
CENTURY 21 ROW
464-7111

301 Open Houses

REDFORD—Open Sun 2-5 9120 WINSTON Large, gorgeous 3 bedroom brick ranch in prime location. Beautifully finished basement. Garage & much, much more to see. A steal at $69,900. HMA. 353-7170

REDFORD—Open Sun 2-5 19776 INDIAN Fresh & clean Newly and specially Perfect 3 bedroom Brick ranch. Big backyard too Heated 2-car garage with attic. Very more. Seller must move. A steal at $59,800. HMA. 353-7170

Redford -
OPEN SUN. 1-4
15386 Leona, N off 5, E of Beech. Best buy in the area 3 bedroom, 2 full baths finished basement double lot, nicely decorated, newer carpeting, central air, beautiful tree shaded street in nice family neighborhood, large living room with beautiful bay window, nice country kitchen with tree appliances Gas BBQ grill & lawnmower $57,400
STEVE & SON FAULHABER 525-9600 or Page 309-0907
CENTURY 21 HARTFORD NORTH

SOUTHFIELD - Open Sun 2-5 22281 NANCY S. of 9 Mile, W of Telegraph. Exceptional 3 Bedroom Ranch. Prime area. Beautiful interior. Lovely bath & kitchen. Walking distance to schools & shopping. Loaded with extras. $63,900. HMA. 353-7170

301 Open Houses

Livonia
OPEN SUNDAY 2-4
11935 West Shore
S off Plymouth Lake Rd
SPLASH IN THE POOL SPORTS CHAIN OF 7 LAKES from your Charming remodeled 1800 sq. ft. home 3 bedrooms, new central air, roof, wall, etc. Immediate occupancy $154,900 KATHY TOTH or 426-5577
SPEAR & Associates, Realtors Inc.

SOUTHFIELD - Open Sun 2-5 24154 ROUGE CREST, Gorgeous, like-new 2 bedroom, 2 bath ranch on nearly 2 acres of land. Huge living & dining rooms. 2 car garage. Loaded with extras. Just listed. Only $144,750. HMA. 353-7170

SOUTHFIELD—Open Sun. 2-5 23810 BRANDYWINE Extra special 3 Bedroom, 2 bath brick ranch on great area. Full basement. 2 car garage. Beautiful backyard. Many, many extras. Seller says sell! $95,900. HMA. 353-7170

THREE bedrooms, 1½ baths, central air, new windows/carpet. Family room, dining room. $49,900. Open Sun. 1-5. 1877 Ripley, 1 blk. W. of Coolidge. 1 blk. N of 17. 547-3848

TROY- Open Sun 2-5 6785 SERENITY Gorgeous 3 bedroom, 2½ bath brick, contemporary Tudor. Huge wooded, private lot Nearly 2,400 sq ft. Kitchen with dining, elegant master suite & family room. Garage. A must see. $199,900. HMA. 353-7170

WAYNE - OPEN SUN 1-4 5154 Merriman between Annapolis and VanBorn 3 bedrooms, 1½ baths, library, finished basement, 2½ car garage w/outdoor pool, deck & more on acre lot $62,900 By Owner 722-7171

301 Open Houses

SOUTHFIELD - Open Sun 2-5 21295 LOS PALMOS Gorgeous 3 bedroom brick Ranch. Southfield's best buy. Full basement. Lovely family room has natural fireplace. Private deck with Spa Loaded with luxury features. Super clean. Seller relocating $105,900 HMA. 353-7170

South Redford
OPEN SUN. 1-4
11395 Farley, S off Plymouth, E of Beech, 1,466 sq ft colonial, just like Better Homes & Garden home, many updates - immediate possession. Beautiful garden & landscaping. Large updated kitchen, formal dining room, sunken & family room with fireplace. Actual woodwork. Large oversized garage Reduced $72,700
"STEVE & SON FAULHABER" 525-9600 or Page 309-0907
CENTURY 21 HARTFORD NORTH

WESTLAND Open Sun 2-5. $89,900 owner transferred 7321 Dixon. Stunning 4 bedroom home w/NEW country kitchen, family room & den. 2 full baths, newly landscaped. Call Joe at CENTURY 21 Curran & Johnson 274-1700

WESTLAND—Open Sun 2-5 7780 DONNA Outstanding 3 bedroom, 1½ bath Brick Ranch. Gorgeous kitchen, central air. 2-car garage. Beautiful backyard. Livonia Schools. A must see. $101,900. HMA. 353-7170

WESTLAND—Open Sun 2-5 1544 S WALTON N. of Palmer, E. of Newburgh Rd. Terrific 3 bedroom brick Ranch. Prime location. Lovely kitchen with appliances. Central air. 2-car garage. A joy to see. $62,900. HMA. 353-7170

WESTLAND—Open Sun. 2-5 33623 HIVELEY. DEST BUY IN TOWN! Beautiful, executive brick Ranch situated on ½ acre lot. 3 bedrooms. Huge master bedroom. Extra large family room plus great & living room 2 car attached garage. Home warranty. Mint, mint condition $109,900 HMA. 353-7170

Westland
OPEN SUN 1-4PM
33128 AVONDALE
S of Cherry Hill W. of Venoy
3 bedroom brick ranch. 1½ car garage fenced yard, remodeled kitchen, dishwasher & leading to nice patio Removed walls open floor plan Newer Bradford windows w/marble sills Great residence with a cheerful air $69,900

Remerica SUBURBAN REALTORS
261-1600

WHITE LAKE TWP.
OPEN SUN AUG 2. 1-4PM
Enjoy spacious country living on all sports Great Lake. Spacious home w/4 bedrooms, 2 baths, great room, family room, patio, partial fenced yard, hobby room, extra storage. Room & 2 car garage $111,000 Take Dividend Rd. N. off M-59 to E. on Great Lake Rd., follow signs to 2940 Steeple Hill

HIGHLAND TWP
OPEN SUNDAY AUG 2, 1-4PM
Your search ends here! Beautifully decorated 4 bedroom home w/over 1700 sq ft., natural fireplace, 1st floor laundry, central air, patio & large private fenced yard great for family activities. 2 car garage plus 12x18 outbuilding $104,500 Located between M-59 & General Motors Rd., follow signs to 1370 Hickory Ridge Rd

ENGLAND REAL ESTATE 474-4530

W. BLOOMFIELD - Herman Frank & J. SIMSBURY. 2 acre, custom cabinets throughout, 2 story foyer, library, 2 way fireplace separates living and dining, large closets, 2 story family room with fireplace, first floor laundry, full basement! Great Location! Bought for extended family homes $185,500 Open Sat.-Sun. 12-4pm. 7581 Danbury Circle, 737-8159 CSD 2%

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With New Listings Added right up to The Weekend

See Large Display Promo In This Section for Instructions

302 Birmingham Bloomfield

ABSOLUTELY SUPERB Owner-built modern, 3 bedroom, 2½ bath, in town. Enjoy nature in a private and secluded location. 5 blocks walk to shop. Gourmet kitchen with deluxe built-in appliances, Sub-Zero, granite island and many outstanding features. Owner has selected Broker. Under $500,000 642-8540

ATTRACTIVE CONTEMPORARY Home on large private picturesque lot. By woods & water, walk to town $280,000 644-1163

BEAUTIFUL WOODED LOT Approximately 1 acre. 3 bedroom, 2½ bath ranch. Walnut Lake schools, large. Updated kitchen, newer furnace, roof, central air $189,900

CENTURY 21 MJL CORPORATE TRANSFEREE SERVICE
851-6700

BEVERLY HILLS Down Sun 2/3 bedrooms, 2½ bath ranch, nice corner lot, finished basement, central air, fireplace, 2 car garage. Price reduced $142,900 646-8512

BEVERLY HILLS- Lavish 4 bedroom brick Ranch. Finished walkout basement. Huge wooded lot. Birmingham schools $187,000. Ask for Jeff. HMA 353-7170

BEVERLY HILLS - 18249 Birwood 3 bedroom colonial, family room, large kitchen, fireplace, 2 car garage, finished basement. Great family area. New appliances. New landscaping $195,000 258-1115

BEVERLY HILLS
Ultra sharp, totally redone ranch in West Beverly. Maybe bath, gourmet kitchen, patio 3 bedrooms and 3 baths $260,000
JULIE HERMAN 646-6700
MAX BROOCK, INC. REALTORS

BIRMINGHAM
Fabulous in-town charmer with top of the line kitchen and new master bath. 4 bedrooms, 3½ baths $378,000
JANETTE ENGELHARDT 644-6700
MAX BROOCK, INC., REALTORS

BIRMINGHAM
Great price! Freshly painted, 3 bedroom aluminum, 1½ story. Newly refinished hardwood floors, charming dining bay, newer carpet in bedrooms, newer tired deck, roof & furnace, basement, garage Pembroke Elementary School $98,500
LuAnn Fardel Century 21 Town & Country (313) 647-8100

Birmingham
OPEN SUNDAY 1:30-4:30
1265 Tourlon
Beautifully maintained bungalow with newer carpeting and fresh paint Air conditioning plus wonderful new deck with hot tub. (S. of Lincoln, E. of Woodward) $129,900 B-03486
HANNETT, INC. REALTORS
646-6200

BIRMINGHAM-Quarton Lake Estates, 1178 Brookwood, charming, 5 bedroom, 2 full 2½ baths, fireplace, air, library, walk in closets, newer kitchen w/solid floor, formal living room & dining room Screened porch, vacuum decor throughout, double lot By owner $48,2900 or 540-7324

BIRMINGHAM SCHOOLS
Plus a gorgeous heavily treed lot for your home overlooking Lake Holly 4 bedrooms & 2 full baths + powder room, dens on each floor. Hardwood floors throughout, whole formica kitchen top of the line appliances, breakfast corner on center island. Huge master bedroom, screened sunroom, deck. A real knockout at $369,000 SUT.
626-8700
Cranbrook Assoc. Inc. Realtors

BIRMINGHAM - Spacious cape cod, 3 or 4 large bedrooms, den, library, family room, 2½ car attached garage, 2 fireplaces, 3 baths, hardwood floors, neutral decor, many updates, $244,900 642-5965

BIRMINGHAM
Walk to town from this elegant and charming Cape Cod Open and spacious floor plan, new kitchen, Great family room. $449,000
JANETTE ENGELHARDT 644-6700
MAX BROOCK, INC., REALTORS

BLOOMFIELD HILLS Hearing Grove Colonial Open Sun. 3 bedrooms, 4 bath, 1 family room, 2½ bath, 1 fireplace, central air, pool, sprinkler system, cul-de-sac $192,000 333-2523

302 Birmingham Bloomfield

BIRMINGHAM
Open Sunday, Aug 2, 1-4
1548 Redmond
E off Chesham, S of Maple

NEW CONSTRUCTION overlooking Birmingham Country Club 3100 sq ft with 3 bedrooms, 3.5 baths Luxurious master suite and library $319,000 BEVERLY CLEMO RE/MAX in the Hills 646-5000 or 530-1048

BIRMINGHAM SCHOOLS
OPEN FRIDAY & SUNDAY 12-4pm
4248 ORCHARD HILL
Bloomfield Hills (17 Mile/Adams) Charming 3 bedroom brick ranch, 1½ baths, 2½ car garage, large private treed lot. $149,000 647-1756

BIRMINGHAM
Spacious 4 bedroom, 2½ bath colonial w/living room, dining room, & family room. Located in Poppleton Park area. Offers immediate occupancy Call 599-7141

BLOOMFIELD COLONIAL PLUS Bloomfield Hills SCHOOLS! You must see the inside! It's like a dream! Fabulous white kitchen, two baths family room plus library, finished basement. Beautiful private cul-de-sac setting. Immediate occupancy Reduced to $279,000 (SHW) Call Ira Goldstein Ralph Manuel Associates 851-6900

BLOOMFIELD HILLS - 4 bedroom contemporary ranch, finished walkout, 1½ acres, swimming pool, neutral, moving condition. By appointment. $310,000 Agent 645-1548

BLOOMFIELD HILLS - 3 bedroom, large lot, new bath, new kitchen, new carpeting, gas fireplace, all appliances $121,500 Open Sat. only 1-5pm 2311 Rutherford, E. of Woodward, N. of Square Lake By owner 334-8383

BLOOMFIELD HILLS- Garden of the Century-- Reduced $350,000 Hearing Grove Bloomfield Hills Extravagant! 1991 built, 7,000 sq ft, spectacular contemporary on 3 acres with private pond 7 bedroom, 8 baths and 53 x 21' great room with bar and dance floor. Only for VIP's who want it all! Now only $449,000 Seller says sell! HMA 353-7170

BLOOMFIELD HILLS- In the City. Fabulous 4 B ranch estate in the world's most exclusive location. Perfect for VIP seeking potential and absolute seclusion. Dazzling, nearly 6,000 sq ft ranch 5 bedrooms, 6 baths and heaven in earth! Private tennis court & pool. A treasure in the finest sense Seller retaining. A steal at $985,000 HMA 353-7170

BLOOMFIELD HILLS - Birmingham Schools Newly renovated 3 bedroom, 2 bath ranch on 1½ acres, beautiful lot, Walnut Lake privileges 2200 sq ft with hardwood floors, marble entry, completely new kitchen & bath 2 fireplaces, large laundry room, tennis court 3 new deck Call 3496 Westmoor Rd E of Inkster, S of Walnut Lake Rd $199,900 By Owner 851-1685
OPEN SAT. AUG 1, 11-2

BLOOMFIELD HILLS - Motivated seller offering updated 5 bedroom, 6 200 sq ft colonial on 2+ acre lot in Indianwood Sub in Bloomfield Hills Spectacular new garden room and kitchen. Family room with hickstone fireplace and wet bar 4 full baths and 2 half baths. Walk-out lower level Great room to two decks and hot tub. Hardwood floors 3 car attached garage $725,000
MEG BEARDEN 644-6700
MAX BROOCK, INC., REALTORS

BLOOMFIELD HILLS
CITY OF CITY--
Best buy in the Great Home warranty! Quality built throughout in this 3 bedroom, remodeled setting Kitchen and family room access deck, looking to sunken gardens. Finished kitchen with center island Jenn-Air and oak cupboards. Large family room with fireplace and wet bar $495,000 B-8024
HANNETT, INC. REALTORS
646-6200

BLOOMFIELD
OPEN SUNDAY, AUG. 2, 1-4
2864 Homewood
E off Adams, N of Long Lake

Pool & spa. Bloomfield Hills schools 4 bedrooms, 2.5 baths, 3100 sq ft, family room $249,900
BEVERLY CLEMO RE/MAX in the Hills 646-5000 or 530-1048

BLOOMFIELD TWP Spacious ranch in country setting, 2300 sq ft 4 bedrooms, 2½ baths, dining room, family room, 2 car attached garage, hot tub, schools $189,000 646-7349

DON'T DRIVE BY
This 3-4 bedroom totally renovated & knock out dual level must be seen! Almost everything is new. Ceramic floors, wet bar, kitchen, main floor & lower level family rooms, 2 fireplaces, wet bar, C/A, sprinklers, circular drive much more! $249,900 KIM
626-8700
Cranbrook Assoc. Inc. Realtors

302 Birmingham Bloomfield

Bloomfield Township
OVER 3,800 SQ.FT!
Of Sophisticated Living in this 4 bedroom, 3½ bath Colonial. Spectacular Kenneth Neumann designed Great Room Master Bath with skylights 1st floor laundry
BIRMINGHAM SCHOOLS
GREAT NEW PRICE!!!
$329,900
JANE JACOBSON 642-4826
ADRIENNE STAMELL 642-8510
CHAMBERLAIN Realtors 548-9200

BLOOMFIELD
Williamsburg Condo in Bloomfield Village with 3 bedrooms, 4 full and 2 half baths, family room, library and rec room $623,000
JANETTE ENGELHARDT 644-6700
MAX BROOCK, INC., REALTORS

BLOOMFIELD TOWN - Birmingham schools A beautifully remodeled condo, temporarily with 4 bedrooms, 2½ bath, cathedral ceilings, skylights, deck, central air, 2 car garage, workshop, approx. 3400 sq ft. This home is sealed currently thru July, 1993 and is completely decorated and furnished Sale Price unfurnished, $189,900 completely furnished $219,000 Call Jim Work - 517-723-7 Home - 517-223-7332

EXCEPTIONAL HOME
For the sophisticated buyer. Beautifully maintained, contemporary interior, numerous, fantastic built-ins & unbelievably custom designed cabinets Pool & brick patio Priced below market value $415,000. FAI
626-8700
Cranbrook Assoc. Inc. Realtors

FAMILY ENJOYMENT comes naturally with the built in pool and whirlpool backing up to private park. 5 bedrooms, finished rec room and more to Franklin Cider Mill. $249,000. 43VAC
626-4000
MAX BROOCK

IN TOWN BIRMINGHAM
OPEN SUN. 2-5PM
Spacious 3 bedroom Dorothy Jensen built home Brick Courtyard entry, 2 story foyer, oak floor stairs, fabulous great room with marble fireplace, gourmet kitchen. $339,900.
CALL SHARON KIPTYK
MAX BROOCK INC. REALTORS
646-1400

LINDEN PARK AREA - Executive sized home, large lot, 1st floor master with den, family room, new kitchen, new carpeting, screened porch, many updates. Owner licensed 330 Surrey Rd 647-7628

—NEW LISTING—
Deeded access to Long Lake plus waterfront privileges. Delightfully decorated and updated colonial on a quiet cul-de-sac make this the perfect new home. Huge designer kitchen, fabulous master bath, white washed oak flooring, open floor plan. Great condo alternative! $379,000 B-04254
HANNETT, INC. REALTORS
646-6200

NOVI
OPEN SUN. 1-4
40557 Brenda Lane, S of Grand River, W of Haggerty. Perfection Sharp 3 bedroom ranch, 2 baths, family room, lovely kitchen, finished basement, beautiful lot, 2 car attached garage $143,000
CALL DON DONNELLY
CENTURY 21 ROW
464-7111

GRAND OPENING
ON INDIANWOOD GOLF COURSE, in gated St. Andrews Estates. 222 Kelsey, Grand Opening Builder Model Exceptional cape on spectacular wooded walkout. $399,000.
Designing To Suit Lifestyle
You Call Home

THE HOWARD STANLEY COMPANY
Executive Design/Build Division
Committed to Excellence For Over 4 Generations
651-9950 737-4000
788-0450

IN-TOWN RANCH Great Room 22 x 25, yard, 3 bedrooms, 2 baths, living room, utility room, basement, central air, attached garage Open Sun. - 814 Pierce 642-8378

LOOKING FOR A DEAL
Motivated seller offers this Beverly Hills contemporary ranch built in 1986 at a price of $150,000 plus extras One of the few newer homes in the area. Three bedrooms, 2 baths, large great room with fireplace and skylights, white formica kitchen, central air, alarm, attached garage $149,900
CRANBROOK REALTORS 645-2500

302 Birmingham Bloomfield

FRANKLIN CHASE - Location on beautiful Wabash. Perfection in and out. New kitchen, 2nd floor laundry. Treed setting for this colonial gem. $229,900
Call 642-6703
Thompson-Brown

HAMMOND LAKE - 3 bedrooms, large family room, fireplace, beautifully decorated & landscaped on almost 1 acre. $165,000 334-0122

PARK-LIKE SETTING
Beautifully maintained Bloomfield Village ranch set out lower level, 3 car attached garage and sheds/workshop area. $227,900 (OEA01ADA)

PERFECT FOR SINGLES
newlyweds or retirees. A decorators delight with 2 fireplaces, Florida room, new kitchen and oversized lot. $128,500 (DEJ8OOUN)

FABULOUS TREED LOT
Plus 4 bedroom, 2 bath colonial in Birmingham School district. Home boasts formal dining room & living room, plus basement. Great family neighborhood. $235,000 (OEJ2HOKL)
Call Kathy Lyons 398-1400 645-3422
COLDWELL BANKER Schweitzer Real Estate

CONTEMPORARY RANCH
Mint condition on beautiful lot in South Wabash. 3 bedrooms, 2½ baths, neutral tones, great location. $279,900.
Call Fran Jaffe REAL ESTATE ONE 644-4700 or 356-0800

SHARP 3 bedroom ranch with Bloomfield address. 1½ baths, dining & fireplaces, 2 car attached garage $134,500 SHPAR
CALL SHARON KIPTYK
MAX BROOCK
Cranbrook Assoc. Inc. Realtors

SUPER CLEAN, Unique Bungalow 4 bedrooms, 2½ baths, finished basement as family room, Hardwood floors, large deck. Don't miss the one! Seller reminded. A lot of house for only $117,000. BR
626-8700
Cranbrook Assoc. Inc. Realtors

WALK TO BIRMINGHAM
Classic 1928 Poppleton Park colonial. 4 bedrooms, 2½ baths, large master & bath with jacuzzi, family room, 3 car garage, screened porch w/fireplace, separate dining room, updated electric & plumbing, with new roof & air conditioning. Lot and a half $259,000
Call Midwest Relocation:
646-8727

302 Birmingham Bloomfield

HICKORY HEIGHTS
Spacious family home in popular, friendly neighborhood. 5 bedroom, 2½ bath Colonial on large lot. Move in by school time. $213,000
Ask for Chris or Tom
HALL & HUNTER
644-3500

PICTURESQUE LANDSCAPE
BLOOMFIELD COLONIAL 4/5 bedrooms, 2½ baths with 3 car garage. Large master suite with fireplace, inground pool and fenced patios. $335,900 (OEW7HRN) 737-8000
COLDWELL BANKER Schweitzer Real Estate

TRANQUILITY
Nestled on almost 2 acres of land w/ irregular pool, this Colonial is ready for you to move in. Rustic setting, 4 foyer, hardwood floors, 5 bedrooms, family room w/fireplace, dining room & den. Lower level & deck. $274,900. FPA
626-8700
Cranbrook Assoc. Inc. Realtors

WHITE CONTEMPORARY on WALKER GOLF COURSE
One of the largest lots in Wabash Forest w/granite floors, 3 fireplaces, custom kitchen, main floor & lower level family rooms, 4-6 bedrooms, main floor master bedroom with marble bath. Owner must sell. $468,900. MB
626-8700
Cranbrook Assoc. Inc. Realtors

WING LAKE ACCESS for sailing, swimming, fishing. 4 bedroom, family room home. Secluded rear yard. New kitchen, carpet, walk to Bloomfield Hills Schools. $295,1000

303, W.Bloomfld. Keego Orchard Lake

A Lovely
W. Bloomfield Colonial
Nestled on a quiet & secluded street, 3 bedrooms, 1½ baths, family room with natural fireplace, living room, dining office, screen porch, lake privileges. $116,375. Follow signs at Cochrane or Cooley Lake Road & Pontiac, 1982 Wolbeck. Open Sunday, 2-7. Call Owner 626-3203 or Help-U-Sell 360-8880

BEST BUY IN SUB. New construction complete with central air and all floor coverings. First floor master with Jacuzzi. $224,900. 37PET
626-4000
MAX BROOCK

SAY YES to this maintenance-free 3 bedroom home with room for your whole family. Finished basement, central air, large yard, plus much more. $79,900.

NORTHVILLE COLONIAL A step above the rest. 5th bedroom, recreation room in lower level, warm hardwood floors, fireplace & spacious living areas. Lovely patio & treed yard. Commons access across the street. For more details call today. $179,500

GREAT HOME, GREAT SUB, GREAT PRICE! Plenty of space in this 2000+ sq. ft. home. Security system, updated central air, furnace and 1st floor laundry are just a few of the many features. $189,500.

CHARACTER & CHARM is this 3 bedroom, 1½ bath home for the quality looking buyer. Warmth of wood floors, fireplace, family room, living room, not to mention the formal dining room. Truly charming inside & out. Call today for your private showing. $133,900.

STUNNING 8 room colonial in move-in condition on ½ acre lot with 100+ ft. water frontage. For more information, call today. $182,500.

UPDATED AND WELL MAINTAINED brick and aluminum ranch. 3 bedroom, 1½ bath, family room w/ fireplace, central air, and finished lower level. Affordably priced and waiting for you! $104,500.

RANCH CONDO - no common walls! Best price in Country Place. Perfect for first time buyers or those looking to downsize. Large master bedroom w/bath access. Much storage in garage. Great area/great price! $69,900.

Century 21 SUBURBAN

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