

# Hi, We Support the Sunshine Kids<sup>TM</sup>



**ORCHARD LAKE.** Panoramic views of all sports Cass Lake come with this contemporary lakefront Ranch on a wooded lot. Extensively remodeled in 1988. Great room with fireplace. Master bedroom faces lake and has built-ins, full bath and 9x9 walk-in closet. Hot tub in atrium. Security system, central air, air cleaner and more. \$539,900 851-8100 06-B-7298



**FARMINGTON HILLS.** On the pond at Hunters Pointe, this transitional home is ideal for entertaining - great room, family room, formal dining room, and a fantastic kitchen and breakfast area overlooking a picturesque pond. Cathedral ceilings, master suite with balcony, finished walk-out lower level, 3 car garage and circular drive. \$489,000 851-8100



**COMMERCE.** Spectacular Contemporary features walls of windows, views of Lower Strata Lake, woods and privacy. Fabulous gourmet kitchen. Atrium, waterfalls, great room, library and 2-story foyer. Impressive master suite with 3-sided fireplace. Indulgent master bath features an Italian marble fireplace and much more! \$439,000 851-8100 06-B-7381



**WEST BLOOMFIELD.** Three bedroom riverfront Ranch on 4.9 acres. Private with an up-north feeling. Hardwood floors, plaster walls, 3 fireplaces, full basement and 3 full baths. Living room, family room, rec room. Central air. \$359,900 851-8100 06-B-6332



**TROY.** Fantastic buy for the neighborhood! Prime cul-de-sac location with mature landscaping. Four bedroom, 2 1/2 bath Colonial. Family room with wet bar and beautiful fireplace. Traditional floor plan. Library, 1st floor laundry. \$229,900 689-8900 05-A-7616



**NOVI.** Charming, newer 4 bedroom Tudor. Large great room with fireplace. Den off hardwood floored entry. Formal dining room with crown and chair moldings. Kitchen has breakfast area with doorways to newer deck. Wood windows throughout. \$199,000 626-9100



**ROCHESTER HILLS.** Wonderful 4 bedroom family home with finished walk-out basement and backs to wooded commons. Very large bedrooms, 2 1/2 baths, skylights, bay windows, energy efficient furnace, central air and move-in condition. \$192,500 651-8850



**ROCHESTER HILLS.** Country, contemporary, eclectic. This Ranch will complement your lifestyle. Gorgeous wooded lot. Like-new floor plan with vaulted ceilings, formal dining room, island kitchen and a very special master bedroom. \$182,900 651-8850 04-A-7612



**FARMINGTON HILLS.** Charming is truly the word for this 3 bedroom, 2 1/2 bath classic Cape Cod on a quiet cul-de-sac. Tastefully decorated and well maintained. Newer roof, large country kitchen, hardwood flooring, 3 fireplaces and more! \$180,000 626-9100 02-B-7586



**BLOOMFIELD.** Three bedroom, 2 1/2 bath Ranch with finished basement. Neutral carpeting, 1st floor laundry, formal dining room, spacious foyer and family room with fireplace. Patio off family room. Circular drive, central air and more. \$171,900 646-6000 01-B-7414



**FARMINGTON HILLS.** Lovely 3 bedroom Colonial on a tree lot. Year-round sun room with cathedral ceiling and palladian windows. Expansive family room with cozy fireplace. Bay window, central air, side-entrance garage, sprinklers and more. \$139,900 626-9100



**CLAWSON.** Absolute move-in condition! Three bedroom Ranch with finished basement. Great floor plan. Central air, hardwood floors, security alarm and kitchen appliances. Two and one-half car garage with opener. Patio and gas grill. \$96,700 689-8900



**ROYAL OAK.** JUST REDUCED! Exceptional 2 bedroom townhouse in popular Coventry Park. Secluded location near rear of complex. Neutral decor, doorwall to patio, 1 1/2 baths, 2 carports and basement. Central air. Pool and clubhouse. \$74,900 646-6000 01-A-7229

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## First time buyer? You'll like this!

Purchase Price \$88,300.00  
10% Down: \$8,830.00  
Mortgage Amount: \$79,470.00  
30 Year Fixed: 8.0% (1 pt.)  
Annual Percentage Rate: 8.106  
Principle and Interest: \$583.12  
\*Taxes: \$160.19  
Insurance: \$25.00  
Private Mortgage Ins.: \$22.52  
Monthly Payments: \$790.83

## \$33,900 Yearly Income Needed to Qualify

Figures provided by The Prudential Real Estate Financial Services of Michigan. An Equal Opportunity Lender. Qualifying ratios of 28% based on FPMVA/FHMLC guidelines. \*Based on tax averages from cities throughout Oakland County.



**FARMINGTON HILLS.** Spacious and charming 3 bedroom, 2 1/2 bath home! Large functional kitchen, inviting family room with fieldstone fireplace and French doors to formal dining room. Great views of wonderful yard! Central air. \$162,350 626-9100 02-B-7581



**ROCHESTER HILLS.** Darling 3 bedroom, 2 bath Ranch. Neutral decor throughout. Beamed cathedral ceiling. Nice, large lot with an outstanding deck. Great room fireplace. All kitchen appliances stay. Central air. Walk-out lower level. \$118,000 651-8850 04-A-7611



**ROYAL OAK.** A must see near downtown. Three bedroom, 2 bath Ranch. Newer roof, furnace, water heater, kitchen and main bath. Updated master bedroom with sitting area. New berber carpeting. Natural woodwork. Basement. Fireplace. \$95,900 689-8900



**ROCHESTER.** Million dollar view of the park from the enclosed ceramic tiled balcony. Desirable 2 bedroom end unit Ranch Condo offers privacy and quiet location. Master bedroom with huge walk-in closet. Walk to downtown. \$54,700 651-8850 04-A-7613



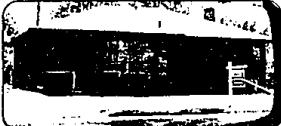
**TROY.** A great location and fantastic buy! Four bedroom home with all new beige carpeting. Most windows recently replaced. Pella doorwall to patio. First floor laundry, family room with fireplace, wet bar, basement, central air. \$146,900 689-8900 05-A-7617



**BIRMINGHAM.** Immediate possession available! Three bedroom brick Cape Cod with a newer furnace. Fireplace in the living room. Finished basement. Central air plus 1 window unit. Two car garage. Birmingham schools. \$117,000 646-6000 01-B-7605



**SYLVAN LAKE.** Great starter home, only one minute walk to beach and boat privileges. The 3 bedroom home features many updates, newer roof shingles, stove, recessed lights, ceiling fan, etc. Secure location. Rich and famous neighbors! \$79,900 646-6000



**OAK PARK.** Three bedroom Ranch in great condition with many updates. Newer furnace, gutters, double sink vanity, and drive. Great floor plan and landscaping. Partially finished basement. Central air, security system and fireplace. \$53,950 626-9100 02-B-7587



**OPEN SUNDAY 2-5, 4012 Old Dominion, W off Orchard Lake, South of Lone Pine. WEST BLOOMFIELD.** Classic 4 bedroom Georgian Colonial! Two-story marble foyer, library with wet bar, and finished basement. Green Elementary \$162,500 851-8100



**ROCHESTER HILLS.** Just beautiful! University Hills Saltbox has been lovingly cared for. All 4 bedrooms have walk-in closets. Great sun porch overlooks gorgeous cul-de-sac lot. Central air, 2 1/2 baths, 1st floor laundry. A great buy! \$179,900 651-8850



**FARMINGTON HILLS.** Three bedroom, 2 1/2 bath Townhouse. Loft overlooks great room with vaulted ceiling and fireplace. Master bedroom with dressing room and walk-in closet. Contemporary kitchen, ceramic tile foyer and 3 skylights. \$144,900 851-8100



**TROY.** Great opportunity to choose your colors and move in quick! Three bedroom home on an extra deep lot and central location. Cathedral ceiling in living room, recessed lighting, upgraded carpeting and Andersen doorwall to rear yard. \$107,900 689-8900



**BIRMINGHAM.** Possible lease option! Two bedroom Townhouse with newer neutral carpeting and new windows. Great courtyard location. Central air and basement. Quick occupancy, owners motivated. Birmingham schools. \$75,000 646-6000 01-A-7535



**SOUTHFIELD.** Starters, singles or retirees! This neat, clean 3 bedroom Ranch is ideal for you! Heatolator fireplace in living room. Nice-sized dining room. All appliances stay. Nice yard. Buy now before interest rates go up. \$51,900 626-9100 02-B-7609

**The Prudential**  
Great Lakes Realty


**BIRMINGHAM/BLOOMFIELD**  
1520 N. Woodward  
(at Long Lake)  
646-6000  
**ROCHESTER**  
1460 Walton Blvd  
(at Livernois)  
651-8850

**FRANKLIN/FARMINGTON**  
31000 Northwestern Hwy.  
(at 13 Mile)  
626-9100  
**RELOCATION OFFICE**  
800-521-4264

**WEST BLOOMFIELD**  
4316 Orchard Lake  
(at Lone Pine)  
851-8100  
**TROY**  
3150 Livernois  
(at Big Beaver)  
689-8900



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