# CLASSIFIED REAL ESTATE

## 304 Farmington Farmington Hills

ACCEPTING OFFERS on 2 or 3 bedroom, 2 bath brick ranch. Custom home overlooks wooded commons. $249,900. 661-2492

BEST BUY!
3 Bedroom Ranch with Florida Room and 1st floor laundry in a well established subdivision. Great buy for first time buyer. Easy access to shopping, schools and highway. $99,900.

DE-LIGHTFUL--DE-LOVELY
Large, spacious 4 bedroom home in prestigious Independence Commons. Close to school, shopping, town. Price reflects need for some TLC. Best buy in sub--Hurry! $179,900. Please ask for:
JOHN STILLWAGON
CENTURY 21 HARTFORD 478-6000

BRIARHILL SUB
Quad level, .6 acres. 2285 sq. ft., air, hardwood floors, 4 bedrooms, country kitchen, 2½ baths, family room, built-in entertainment center, basement, heated oversized garage/workshop, Fieldstone patio. $165,000, $72 a square foot. Appointment only. 661-0044

COLONIAL - Canterbury Commons. 4 bedrooms, 2½ baths, library, family room, extra large lot. $183,900. Owner. 851-1579

COLONY PARK, beautiful, 4 bedroom colonial, 2½ baths, large family room with fireplace, study, completely remodeled kitchen and all baths, whirlpool, air conditioned, new roof, screened porch, professionally landscaped. 28858 Oak Point. $236,000. By appt. 553-2130

COPPER CREEK
Detached condominium home, choice golf course location, 2 story, 3 bedroom, 2½ bath, den, living room, formal dining room, main floor master suite, open floor plan, high volume ceilings, 2 decks, lower walkout, $307,000, Owner, 489-1231

COUNTRY ATMOSPHERE
in the city. A MUST SEE! 3 bedroom, 2½ bath ranch on an estate size lot in prestigious Woodcreek Farms. Ask for DIANE SCRIVEN. $249,900.

Remerica
Village Square
349-5600

DON'T PAY THE RENT!
Experience the pride of ownership in this 3 bedroom ranch with family room, florida room with fireplace on a beautiful wooded lot for under $600 a month. $73,900.
MAUREEN HERRON
CENTURY 21 ROW 464-7111

EXPERIENCE ELEGANT LIVING - in a magnificent wooded location. Beautiful brick ranch totally remodeled. Gourmet center island kitchen, extensive views of marble & ceramic tile, sound system thru-out, recessed lights, central vac, 15x15 dressing area, 29x12 game room in lower level, 12x9 spacious marble entry. Entire home a dream design decor. $325,000.
CALL EIKE PERREAULT
THE PRUDENTIAL GREAT LAKES REALTY 409-9080

Family Living-9 Mile Halsted, 4 large bedroom colonial, 3½ baths large dining, living & family rooms plus den. Large hardwood kitchen, open view to deck & rear privacy, bay windows, finished basement with 2 offices/bedrooms, large storage area, large lot. Priced to sell $237,900. By appointment. 477-0368 or 477-9771

FARMINGTON HILLS TUDOR
Privacy in a subdivision? YES! Plus 4 bedrooms and a walkout basement. Beautiful deck. Neutral design. $267,000.
HEPPARD & ASSOC.
855-6570

FARMINGTON HILLS. 21793 S. Brandon. 3 bedroom, 1½ baths, 1150 sq.ft. brick ranch, 2 car attached garage, full basement, hardwood floors throughout, remodeled kitchen, ceramic bath, subdivision pool, newer roof & central air, Florida room. $98,500. 471-1781 or 486-6689. Buyers Only Please!

FARMINGTON ROAD - 13 MILE
3/4 bedrooms, 2½ baths, walkout lower level, extensive updating inside & out. $152,900 553-4386

FARMINGTON HILLS
Beautiful 4 bedroom, 2.5 bath colonial offers library, finished basement, 1st floor laundry, new carpeting, circular drive, and more! $224,900. Call 851-9770
ERA RYMAL SYMES

FARMINGTON MEADOWS - beautiful 1500 sq. ft. 3 bedroom home featuring updated baths, new roof, gutters, furnace and much more. Large private treed yard. Custom landscaping. Nothing to switch, change or paint. Elementary school in sub. Make it yours at $116,000.
CALL AL THOMAS
RE/MAX WEST 261-1400

FARMINGTON Hills colonial, 23315 N. Stockton, S of 10 Mile, E of Orchard Lake. 4 bedrooms, 1.5 baths, air, Andersen windows, beautiful large lot & deck, $119,900. 477-4776

FARMINGTON HILLS -BY OWNER
3 bedroom, 2½ bath brick ranch in a desirable neighborhood with a circle drive, full finished basement, security & sprinkler system, $199,500. negotiable. Call 4-10PM. 851-8919

FARMINGTON HILLS
OPEN JUNE 6, 12-5PM.
27900 11 Mile Road, 3 bedroom, brick ranch, updated kitchen, family room & bath, full basement, 2 car garage, $118,000. Owner: 478-3271

FARMINGTON HILLS
INVESTOR SPECIAL
$54,900
Large fenced lot and 2 car garage. Low maintenance, updated 2 bedroom bungalow, just listed! See it today! Call 851-9770
ERA RYMAL SYMES

FARMINGTON HILLS
New listing! Gorgeous custom contemporary at beautiful Country Ridge! 3348 sq.ft. not including finished walkout! Loaded! Sparkling pool overlooking creek and commons! $359,500.
ANN FENNER SPIEGEL
540-5525 - 737-2476
MAX BROOCK, INC., REALTORS

FARMINGTON HILLS SCHOOLS
hard to find newer construction. Neutral decor, huge open kitchen prefect for entertaining. large lot, lower level is finished as a bedroom, perfect for in-law suite or 2nd master. $115,000, GR-26. #D10905.

GREEN HILL WOODS - superb 4 bedroom colonial on prime site backing to commons. Professionally landscaped. Wood foyer floor, stained woodwork. Family room with fireplace. Glass enclosed solarium & much more. $199,900. AL-38. #B09884.

MAJESTIC STRATMORE SUB CONTEMPORARY - 3048 sq. ft. Farmington Hills schools. Living room, family room, library, 4 bedrooms, 2½ baths, 2 car side entry garage. Large lot. Priced to sell quickly. $274,900. FU-39 #B10310.

FARMINGTON HILLS TUDOR - over 3000 sq. ft. colonial with fabulous finished basement with wet bar & dance floor. 4 bedrooms, 3½ baths, library, gourmet kitchen with center island, unique master bedroom with fireplace. Call today for more information., $274,900. FO-23 #B08380.

THE
MICHIGAN
GROUP
Realtors, Inc.
851-4100

FOUR BEDROOM custom built Spanish Cape Cod. This home has many features and amenities too numerous to mention. Please call for more details. $219,900. (DH-330)
CENTURY 21 WEST 349-6800

A GREAT BUY in a great location in Farmington Hills, family Sub at 12 Mile & Drake. 4 bedrooms, 2½ baths, large new sunroom, many updates, $152,900. 489-0175

HOLLY HILL DR.
Land contract terms available on this architects home. Over 2,400 sq. ft. includes 3 bedrooms, 1½ baths, natural fireplace, finished basement, with walk-out. Two wooded acres includes your ½ acre pond.
Ask for Becky Hanlon
WOLVERINE Properties, Inc.
532-0800

"INCREDIBLE, TOTALLY PRIVATE $40,000 POOL"
is the highlight of this very contemporary 4 bedroom home with his and her master baths and an all new designer kitchen with sub zero. Situated on a large sprawling treed lot in the best part of Farmington Hills. Please call. Just listed at $259,900 (AR1)
RED CARPET KEIM 855-9100

NEW CONSTRUCTION
EXCLUSIVELY
TREASURE PRIVACY? - how about ½ mile back in the woods? 4400 sq. ft. custom home on 1 acre backing to Heritage Park. $375,000.
CALL NANCY MEININGER
851-9950 810-2557 348-9950

NEW ON THE MARKET
Excellent quiet location. 4 Bedroom Tri-Level, 2,820 sq. ft. 2½ Car attached garage, beautiful large lot. Only $178,900. Ask for:
CAROL OR JIM CLARK
Century 21 Hartford North 525-9600

NORTH FARMINGTON HILLS
½ acre treed lot offers super privacy. 3-4 bedroom ranch with formal dining, full basement, rec room, 2 car. Better hurry! $111,900.
AL VAN ACKER
RE/MAX EXCELLENCE 539-3700

OPEN SAT & SUN - Woodbine Sub. 24466 Pervoes, (N of 10 Mile between Middlebelt & Inkster) Sprawling 3 bedroom 2,148 sq. ft. Ranch ½ acre heavenly property. $149,500
HELP-U-SELL of NWWC 425-8881

OLD WORLD CHARM $142,500
The renovation is complete for this Farmington Hills cape cod overlooking a parking 1.6 acre estate. 3 bedrooms, 2 full baths, finished basement, natural fireplace, and 2 car garage. 421-5660

WESTERN $208,900
Farmington Hills 1978 built 1,900 square foot 3 bedroom, 2½ bath brick in a desirable sub. First floor laundry, finished basement, and central air. 421-5660

The Prudential
Wolfe Realty
Independently Owned and Operated

OPEN SUNDAY June 6, 1-4pm
FARMINGTON HILLS - UNIQUE SEMI-DETACHED END UNIT - Spacious feeling with cathedral ceilings, travertine marble fireplace. 2 bedrooms, 2 bath. Private entrance and access from attached 2 car garage. Storage. $118,900 EC-H-83LAU
MAX BROOCK, INC. 646-1600

OPEN SUN. 1-4PM
35948 CHARTER CREST
S. of 11 Mile, W. of Drake
Large, bright, spacious 4 bedroom brick colonial. Newly decorated, hardwood floors, newer roof & carpeting, updated kitchen, central air, family room with fireplace, den, finished basement, $203,900.
CALL EIKE PERREAULT
VOICE MAIL, 409-9080
THE PRUDENTIAL
GREAT LAKES REALTY

STARTER
in EXCELLENT CONDITION
¼ acre surrounds this darling starter/retiree home. New light oak kitchen, 17 ft. master suite, Pella windows & taxes under $1100, Hurry! $76,900

LOTS OF SHADE
Wide treed lot in excellent area. Ranch with new 22ft. light oak kitchen, bath, roof, garage and more. Low taxes too. $64,000

HALF ACRE SPECIAL
3 bedroom brick/aluminum ranch with new kitchen, bath, carpet & more. Great view from large deck. $89,899.

LARGE FAMILY SPECIAL
Near schools & downtown Farmington. 4 bedroom + library, 3½ baths, formal dining, family room with fireplace. Large yard - super sharp. $149,900.
BOB SEXTON
REALTY EXECUTIVES METRO INC.
473-1200

STRATHMORE CONTEMPORARY
spectacular 2 story with 1st floor master suite, Cathedral ceiling, extensive use of ceramic tile, custom cabinetry, great room, library, formal dining, private rear yard with deck, professionally finished basement & much much more. $275,900. For more details call.
BOB MASSARON
THE MICHIGAN GROUP
REALTORS INC. 851-3914 Ext 348
24 hour voice mail, 935-8588

THREE BEDROOM Colonial, brick, 2½ car garage, deck, updates. $59,900. 21213 Ontaga. Rent/buy option, $10,000 down. 471-9233

TOTALLY refinished 3 bedroom bungalow, this home offers a walk-out basement w/natural fireplace, on over ½ acre in the desirable Farmington Hills area. $106,000. 427-1904, or 489-0047

WONDERFUL 4 BEDROOM COLONIAL in desirable Independence Commons. Walk to new Hillside elementary school! Step down living room with cathedral ceiling. Many updates. Fresh and neutral. $164,900. W-10CON B12378
MAX BROOCK
626-4000

1993 MODEL...larger country lot, 4 bedroom, 2 bath, custom brick exterior, vaulted ceilings, circle windows. View of stream from family room with fireplace. Builder will consider trade in for down payment.
One Way Realty
473-5500

## 305 Brighton-Hartland Howell

BRIGHTON - Builder's Own Home 3 bedroom, 2 bath rustic contemporary, fieldstone & cedar siding, shake roof, cedar paneled great room with cathedral ceiling & skylights, on rolling, wooded, 4 acres with pond and orchard. $215,000. 517-546-5348

CUSTOM BRICK colonial on private 1¼ treed acres near Kensington. 2600 sq.ft., 4 bedroom, 4 bath. $189,900. Tree lovers call 227-0202

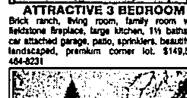
Visit the
CAVALCADE OF HOMES
31 New Home Tour
in Livingston County
June 5-13
Sponsored By
HOME BUILDERS ASSOC.
of Livingston County

BUY-N-SAVE™ SELL-N-SAVE™
**BY OWNER**
**No Commission**

BEAUTIFUL FRANKLIN!
3 bedroom, 2½ bath tri-level, newer custom kitchen, jacuzzi, 2 fireplaces, 1 acre lot, central air, security, hardwood floors, sunroom, approx. 2500 sq. ft., Birmingham schools. $235,900. Open Sunday 1-4 pm. Call 855-1647 or 737-2244.

ROCHESTER HILLS
Handsome 4 bedroom colonial, 2½ baths, large family room, 3 car attached garage, 3,500 sq. ft., professionally decorated on cul-de-sac, 1 acre. $289,900 650-2262

ATTRACTIVE 3 BEDROOM
Brick ranch, great room with fireplace, dining room, 2½ baths, finished basement, 2 car attached garage, deck, new windows & much more. $145,500 Open Sunday 1-5 pm. 14826 Flamingo. 421-2820



ATTRACTIVE 3 BEDROOM
Brick ranch, living room, family room with fieldstone fireplace, large kitchen, 1½ baths, 2 car attached garage, patio, sprinklers, beautifully landscaped, premium corner lot. $149,500 464-8231

TROY DETACHED CONDO
Offering 3 bedrooms, 2 full baths, 2 car attached garage w/door opener, fireplace, beautiful newer carpeting thru-out, walk-out lower level, 1450 sq. ft., central air, all appliances, pool, clubhouse. All the amenities of a home. $85,500 689-2641

LIVONIA—OPEN SUNDAY 12-5
14618 Ronnie Lane (5/Levan). Updated 1300 sq. ft., 3 bedroom brick ranch, newkitchen, 2 baths, central air, family room, fireplace, hardwood floors, finished basement, neutral decor, 2 car attached garage. Extras. $117,000 462-1184

**Buy · Sell · Rent**
*To Place An Ad Call:*
**642-1620**
FREE HOMES MAGAZINE
HOUSES · CONDOS · ETC.

**By Owner - REALTY CO.**
Division of
SHARP
Advertising Inc.
884 S. Adams, Birmingham, MI

## 305 Brighton-Hartland Howell

BRIGHTON - 1½ ACRES
2500 sq. ft. custom built 3 bedroom, 2½ bath, family room with fireplace, library, living room, dining room, large custom oak kitchen, Pella windows. $249,000. Super value, must see! Day 998-4040 Eves 229-8945

GREEN OAKS TWP. - towering pines surround this 10 acre estate set up for horses. Custom brick home with 4000 sq. ft., 4 bedrooms, 3 baths, family room with fieldstone fireplace & wet bar, inground heated pool. Much more. #11137.
CALL LINDA ROBERTS
THE MICHIGAN GROUP
REALTORS INC., 227-4600 Ext 258
Or home, 437-1546

HOWELL: Beautiful Southern style ranch with a full finished basement, 3 + car garage, sunken living room with bay window & family room with fireplace. $149,900. (CO68560)

PINCKNEY: Styled for living. 2000 sq. ft. brick & wood ranch. 3 bedrooms, 3½ baths, full finished walk-out lower level & rec room on 12 acres with pond, barn, riding arena & more. $229,000. (LS68570)

COLDWELL BANKER
BRIGHTON TOWN & COUNTRY
227-1111

OPEN SUNDAY 2-5
5128 CANYON OAKS
CONTEMPORARY??
Newer Contemporary with awesome greatroom...41x28 with 3 bay windows...skylights, stone, fireplace and 2 doorwalls...vaulted ceilings!! 2600 Sq.Ft. with 800 finished in the Walk-out lower level...exercise area, family room, wet bar, recessed lighting and plush carpet!! Beautiful wooded lot. Great family subdivision. Immediate Occupancy...be in before school starts. JUST REDUCED $12,000!! Brighton Schools. Easy expressway access to US 23 and I96. $232,500!

OPEN SUNDAY 2-5
5143 CANYON OAKS
TRADITIONAL??
This 2900 Sq.Ft. colonial is ready for your family!! 4 spacious bedrooms, 2 story foyer with circular staircase, library, family room with stone fireplace, formal Living and Dining, 2½ ceramic baths, full finished basement, maintenance free exterior, central air, all appliances stay, Brighton Schools...but best of all is the beautiful gazebo, brick walks and courtyards and all the wonderful perennials and shrubs. This home has recently been painted inside and out...and new carpet too!! The list of amenities could go on forever!! Priced at $229,900!

RANCH??
Wonderful ranch in great family neighborhood, 4 bedrooms, 2000 Sq.Ft. New carpet and ceramic tile...deck with HOT TUB!! Spacious kitchen with large eating space and Formal Dining room too!! Lovely wooded backyard that backs to pond. Walk-out is Ready to finish...plumbed for full bath. New roof and Central Air!! Brighton Schools and easy expressway access. JUST LISTED. WON'T LAST LONG!! $164,500

LAKE ACCESS??
Just perfect...Sandy Beach Lake Access right down the street. Neat and Clean 3 bedroom ranch, 2 full baths, Central Air, Skylights, Greatroom with fireplace, French doors to Multi-level decking, full finished basement, plumbed for wet bar and another full bath, cedar closet too! Wonderful yard, 2½ car attached garage with pull down ladder for extra storage. Brighton Schools and only a few minutes to I96...easy commute! Just reduced to $139,900!

Any of these homes sound great. They are!! Call for further information...or a personal tour!!
Laura Edwards
REAL ESTATE ONE
Home Office 313-229-0450
or Office 313-227-9610

OPEN...OPEN...OPEN
JUNE 6th...2-5 P.M.
HARVEST HILLS SUBDIVISION
PRICES FROM $185-$295,000.
MATURE TREES...RAVINE SITES...ROLLING LAND...HARDWOODS...PINES...STRONG HOMEOWNERS ASSOCIATION. BRIGHTON SCHOOLS...
RANCHES...COLONIALS...CONTEMPORARY...TRADITIONAL
I96 W. TO PLEASANT VALLEY RD. R./TO SPENCER...L. TO CULVER, THEN L. TO SUBDIVISION...
SPONSORED By The LOCAL AREA LISTING REAL ESTATE AGENTS IN LIVINGSTON COUNTY

## 306 Southfield-Lathrup

A RIVER RUNS THROUGH IT - your loving touch will make this brick ranch into a wonderful estate! Huge lot is traversed by Pebble Creek. Priced to sell at $97,000.
CALL BONNIE 452-4193
THE MICHIGAN GROUP
REALTORS INC.

BIRMINGHAM SCHOOLS
2 yr. old 3 bedroom, 2 bath, ranch with basement, 2 car attached garage, $94,500. Contact. 642-6843

BY OWNER - OPEN SUN 1-5
LATHRUP VILLAGE RANCH
17578 Cambridge. 3 bedrooms/baths, den, large landscaped lot, master suite, deck, shed, basement/rec room, many updates, 2000 sq.ft. $139,900. 557-3365

CAR BUFF'S DREAM $69,900
Meticulous 1970 built starter 3 bedroom Ranch in Southeastern Southfield that offers a big 24X24 foot vinyl sided garage with full 2nd floor loft with stairs. All new vinyl siding and windows plus a big double fenced lot. 421-5660

The Prudential
Wolfe Realty
Independently Owned and Operated

FOR SALE By Owner - 18561 Santa Ann, Lathrup Village. 4 bedroom colonial, 2300 sq.ft. Newly finished basement. $135,000. 443-5329

SHARP OPEN RANCH
on larger treed lot, 3 bedrooms, 2 baths, dining room, finished basement, 2 car attached garage. Huge breakfast kitchen area. Deck, Roof, shingles, gutters, hot water heater in 1991. Hardwood floors. $109,900
WEIR, MANUEL, SNYDER & RANKE
689-7300

SOUTHFIELD-Attractive 3 bedroom, 3½ bath colonial. Master bedroom w/bath/sauna & Jacuzzi. Family room w/skylight & wet bar. Library/study, large modern kitchen, deck, full basement & central air. Must see! $139,000. Open House Sun., June 6, 1-5. 27500 Arlington Dr. between 11 & 12 Mile 353-2173

BY OWNER. 3 bedroom Colonial, 1½ bath, formal dining room, 1st floor Laundry, Contemporary, neutral interior. $113,000.
Call for appointment, 353-3224

CRAMPED WHERE YOU ARE? this 1200 sq. ft. brick Ranch 3 bedroom, family room, 2 car attached garage, 80 X 230 ft. lot. $52,200, F-21EI-6, Call 474-3303
ERA COUNTRY RIDGE REALTY

MOVE-IN CONDITION
Absolute doll house. 3 Bedrooms, 2 baths, many updates throughout. New kitchen, new master bath, new carpeting, freshly painted. $58,500.
REALTY AMERICA 347-2980

NOT A DRIVE-BY!!
This home has an open floor plan w/ contemporary decor, updated kitchen and bath, living room w/cove ceiling, 2 car attached garage w/ floored attic, large fenced backyard w/deck & private pati. 3-4 bedrooms. $89,900. Ask for...
MARY BETH AIRD
REAL ESTATE ONE
363-8307

PERFECTLY FABULOUS!
Rambling ranch on a ravine lot. 3 bedrooms, 2 fireplaces, 1½ baths w/jet tub, central air. Island kitchen has oak cabinets with Corian Counters. $125,000. Code 652-OB
REAL ESTATE ONE
548-9100

12 MILE/GREENFIELD - 28456 Marshall. $48,000, 3 bedroom ranch. Open Sun. 2-4. 557-0438

SOUTHFIELD
Brand New Ranch To Be Built
3 bedroom, 2 bath, brick/vinyl, 1st floor laundry, 2 car attached garage, stunning property, close to 2 acres, Rouge River flows behind property, excellent location. Buyer will make decor selections.
Only $118,900.
CROSSWINDS REALTY
NINA AMOLSCH
661-5233

Southfield
CHARMING
CONTEMPORARY RANCH
4 bedrooms, 3 baths, Florida room, family room, rec. room. Kitchen has it all, 2 car attached garage. Security system. Central air. $139,500. (OEW10SHE) 737-9000
COLDWELL BANKER
Schweitzer Real Estate

SPACIOUS - 4 bedroom 3 bath Southfield colonial, freshly painted & decorated, in move-in condition, great area, many new updates. H246. Call Peggy Qureshi, Chamberlain Realtors 547-2000

## 307 South Lyon Milford-Highland

BEST BUY
Stately 3 bedroom colonial on generous wooded lot has cozy family room that opens to sunny Florida room, country size kitchen, full finished basement and attached garage, Huron Valley schools and L.C. terms! $108,900.
(313) 887-6900
FIRST AMERICAN

JUST LISTED $118,900
You'll be surprised at what your money can get you with this 3 bedroom, 2 baths home with 1,850 square feet, an oversized attached garage, abundant storage, beautiful deck, and a great location within easy walking distance of schools and downtown. 482-1880
The Prudential
Wolfe Realty
Independently Owned and Operated

NEW LISTING
FEATURED ON THE
MILFORD HOME TOUR
Restored Victorian Farmhouse within walking distance to downtown Milford. Updates include furnace, windows, doorwall, carpet, finished basement, patio, deck, refinished wood floors and landscaping. $144,500.
349-6200
J.A. Delaney
and Company

OPEN SUN. 1-4PM
2325 LERWICK LANE
N. of Commerce, W. of Duck Lake
Over 1½ acres encompass this majestic 2 story 3356 sq. ft. home with walk-out basement. Beautiful sunroom and 3 car attached garage are just a few of the many amenities. MUST SEE. Asking $375,000. Call, BARB DUTTON Pager, 409-9060
THE PRUDENTIAL
GREAT LAKES REALTY 626-9100

SIX ACRES!
Hilly! Stream! 3 bedroom ranch home in South Lyon. Adjacent to golf course! Great Investment! Great starter home! $130,000.
ERA ACCENT
591-0333

SOUTH LYON
NOVI AREA
Eagle Heights
A Single Family Home Community
New single-family homes. Choose from many home styles with 3 to 4 bedrooms, 2 car garages, basements.
FROM $109,900
Sales Center & Model: 437-3773
ADLER HOMES 229-6722

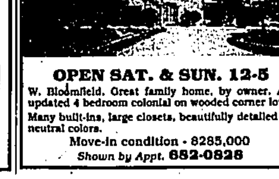
SOUTH LYON-Open House Sun. June 6th. Newer construction, 1400 sq.ft. ranch, great room/fireplace, 1st floor laundry, 3 bedrooms, 2 baths, partial finished basement, 2 car attached, ¼ acre + backs to woods, $125,900. Owner. 437-0367

SOUTH LYON - You will love this 1034 sq.ft. 3 bedroom, 1½ bath ranch. Walk to downtown. Only $90,900. 313-231-2443

SPACIOUS 3 bedroom colonial with large wooded lot & lake access, hot tub & 17x32 above ground pool, Huron Valley Schools. Must see, buyer anxious to sell. 313-887-9684

S. LYON- 4 bedroom, 3½ baths, 3800 sq.ft., cathedral ceilings, skylites, fireplace, finished walkout, deck, 2½ car. $180,000 437-8761

THERE IS A SANTA!
Totally updated 3 bedroom ranch with huge living room on a private country road. $96,900.
Don Hebert 486-5011
RE/MAX Countryside



**OPEN SAT. & SUN. 12-5**
W. Bloomfield. Great family home, by owner. All updated 4 bedroom colonial on wooded corner lot.
Many built-ins, large closets, beautifully detailed in neutral colors.
Move-in condition - $285,000
*Shown by Appt.* **682-0826**

## 307 South Lyon Milford-Highland

WATER PRIVILEGES - Updated 3 bedroom home, country setting, close to expressways. South Lyons schools. $119,000. REMERICA LAKES REALTY 1-800-366-0813

## 308 Rochester-Troy

BROOKWOOD/ROCHESTER HILLS
Open Sun. 12-5
Elegant 3 bedroom, 2½ bath with large great room, 2 story open foyer & dining room. Master suite with cathedral ceiling and luxurious bath. Brookwood residency includes golf course, pool & tennis courts. $225,000. 834 Augusta Dr. 652-2752

BY OWNER - Troy. 1 acre, 160x240, 3 bedroom ranch, 1½ baths, family room, living room, kitchen, excellent location, $119,000. 693-8931

COUNTRY LOT WITH CITY AMENITIES!
7/10 acre in new Troy High school district. Spacious four bedroom brick home. Two full baths. Numerous updates: High efficiency furnace and central air, Newer roof and spacious deck. 3 car mechanics garage.
$169,900
WEIR, MANUEL, SNYDER & RANKE
689-7300

4 BEDROOM, 2½ bath Tudor colonial, family room, living & dining room, den, 1st floor laundry, circular staircase, crown moldings, 2500 sq. ft. Lot 85x175. $207,900. 650-8448

JUST LISTED
ROCHESTER - EXCITING SOFT CONTEMPORARY - Builder's own dream home. 3-4 bedrooms, 2½ baths, Family Room, library, oak circular entry to lower living area, gourmet kitchen, 3 fireplaces, 1st floor master. $469,000 EC-H-29STO
MAX BROOCK, INC. 646-1400

--MOTIVATED--
TO SELL
--NOW--
Beautifully maintained with cathedral ceilings and wet bar in spacious step-down family room. Newer carpeting throughout. Oak floor in gourmet island kitchen. Floor to ceiling brick fireplace in family room. Many custom features throughout. JUST REDUCED.
B-09427 $314,900
HANNETT, INC.
REALTORS
646-6200

TROY - 4 bedroom, 2 bath ranch. Parklike setting, adjacent to Hill Elementary. Immediate occupancy. By owner. $125,000. 335-0878

## 309 Royal Oak-Oak Park Huntington Woods

BERKLEY - By owner. 3 bedroom bungalow, 1 bath, basement, newer roof & furnace. Immediate occupancy, $72,900. After 5pm: 543-6907

BERKLEY, BY OWNER
2 bedrooms, 1 bath bungalow. Immediate occupancy, handymans special. N. of 11, W. of Woodward. $44,000. Call 9-6pm. 842-1153

BEST BUY IN TOWN!
3 Bedroom ranch, new roof, hardwood floors under newer carpeting. 2 car garage. Move-in condition. Asking $68,900. 542-4048

HUNTINGTON WOODS-Beautiful 3 bedroom colonial, 1864 sq. ft. Large family room. Many up-dates. $178,000 or best offer. 542-9678

HUNTINGTON WOODS
Drastically reduced by owner. Spacious 4 bedroom, 3½ bath 2,900 sq.ft. Colonial. Formal dining, breakfast room, family room, living room, sun room, central air, rec room, 2 car garage. Move-in condition. OPEN SUN. 1-4. 26401 Huntington Rd. $239,900. 544-7065

No Second Look Needed
This North Oak Park brick ranch is ready to move into, completely remodeled kitchen, family room, fireplace, finished basement, garage & Berkley Schools. $68,500.
Code 730-OB
REAL ESTATE ONE
548-9100

OPEN SUN. 1-4
1415 S. Campbell, Royal Oak. S. of 11 Mile, N. of I-696, between Woodward & I-75. Brick ranch, 3 bedrooms, 1½ baths, basement, garage. $84,900. Red Carpet Keim. Ask for June: 897-0099 or 899-5014

N. ROYAL OAK- 1,350 sq.ft. home, updated kitchen & bath, skylights, ½ acre lot, 2½ car garage. $92,500. Clean & neutral. 435-7506

ROYAL OAK-Beverly Hills Subdivision-3 bedrooms, living room, totally remodeled kitchen w/eating area, central air, 1½ baths, finished basement with office/playroom, rec room, laundry room. Pella windows throughout. Maintenance-free exterior. BY OWNER . . . . . $138,000
By appointment only: 549-7773

ROYAL OAK - Vincetta Sub. Adorable 2 bedroom brick ranch. Mint condition, central air, new windows, finished basement, newer kitchen, deck, $97,500. 542-0017

ROYAL OAK - 3 bedroom, 1½ bath, brick bungalow. New kitchen, carpet. Hardwood floors, rec room, walk to town & park. Very pretty. $89,900. 548-9786

## 310 Wixom-Commerce Lakes Area

COMMERCE TWP.
New high quality 2-story brick, 2100 sq.ft. open plan. Lots of windows, ceramic tile, varnished wood. 3 bedrooms, 2½ bath, large kitchen, breakfast room, formal dining, cathedral great room, fireplace, 1st floor laundry, 2 car garage, full basement, large lot. Paved, private, quiet street. Country style yet near malls & freeways. Huron Valley schools.
$168,900
Unique new heavily wooded sub with 14 houses up to $375,000.
2601 Rocky Top Ct. S off Wixom Rd., ½ mile W. og Glengary Rd. Open Sat & Sun. 1-5pm
WELCH CONSTRUCTION CO.
313-684-5334

JAZZY
Style, style & yet more style follows every line of this alluring 3 bedroom, 2½ bath contemporary on a beautifully wooded site. Features include vaulted ceiling, 1990's floor plan, natural woodwork, 1st floor master suite with whirlpool, carpeted basement, professional landscaping. $165,900.
RON OCHALA
RE/MAX 100 INC.
348-3000

LAND CONTRACT TERMS! low down payment, great starter home, large lot, garage, 1st floor laundry, good sized kitchen. $34,900, F-48PO-C, Call 474-3303
ERA COUNTRY RIDGE REALTY

NEW CONSTRUCTION
EXCLUSIVELY
NEW SUB - now taking reservations. Rolling acreage sites. Great area. Huron Valley schools. Hurry! From $49,900.
CALL NANCY MEININGER
851-9950 810-2557 348-9950

NEW CONSTRUCTION
EXCLUSIVELY
NOW ON SITE SAT. & SUN., 12 to 5pm. Howard Stanley Custom Homes in new wooded sub "Commerce Pines". Stop by and see plans for spectacular new concept ranch. Reserve your lot now. Oakley Park just W. of Welch enter on Viking Dr.
CALL NANCY MEININGER
851-9950 810-2557 348-9950

STUNNING RANCH IN
MOUNT ROYAL SUB
Lake & boat privileges on Commerce Lake, 3 bedrooms, 2 full baths, LAND CONTRACT AVAILABLE. $119,900 C-04BAL-C.
Call 360-0450
ERA COUNTRY RIDGE REALTY

## 311 Homes Oakland County

GREEN OAK TOWNSHIP/
LYON TOWNSHIP
Several well built, newly constructed energy efficient homes available for near immediate occupancy. Starting in the low $100,000's.
WILLACKER HOMES, INC.
437-0097

LAKE ORION - Cape Cod, 4 bedrooms, 2½ baths, 2429 sq. ft., ½ acre treed lot, by owner, $184,900. 693-7155

NEW CONSTRUCTION
EXCLUSIVELY
WHITE LAKE TWP. - Carla Hills. Builders model. Stunning professional decor, 1 acre setting, 3 car garage, circle drive, 4 bedrooms, first floor master. Incredibly priced at $215,000. Hurry on this one.
CALL NANCY MEININGER
851-9950 810-2557 348-9950

OAKLAND TWP. - By Owner. Spectacular setting with Paint Creek flowing across wooded lot. 3 Bedroom, 2 full/2 half bath Ranch with a full walkout lower level. Florida move. Priced right at $212,000.
Call: 693-7005

White Lake
LAKE LIVING WITHOUT THE TAXES - New kitchen & carpet, 4 bedroom tri-level with easement to White Lake. 2 baths, 2½ car attached garage with boat garage. For sale or lease, $104,900. 889-3002

WHITE LAKE - Open Sat.-Sun 1-5om. Lost job forces sale of this beautifully remodeled tri level in desirable Fox Bay. 3 bedroom, 8 car garage, move-in condition. Many extras including a built in entertainment center, make this a home you don't want to miss. $124,900.
8272 Huron Ct. 698-4574

WHITE LAKE - Prestigious Oxbow Lake Estates, beautiful 4 bedroom contemporary quad level, built 1988, 2 bath, quality throughout. Oxbow Lake privileges, central air, large 2 tiered deck with hottub spa, much more. Must see. By owner, $182,900 698-4620

WHITE LAKE - UPDATED SUDDEN LAKEFRONT HOME near Union Lake. Located in a quiet country setting on an all sports lake. $178,000. By owner. 363-9409

9 MILE & Ryan, Warren, wonderful small house on land contract, with garage & basement. Flexible down payment, excellent deal. 851-2743

## 312 Livonia

ALL THE
COMFORTS
OF HOME
Updated kitchen & baths accent this spacious NW Livonia brick ranch with 1½ baths on the main level. Large covered patio. Attached 2 car garage, finished basement, central air. $114,900. Call...
MARK KLEINKNECHT
Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

Alluring Homes
WANT BRAND NEW?
Here's your chance to own either a new Ranch or Colonial with luxurious floor plan at a reasonable price. Includes spacious kitchen, 1st floor laundry, full basement, situated on a deep lot. Only $81,900 each.

TOTAL BEAUTY
In this beautiful 4 bedroom, 2 bath Ranch in popular Castle Gardens. Features completely updated kitchen, spacious dining room with fireplace, basement & attached 2 car garage. $119,900.

EXPECT THE BEST
In this Quakertown Sub. 3 Bedroom, 2½ bath brick Ranch with seperate living room & family room warmed by 2-way fireplace. Includes master bath & walk-in closet, country size kitchen, full basement, attached 2 car garage, beautiful wood deck for entertaining. Only $167,500.

Century 21
Today 462-9800
Award Winning Office
1986, 87, 88, 89, 90,
91 & 92

A STEAL
ALMOST - 3/4 acre, 3 bedroom brick ranch, 1½ baths, country kitchen, formal dining room, fireplace in large living room, basement, attached 2 car garage - $109,900

BRICK - 3 bedroom ranch, 2 full baths, country kitchen, family room, fireplace, garage, home warranty - $87,900

Century 21
CASTELLI 525-7900
1990-'91-'92 CENTURION
AWARD WINNING OFFICE

BACKS TO NATURE PRESERVE
4 bedrooms, 2½ baths, family room with fireplace, den, 2 car garage. By owner. $199,900. 476-8210

BEAUTIFUL 4 bedroom brick colonial, newer kitchen, baths & carpet. Hardwood floors. Five & Levan area. $127,900. 462-1225

BURTON HOLLOW
Very nice 4 bedroom colonial with large country kitchen & sunroom with cathedral ceiling & sky light. $147,900.

Sharp 3 bedroom home completely redone in beautiful neutral tones. Large country kitchen, new deck, new windows, priced to sell at $147,000.

Four bedroom 2½ bath colonial with newer kitchen, 2000 sq. ft. of living area. Deck overlooks park-like fenced yard. New on market at $157,900.

GOLFVIEW MEADOWS
Beautiful 1985 sq. ft. ranch with formal dining room and 1st floor laundry, 2 full baths, new furnace, central air. $149,900.

New on market. 4 bedroom 2½ bath colonial with formal dining room, 1st floor laundry, & huge Florida room that overlooks ¼ acre lot. It is sharp. $175,000.

WESTERN LIVONIA
Hurry this will go fast. 3 bedroom brick ranch, 2 car garage, new deck, new furnace & windows. Priced to sell at $79,900.

Country contemporary home awaits the young at heart. Stunning 3 bedroom 2 bath Tri on country lot. Cedar exterior, new carpet, state of the art energy efficient heating system, oversized garage. Sharp. $114,900.

ASK FOR MARGE OR JAN
THE MICHIGAN GROUP
REALTORS INC. 591-9200

BY OWNER - OPEN SUN. 1-5
3 bedroom, 1½ bath, brick ranch, many updates, finished basement, central air, excellent school district, come & see this beautiful home! 9996 Dearing (S. of Plymouth, W. of Inkster). 421-5116

BEST BUY in Coventry Gardens, country lot, 1900 sq.ft., finished basement, $148,900
HELP-U-SELL Livonia 425-8881

BLUEJAYS, ROBINS &/c
DAFFODILS
Make new friends in lovely back to nature ravine type setting. This 3 bedroom, 2 bath brick Ranch features extensive updating including kitchen, windows, central air, furnace, Florida Room & more-excellent natural light, full basement, 2½ car garage. $119,900.
RON OCHALA
RE/MAX 100 INC.
348-3000

BRAND NEW RANCH
3 bedrooms, 1½ baths, country size kitchen, basement. Only $85,900. Easy terms or trade.

LARGE RAMBLING RANCH, over 2,000 sq. ft. of living, 3-4 bedrooms, family room, attached garage and plenty of extras. Call for the details. Asking $114,000. Huge lot! 175 X 218. CALL NOW!
STATE WIDE METRO, 427-3200

BRICK QUAD, 5 Mile/Levan Area, 3/4 bedrooms, new windows, recent furnace and roof, recent carpeting in soft beige tones. 2 Car attached garage. Asking $112,900 with $11,900 total (down and close).
One Way Realty
473-5500

BRICK RANCH - 3 bedrooms, 2½ baths, fireplace, screened porch, overlooking woods, finished basement, 1st floor laundry, close to churches. $155,900 522-4073

BY OWNER- beautiful 3 bedroom, 2 bath ranch, garage, fenced yard,deck, new carpet/windows, nice landscaping.$96,203. 534-1786

BY OWNER - totally remodeled 3 bedroom, 1½ bath brick ranch. Large corner lot on quiet, low traffic street. 5 Mile/Farmington area. $105,900. 425-6819

BY Owner, 4 bedroom colonial, 2½ baths, corner lot, clean. Immediate occupancy. 14836 Bassett in Tiffany Park. $142,900. 464-0624

CAPE COD OF YOUR DREAMS...extra deep treed lot, Farmington/7 Mile area. 3 Bedrooms 1½ baths, newer open kitchen, studio ceiling and doorwall in family room, 2 car garage. $114,900.
One Way Realty
473-5500

COLONIAL JEWEL
Stellar brick 2 story in top drawer area of Livonia. 3 bedroom, 1½ bath home. Gracious living room, custom kitchen, den, deck, and more. $135,900.

OUTDOOR SPACE GALORE
Frolic space for kids! Near schools-shops. Friendly neighborhood, 3 car garage, open floor plan. Hardwood floors, finished basement, enclosed patio. A large yard enhances this 3 bedroom, 2 bath ranch. Priced at $77,000.
Remerica
SUBURBAN REALTORS
261-1600

Colonial, 4 bedrooms, completely renovated, new carpet & drapes, beautiful landscape, desirable location, $159,900. 953-0208

COVETED COVENTRY
Awaits you. Almost 1800 sq. ft. of luxury in this 3-4 bedroom ranch. Master suite, study, 2 full baths, fireplace, and attached garage on private treed lot. $125,900.
MAUREEN HERRON
CENTURY 21 ROW 464-7111

CUSTOM RANCH
On nice lot with 3 bedrooms and an open floor plan, updated kitchen with newer counter tops. Finished basement. You have to see this one! (401IN). $94,500.

LOVELY LIVONIA
Beautiful Laurel Park South colonial in the center of the sub. Huge 3 bedroom, 2.5 bath home with many extras. Very neat and clean on a beautiful corner lot. (029DR). $196,900.

NORTH LIVONIA
Brand new 3 bedroom, 2.5 bath colonial features a full basement, for! living and dining rooms, family room with a fireplace, spacious kitchen with breakfast nook, and an attached 2 car garage. It's all nestled away on a beautifully wooded 300 ft. deep lot. (040PA). $164,500.

VERY PRESTIGIOUS
Extra deep walk-out basement with natural fireplace. Huge great room with vaulted ceiling, natural fireplace and custom mantle and mirror. Formal dining room, spacious kitchen with custom European style. Grand ceramic tile foyer with oak staircase. Crown moldings. Master suite with vaulted ceiling, walk-in closet, doorwall and private bath with premium whirlpool tub. (449NE). $219,900.
459-6000
COLDWELL
BANKER
Schweitzer Real Estate

DEER CREEK: By Owner! Quiet private lot. Colonial, 4 over-sized bedrooms, island kitchen/butler pantry, $229,900. Open Sun. 1-4. 473-2945

EXECUTIVE HOME ON RAVINE
6 Mile/Hubbard area. 2500 sq.ft. ranch, with 1.2 acres, 4 bedroom, 2 bath, 2 fireplaces, deck, inground pool, jacuzzi, must see $259,000. Appointment only. 261-1942

EXECUTIVE TUDOR - 3 bedroom with private master bedroom suite. Gourmet kitchen, corner lot, beautiful decks, landscaping. All top quality construction. $239,000.
CALL BONNIE 452-4193
THE MICHIGAN GROUP
REALTORS INC.

FAMILY WANTED
This new listing shows like a model, immaculate 4 bedroom, 2½ bath colonial, neutral decor, lovely fireplace in family room with doorwall to large deck overlooking deep lot, formal living and dining room, parquet floors in foyer, half enc. 1/2 bath, custom blinds throughout, first floor laundry, drywall and carpet in finished basement landscaped and sprinklers in Windridge Village. $189,900.
ASK FOR WANDA SCHAFER
CENTURY 21
ROW
464-7111

COMPLETELY UPDATED
3 Bedroom, 3 bath brick Ranch in Western Livonia. Family room with fireplace & 2 car garage. A must see! Only $119,900.

A Great 4 bedroom Bungalow - 30 Ft. family room with fireplace. 2½ Car attached garage, extra large lot & pool. Only $74,900. Ask for:
CAROL OR JIM CLARK
Century 21 Hartford North 525-9600

COULDN'T
BE BETTER
Country in the city, .5 acres of manicured beauty. 4 bedroom Colonial with 2 full & 2 half baths, formal living room with fireplace, formal dining, country kitchen w/nook, family room w/fireplace, huge Florida room. New on market! Call...
RICK SLUSHER
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

CUSTOM Spanish ranch on 1/2 acre, 1948 sq. ft., 3 bedrooms, 2½ baths, 2½ car garage, arches, stucco walls, sunken great room with fireplace & cathedral ceiling, formal dining room and entry. Large master with bath and walkin closet, 2 pantries and eat in kitchen, plus walkin pantry. Oak floors, plush carpet, central air, finished basement, Andersen windows and doorwalls, full beveled glass and brass entry and side doors bring in sun and beautiful views. This 165 ft. wide lot is landscaped to perfection with an inground pool, pond with waterfall, flower garden with Arbor and sprinklers. Spruces and Arborvites complete this special private setting. $179,900. 478-0233

ENJOY THIS SUMMER - on your own deck with hot tub. Lovely 3 bedroom home with updated kitchen, bath, windows and carpeting. Professionally landscaped and includes a 12 month home warranty.
REAL ESTATE TODAY 427-6600

GREAT BUY!
3 Bedroom brick & aluminum ranch in popular State Street Area. Basement, newer carpet, 2 car detached garage, 1½ baths, formal dining room. $92,500.
CENTURY 21 TODAY 538-2000

IMMACULATE 3 BEDROOM, brick Ranch, 1350 sq. ft. family room fireplace. 2½ car garage. $119,900.
HELP-U-SELL of NWWC 425-8881

IN-GROUND POOL
Entertain your guests in this special executive 1984 home featuring heated pool surrounded by gorgeous landscaped patios & decks. Over $80,000 invested in basement alone. Asking $279,900. Call for private showing.
DUGGAN
RE/MAX WEST 525-8252

JUST LISTED!
DON'T WAIT
TO see this sharp, neutrally decorated 3 bedroom ranch on a 1/2 acre lot. Fireplace in living room. Maintenance free exterior and many updates including kitchen, furnace, central air, electrical and more. 2½ car detached garage is extra deep. Beautiful deck overlooking spacious fenced backyard. $114,500.
MARY McLEOD
CENTURY 21 ROW 464-7111

JUST LISTED! $94,900
Beautiful home on a large private lot. This 3 bedroom brick Ranch has a finished basement, 1½ baths, and 2 car garage. All this and desirable Stevenson High School. 474-5700

FAMILY SIZED $129,900
Colonial with 4 bedrooms, 2½ baths, and a perfect in-laws quarters set-up. If you need a lot of space at a bargain price then this could be the one for you! 462-1560

HARD TO FIND RANCH $154,900
that has all the amenities like a 1st floor laundry, master bath, 2 car attached side entry garage, and lots of space. This home has been totally updated including a new kitchen, and all new carpeting throughout the home. All this and its in a great location in a great sub. 474-5700

RECENTLY REDUCED $180,000
Custom built Ranch with many thoughtful design extras including 2 fireplaces, a beautiful kitchen with premium built-ins, a fantastic finished basement, beveled glass windows, and a list of extras that goes on and on! 462-1560

¾ ACRE CAPE $208,900
Custom Central Livonia 4 bedroom, brick with 2½ baths, family room, fireplace, oak kitchen, 1st floor laundry, finished basement, central air, and 2 car attached garage.
421-5660

BUILD FOR YOU $219,900
Northwest Livonia new construction. 3 car garage, 2,390 square foot brick Colonial, 2½ baths, dramatic, 2 story foyer with lots of oak.
421-5660
The Prudential
Wolfe Realty
Independently Owned and Operated

KIMBERLY OAKS, 3 bedroom, center entrance ranch, family room fireplace, 2 car attached garage. 33047 Middleboro. $123,500. 425-6788

LET'S MAKE A DEAL
Original owners ready to retire south and offers immediate occupancy on this 1,582 sq. ft. home with 26 ft. kitchen, 22X14 master bedroom with walk in closet, updated bath with whirlpool, family room, finished basement, 2½ car garage and much more for only $119,900.
CENTURY 21
ROW
464-7111

KIMBERLY OAKS
Spacious rooms in this 3 bedroom, 1½ bath brick ranch w/attached garage & basement. Kitchen overlooks family room featuring fireplace & doorwall to sunporch & private yard. Hardwood floors, air conditioning & Home warranty too. $124,900.
RUTH MARTIN
Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

## 310 Wixom-Commerce Lakes Area

**STARTER HOMES**
**Manufactured homes in Wixom! Prices start at:**
**$21,900**
**2 & 3 br. Many with: air; jacuzzi tubs; fireplaces! Site leases from $292 mo.**
**CAMELOT**
**Manufactured Homes, Inc.**
**349-7794**