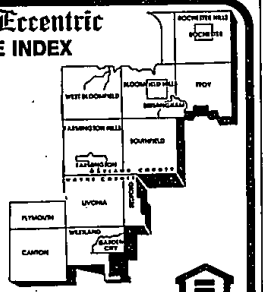
CLASSIFIED REAL ESTATE

Observer & Eccentric REAL ESTATE INDEX



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EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwelling advertised in this newspaper are available on an equal opportunity basis.

Place your Classified Real Estate Advertisement in more than 150,000 affluent Suburban Detroit Homes

FOR THE LATEST INFORMATION ON OPEN HOUSES - CALL:

HOMELINE 953-2020

WE ACCEPT V/SA MC

TO PLACE AN AD

Walk-In OFFICE HOURS: Monday-Friday 8:30 a.m.-5 p.m.

DIAL CLASSIFIED DIRECT

Wayne County	591-0900
Oakland County	644-1070
Rochester/Rochester Hills	852-3222
Fax Your Ad	953-2232

302 Birmingham Bloomfield

BIRMINGHAM-Brown colonial, 3 bedroom, 2½ bath, custom kitchen & updated systems, steambath, large lot near town and St. 540-0034

LONE PINE/FRANKLIN area. 3100 sq. ft. 4 bedrooms, 3 baths. Approx. 1 acre gorgeous lot. Large deck. New kitchen. Birmingham Schools. $264,900. 7-10pm. 855-2004

303 W.Blmfld, Keego Orchard Lake

ORCHARD LAKE PRIVILEGES 3 bedroom, 2 bath home, no agents, $315,000. Call for appointment: Leave message: 653-7231

W. BLOOMFIELD RANCH Completely updated, detached heated garage. Must see. $107,500. 682-0872

W. BLOOMFIELD, Brand new construction. We have spacious custom homes on lake access sites all over W. Bloomfield. From $145,000 to $199,000. Compare our quality and features to homes that are two times the price. Binder Co. 932-3220

304 Farmington Farmington Hills

FIRST TIME BUYERS $49,900 will love this reconditioned dollhouse with everything newer included: roof, siding, furnace, carpeting, hot water heater and more! Why rent when you can own? 462-1660

The Prudential Wolfe Realty
Independently Owned and Operated

PRIME RANCH - in prime Meadowbrook Hills. 2100 sq. ft. home offers a custom floor plan & quality thru-out. Room sizes are unbelievable. Mature trees offer pretty view, front & back. Custom features add special touches thru-out. $199,000.
Ask for NANCY MUSTIN
THE MICHIGAN GROUP REALTORS INC., 591-9200

RAMBLEWOOD SUB a secured community, spacious home with open floor plan, 4 bedrooms, crown moldings, on a beautiful lot with home warranty. $274,000.
F-SIDE-FH. Call 474-2003
ERA CONTRY RIDGE REALTY

304 Farmington Farmington Hills

BEAUTIFUL TUDOR colonial in Country Park. 3,000 sq ft., 4 bedrooms, family room, fireplace, TV antenna, library, hardwood floors, deck, security & sprinkler systems, central air. $235,000. 553-7393

BUILDER HAS HOMES in Novi & Farmington Hills. 2400-2600 sq.ft. available priced from $236,900 up. Please call A.J. Vanoyen Builders 486-2930 229-2085

COPPERWOOD SUB. 12 Mile, E. of Haggerty. Over 6000 sq.ft. includes 5 bedrooms, indoor swimming pool, hot tub, sauna, finished walk-out, island kitchen, more. Located at end of cul de sac. Backs up to wooded reserve. By owner. $499,900. 27819 Trailwood Ct. 681-4581 or 544-2819

NEW LISTING
FARMINGTON HILLS - Spacious ranch with new carpet, freshly painted, large treed lot, 2 car garage & immediate occupancy. $119,500. (GE1SOLE) 482-1811
COLDWELL BANKER Schweitzer Real Estate

PEMBROOKE CROSSING HOMES South Lyon area. 1740-2150 sq.ft. available priced from $158,400 & up. Please call A.J. Vanoyen Builders 486-2930 or 229-2085

VERY DESIRABLE SUB in Farmington Hills. Gorgeous Colonial, 4 bedrooms, 2½ baths, great room w/fireplace, living room, large kitchen, full basement, central air, bay windows, formal dining, 1st floor laundry, sprinkler & alarm systems, 2 car + garage, large deck, immediate occupancy. $239,500. (G26835). Call Pat Hussell for private showing, 353-1200 or pager, 709-2327.
Century 21 At the Lakes

305 Brighton Hartland Howell

306 Southfield-Lathrup

NEEDED ...country loving single or couple. Modest home + great location on 9 Mile Rd. near Lahser. 2 bedroom, aluminum sided, full basement, large garage with work shop on 1 acre $48,000. Wolendorf Realty 273-6969

307 South Lyon Milford-Highland

CLEAN, neutral 3 bedroom, 1½ bath colonial, quiet end-of-road location, convenient to expwys, shopping, parks; many extras. New Hudson. $129,900; for appt: 437-7774

ORCHARD/HIGHLAND Spacious quiet level on 2.03 acres bordered w/spruce + pine for privacy. 1940 sq.ft. $154,900. By owner: 685-3375

308 Rochester-Troy

ROCHESTER HILLS - Hampton Sub 4 bedroom, 2½ bath colonial on a pond. Open floor plan, fireplace, skylight in large family room, new carpeting, furnace & Anderson Windows. Neutral decor. Bathrooms remodeled. $179,900. 853-6685

ROCHESTER HILLS - UNDER $100,000. 3 bedroom ranch, 80x158 fenced lot, nice neighborhood. Avondale schools. FHA/VA or Conventional. Call 852-9114

TROY - by owner. Beautiful 4 bedroom, 2½ baths, central air, full basement, deared wooded setting. $144,000. 879-1085 or 696-8209

TROY - OAK River East, 4 bedroom, 2½ bath, 2100 sq. ft. Fireplace in great room, large lot, great location. $120,000. By owner. 641-6443

309 Royal Oak-Oak Park Huntington Woods

BY OWNER, 3 bedroom, 1½ bath colonial, Royal Oak/Beverly Hills Sub. $165,000. Open Sun. 2-5, 4408 Auburn Dr., Royal Oak. 549-8151

310 Wixom-Commerce Lakes Area

NEW CONSTRUCTION EXCLUSIVELY CAN YOU REALLY AFFORD TO WAIT
with interest rates & lumber prices climbing our wonderfully affordable quality built ranches may soon be out of reach! Now writing contracts for summer move-in, all areas.
Howard Stanley Custom Homes
CALL NANCY MEININGER
851-9950 348-9950 810-2557

NEW CONSTRUCTION - 3 bedroom Ranch, formal living room, family room w/fireplace, 1st floor laundry, attached garage. Ready to move in! $119,999. Richard J. 360-5740

310 Wixom-Commerce Lakes Area

STATUS MAKER!
#1 in elegance in this brand new 4 bedroom home featuring soaring ceiling, island kitchen, hardwood floors & fireplace - includes full basement & 3 car garage. Situated on gorgeous treed lot w/lake view. $319,000.
DAVE HEINRICH RE/MAX 100 INC. 348-3000

WHY GO THROUGH . . . $149,900 all the trouble of building your own when you can buy this 1993 Cape Cod with many premium upgrades and extras including blueberry cabinets, six panel doors, hardwood floors, and more! 462-1660

The Prudential Wolfe Realty
Independently Owned and Operated

311 Homes Oakland County

FARMINGTON HILLS
1300 sq. ft. aluminum bungalow w/attached garage + large workshop & tree standing saunt. 2 full baths, 3 bedrooms, dining room & newer kitchen. Almost one acre. $102,900.

Prime ranch in prime Meadowbrook Hills. 2100 sq. ft. home offers custom floor plan & quality thru-out. Room sizes are unbelievable. Mature trees offer pretty view, front & back. Custom features add special touches thru-out. $199,000.
THE MICHIGAN GROUP Realtors, Inc. 591-9200

PONTIAC - 1062 Canterbury, S. of Orchard Lk., E. of Telegraph. Desirable neighborhood. All brick 3 bedroom bungalow, finished basement, excellent move-in condition for immediate occupancy, assumption available, or small down payment, or trade your present home equity.
GORDON GROSSMAN 851-9030

WATERFORD - Price dropped to $53,900. Charming cape cod, 3+1 bedrooms, 1½ baths, hardwood floors, large lot. 3521 Oakshire (off Cass Lake Rd.) 681-0965

312 Livonia

Alluring Homes
"WON'T LAST"
Nice & clean condo on sale & secure upper floor with balcony. Extra large living room and separate dining room. Large walk-in closet in bedroom. Walk to library, senior center, and shopping. $51,900.

"HARD TO FIND"
4 Bedroom ranch on beautiful 2/3 acre. Features newer kitchen, unique floor plan with lots of charm and so much more! Perfect house for entertaining. $184,900.

Century 21
Today 462-9600
Award Winning Office
1986, 87, 88, 89, 90, 91, 92 & 93

BARGAIN PRICED $119,500 buys this ranch on an all new kitchen, beautiful family room with fireplace, 2 car garage and a great N.W. Livonia location. 591-3270

The Prudential Wolfe Realty
Independently Owned and Operated

EVERYTHING NEW! Possible Land Contract. ASK FOR is in this colonial, 4 bedrooms, 2½ baths, formal dining room, family room, Neutral decor, Bathrooms remodeled. $179,900. 853-6685

HOT NEW LISTING!
Livonia home on corner lot. Newer roof + shed. Woodburning stove in living room, and a great, open floor plan. $54,900.

WORK WHERE YOU LIVE!
This 3 bedroom home with office & handicap access, makes working at home a reality. Large barn at rear of property, almost 1 acre, & zoned Commercial on main road. Land contract available. $199,900.
REAL ESTATE ONE 261-0700

FARMINGTON77 Male owner, 3 bedroom ranch on large treed lot. 1700 sq. ft. 1½ baths, fireplace, new furnace with central air, Natural fireplace. $129,900. 476-3053

LAUREL PARK SOUTH
Beautiful 3 bedroom 2½ bath colonial, finished basement, air, gorgeous park lot. $204,900. 591-8137

IF YOU NEED LOTS OF $189,900 space inside and out and want a prime Livonia location, then this nearly 1,900 sq. ft. ranch on ½ of an acre is the one for you! Extensive updating has already been done including kitchen, roof, furnace, carpeting and more! 462-1660

The Prudential Wolfe Realty
Independently Owned and Operated

LIVONIA - BY OWNER. 3 bedroom, 2 full bath, brick ranch, finished basement, 2½ car garage, many more extras. $98,500. 261-8547

312 Livonia

EXCEPTIONAL
Is this mint condition 3 bedroom brick ranch that features 2 baths, finished basement, great room, 2 car garage, central air and so much more. You have to act fast on this one! $103,900.
CENTURY 21 ROW 464-7111

EXCEPTIONAL VALUE
Pride of ownership shines throughout this lovely, well cared for home. Extensive updating and custom features. $118,900. CALL KEN OR NEIL at 462-1811

ROSEDALE GARDENS
Beautiful, hard to find 4 bedroom colonial features extra large country kitchen and many updates. $127,900. (DELISWAD) 462-1811

3/4 ACRE RAVINE LOT
Custom ranch in central Livonia. Newer roof, garden room, 3 fireplaces. $218,500.
(DELO1MAY) 462-1811
COLDWELL BANKER Schweitzer Real Estate

LIVONIA - By owner. R. of 7, W. of Merriman. 3 bedroom ranch, *finished 4th bedroom, full bath, family room with fireplace/wood burning stove.* New kitchen, bath, roof, insulation, furnace, 2½ car garage. Beautiful, private yard. Approx. ½ acre. Tastefully landscaped. Many extras. Very clean. $99,500. 478-1524

LIVONIA - 3 bedrooms, 2 baths, new interior, large kitchen & dining, professionally finished basement, must sell, $79,900. 281-3194

NEARLY NEW 1ST SHOWING $277,500
Custom 1988 built, 2,700 sq.ft. Tudor in Northwest Livonia. 4 bedrooms, 3 fireplaces, jacuzzi, master bath and 3 car garage. 421-5660

The Prudential Wolfe Realty
Independently Owned and Operated

NEW CONSTRUCTION - $135,900
1724 sq. ft. 3 bedroom brick ranch, 2 full baths, family room/fireplace, attached 2 car garage, air, full basement, Tri-West. 563-0400, 522-1534

NEW LISTING $329,000
Custom built 2100 sq.ft. brick ranch on 100x300 lot, NW area. For details Century 21 Gold House 451-8400

NOTTINGHAM WEST $189,500
Completely redecorated in light contemporary colors, spacious kitchen! Livonia brick 4 bedroom, 2½ baths. Basement, fieldstone fireplace, central air, formal dining and sprinklers. 421-5660

The Prudential Wolfe Realty
Independently Owned and Operated

POSTCARD SETTING $119,900
Lovely tree lined street in North Livonia. Brick ranch offers 3 bedrooms, 2 full baths, finished basement, natural fireplace, central air, attached 2 car garage 421-5660

The Prudential Wolfe Realty
Independently Owned and Operated

QUIET TREE LINED STREET
3 bedroom brick ranch with finished basement, 2 full baths, air, fireplace & fenced yard. FHA/VA/Conventional terms. VA loan with lenders approval. $87,900. (#5599).
Remerica HOMETOWN REALTORS 420-3400 REMEMBER REMERICA

THINK SPRING
This 3-4 bedroom ranch has it all! 3 full baths, 2½ car attached garage, front room, living room, family room, L-shape fireplace, finished basement, all overlooking a beautiful in-ground gunite pool on a perfectly landscaped ½ acre. Call today. $159,900
WOLVERINE PROPERTIES 305-8000

THREE bedroom brick ranch, 1½ bath, updated kitchen, family room with fireplace, 5 Mile/Levan. 14539 Ronne. Asking $119,500. 464-6029

313 Canton

BRICK CAPE COD. Air 4 bedrooms/2 baths, 2 car attached garage, deck, fenced yard. Call after 5:00. Great location. $122,900 397-0953

BY owner - Exclusive custom Canton Hills Sub. 5 Bedroom, 4 bath colonial colonial. Indoor pool, 3100 sq. ft. 1 acre, etc. Must sell. $220,000. 397-7952 689-5502

BY OWNER-2 story colonial. 2200 sq. ft. 4 bedrooms, 2½ baths, family room with fireplace, patio & central air. Looks like new. 453-2989

HANDYMAN/INVESTORS SPECIAL Bedroom, kitchen, living room. Land Contract. $25,900. Call: Century 21 Gold House 451-8400

A MUST SEE!!
Colonial with 3 bedrooms, 1½ baths, custom fireplace mantle, newer carpeting, kitchen floors, cupboards & counter tops. Deck & fenced cedar fenced for relaxation w/privacy. Newer underground sprinklers. Too much more to add. Call for an appointment
CHRIS COURTNEY
Remerica HOMETOWN REALTORS 453-0012 REMEMBER REMERICA

314 Plymouth

BY OWNER, downtown - 3 blks from park. 3 bedroom brick ranch, 1½ baths, fireplace, air, attached garage, new kitchen, many updates, large lot. $139,000. 454-0735

COUNTRY CHARMER ON 7 ACRES 3000 sq.ft farm house, 5 bedrooms, 2½ bath, 2 barns. $249,900. Call: Century 21 Gold House 451-8400

Sprawling Ranch
3 bedrooms, 2½ baths, formal dining room & family room with fireplace. Master bedroom with full then bath. 1st floor laundry, full finished basement. Circular drive, side load garage and much more. $177,900.
Remerica HOMETOWN REALTORS 459-6222 REMEMBER REMERICA

315 Northville-Novi

MYSTIC FOREST
Novi Road, between 8 & 10 Mile. New residential homes ranging from $240,000-$280,000
A.J. Vanoyen Builders, Inc.
229-2085 or 486-2930

NOVI: By owner Colonial with 2 car attached garage, 3 bedroom, 1½ baths, family room w/fireplace. Central air, large deck. Price to sell at $158,900. 344-4978

315 Northville-Novi

NOVI - Simmons Orchard Sub. 24465 Donna Brook. 3 bedroom, 1½ baths, 1,550 sq.ft. colonial. Deck, central air, fireplace, large lot. $126,900. 348-5373

316 Westland Garden City-Wayne

A BEAUTIFUL BEGINNING
Brand new 3 or 4 bedroom colonials starting at just $114,000. Excellent features include first floor laundry, family room, dining room, basement and 2 car attached garage.
Come see our model home

PRICE SLASHED
Long time owner is moving on. Spotless home on double lot! Features 19x17 family room, 1.5 baths, garage and carport. Cute & cozy home - $61,500
Century 21 - Dynamic 728-8000

ALMOST NEW
3 year near 4 bedroom, 2½ bath Colonial. Fabulous master suite, impressive family room w/fireplace and doorwall to serene back yard setting. Livonia Schools. $104,900. (#5589).
Remerica HOMETOWN REALTORS 420-3400 REMEMBER REMERICA

1991 CONSTRUCTION
WESTLAND - Spacious 3 bedroom ranch with 2 full baths, large kitchen with separate dining room, central air and private backyard. $78,900. (LIBSPAR) 462-1811
COLDWELL BANKER Schweitzer Real Estate

DREAM KITCHEN - & family room are just the beginning. Major updates & remodeling thru-out. Exceptional quality accentuates the value in this 3 bedroom brick ranch. Fireplace in family room completes the picture. $89,900.
Ask for NANCY AUSTIN
THE MICHIGAN GROUP REALTORS INC., 591-9200

LIVONIA SCHOOLS
Nice 3 bedroom brick ranch in great neighborhood, extra large kitchen with breakfast nook, covered patio, finished basement and 2 car garage. $84,900.
CENTURY 21 ROW 464-7111

MASSIVE CUSTOM KITCHEN
Custom built brick ranch, master bedroom has full bath, 1st floor laundry, extra wide hallways, & a massive 19 x 19 ft. kitchen with custom Oak cabinets & 2 lazy susans. $129,900.
REAL ESTATE ONE 261-0700

NORWAYNE - 2613 CASCADE
2 bedroom, 2 car garage
No basement. $34,900.
722-2555

NOT YOUR TYPICAL
3 bedroom ranch. This one has much to offer, spacious living room with natural fireplace, kitchen with large dining area, skylight in kitchen, full basement, garage and more. $87,900.
CENTURY 21 ROW 464-7111

WESTLAND (N.)-Spacious tri-level, 4 possible 3 bedroom w/attached garage, 2½ baths, air, fireplace, new roof/gutters/aluminum siding/garage door. Carpet & other interior improvements throughout. Maintenance free. $97,555 422-3248 BROKERS O.K.

WESTLAND $91,900
Immediate occupancy on this 3 bedroom colonial, family room with fireplace, quiet street, a great house! Century 21 Gold House 721-4241

316 Westland Garden City-Wayne

LIVONIA SCHOOLS $78,900
25 foot family room with fireplace. Brick ranch with 2½ car garage, central air, vinyl windows, plumbing, trim and new kitchen appliances. 421-5660

The Prudential Wolfe Realty
Independently Owned and Operated

SPECTACULAR
3 bedroom ranch, remodeled country kitchen with built-ins plus breakfast room, many updates, whole house furnace & central air, garage, warranty - $87,900

LIVONIA SCHOOLS
Investors special, 3 bedroom cape cod on 92 ft. of frontage, huge living room with dining el, most appliances stay, 1st floor laundry, garage. Only - $57,500
Century 21
CASTELLI 525-7900
1990-'91-'92-'93 CENTURION AWARD WINNING OFFICE

WESTLAND A MUST SEE! Brick ranch, 1990, great neighborhood, 3 bedroom, 1½ bath, great room w/cathedral ceiling, wood burning stove, air, basement, deck, professionally landscaped, sprinkler system, 2 car attached garage. $98,500. 595-0988. 313-437-0067

WESTLAND - AWOL
A world of living in this picture perfect 3 bedroom brick ranch. Breezeway, garage, basement, many extras. $3244 Melton, corner of Ashby. Asking $98,000.
SIMS 721-3488

WESTLAND 2057 LINVILLE
$3700 down
$534/MO
Brand new 3 bedroom full brick ranch, 1½ baths, full basement, FHA/VA terms. Ross Realty 326-8300

WESTLAND - 3 bedroom brick ranch, SE of Ann Arbor & Farmington. $314 Rae. Livonia schools, 2 car garage, fenced corner lot. Appliances stay, central air & new furnace. $66,000 by Owner. 421-8548

WESTLAND 35341 WEBSTER
BRAND NEW 3 BEDROOM ALL BRICK COLONIAL, FULL BASEMENT
5.5% A.R.M. AVAILABLE
$360 DOWN
$448 PER MONTH
GOODMAN - BUILDER 513-2043

317 Redford

A REAL GEM
Beautiful totally updated 3 bedroom ranch in South Redford. Newer furnace, central air, thermal windows, roof, driveway, kitchen, bath, and finished basement. Family room with doorwall leading to patio. Fenced house in sun! $69,900.
CENTURY 21 TODAY 538-2000

A SENIORS CONDO: Redford Plaza, 1 bedroom, pool, security, court yard, very good condition. $29,900. Richard J., 810-360-5740

JUST LISTED $79,500
This value packed family home is priced for a quick sale and offers a huge family room with fireplace, 2 full baths, 2 car garage, and updates such as roof, driveway, central air, and hot water heater. Call today! 462-1660

FIRESIDE ROMANCE $87,000
South Redford custom quality brick ranch with 1½ baths, family room fireplace, Florida room, basement, and 2 car garage. 421-5660

The Prudential Wolfe Realty
Independently Owned and Operated

5 MILE, W. OF DEECH - 3 bedroom, 1½ baths, air & vinyl siding. Approx. 1,334 sq.ft., doorwall in sunny family room leads to large deck, 1½ car heated garage, basement, many updates. $76,900. By owner 532-8568

317 Redford

DESIRABLE LOCATION
Cream puff these bedroom brick ranch in mint condition. Many updates, wonderful schools, and easy access to x-ways. $83,000.
REAL ESTATE ONE 261-0700

GREAT Western Golf area. 3-4 bedroom brick ranch, finished basement, extras. $113,500. Days464-0741, eve 533-9425

REDFORD TWP - nice, 2 bedroom brick ranch w/garage, $61,000. (For extra settlement). 646-4861

S. REDFORD, By owner. Well kept, 3 bedroom, 1½ bath, brick ranch. Finished basement, great curb appeal in & out, $79,900. 537-0344

318 Dearborn Dearborn Heights

BY OWNER - 3 bedroom 2½ bath bungalow, completely remodeled, like new, new furnace & central air, must see, $109,000. Call 562-9103

320 Homes Wayne County

LIVONIA
Desirable Castle Gardens sub. 3 bedroom brick ranch w/unique 2-3 car popov-back garage. Enjoy the large treed backyard from the warm, cozy 19x20 sit seasons room. $111,900.

REDFORD
Sharp 3 bedroom w/basement, Redford Union Schools. Neutral throughout w/completely remodeled bath, large treed & fenced yard. Space to park 3 vehicles. $54,900.

You will love the double lot & oversized garage, almost 2000 sq. ft., 2 story, well-insulated home w/d. Redford schools. 4 bedrooms + 8-library, 3 full baths, loads of closets, large kitchen, fireplace in living room. $99,900.

ROMULUS
One in a million! Come see this gorgeous 1720 sq. ft. 3-4 bedroom, 2 bath brick ranch. Features: great room w/fireplace, den, formal dining room, finished basement w/kitchen & bath, sunroom, deck & mechanics' dream garage w/workshop. $91,900.
THE MICHIGAN GROUP Realtors, Inc. 591-9200

326 Condos

BLOOMFIELD HILLS
Contemporary lakefront N. Wabeek condo. 4 bedrooms, 4 baths, main floor master suite, 3500 sq. ft., marble & wood floors, 18' ceilings, alarm & sound system throughout, and more. Bloomfield Hills schools. $499,000.
Call Beth at 552-0700

CHESTNUT RIDGE - CAPE COD
37814 Amber, Farmington Hills
Heated, 2, off 13 Mile. 353-8164
Living/dining room, library, kitchen, laundry room, 1st floor master suite, 2 bedrooms/bath up, walk-out, 2 car attached garage.
PRE-LISTING PRICE - $227,400

FARMINGTON HILLS - condo/townhouse-1700 sq. ft. 3 bedrooms, 2½ baths, family room, 2½ baths. $115,000. 489-4073

FARMINGTON - Ranch end unit. 2 bedrooms, open great room. $79,900. (N. of Grand River, E. side of Drake) 478-6888

NEW CONSTRUCTION EXCLUSIVELY
CAN YOU REALLY AFFORD TO WAIT
with interest rates & lumber prices climbing our wonderfully affordable quality built ranches may soon be out of reach! Now writing contracts for summer move-in, all areas.
Howard Stanley Custom Homes
CALL NANCY MEININGER
851-9950 348-9950 810-2557

LIVONIA - Luxury townhouse condo, Laurel Park. 2 bedrooms, 2½ baths, finished basement with half bath. Many extras. 462-1429

JUST HIT THE MARKET!
Condo built in 1992 has neutral decor, & is spotless, spotless, & a non-smoker's home. Private entry, appliances included, plus a one car garage. $68,000.
REAL ESTATE ONE 261-0700

326 Condos

BELIEVE IT!
For $96,500. Royal oak area. Contemporary 2 bedroom/loft, 1 car attached, cathedral ceilings, fireplace, basement, recessed lighting, air, all appliances, FHA/VA approved. Buyers only. Call for details. Leave message, 280-1129

FARMINGTON HILLS $87,900
Sharp 2 bedroom, 2 bath with new carpeting and freshly decorated in neutral colors. All appliances including new washer and dryer. 421-5660

WHY SETTLE FOR LESS $75,900 than a great price, great location, and a great condo complex? This 2 bedroom and unit ranch offers a full finished basement, patio and lots of room for the money! 462-1660

The Prudential Wolfe Realty
Independently Owned and Operated

LIVONIA
Super sharp condo with great view in lovely Purling Brook. $59,900.

WESTLAND
Beautiful two bedroom condo with park-like view. Walking distance to everything! $54,500.
CALL JOE BAILEY MAYFAIR 522-8000

SELLER WILL PAY
$2,000 OF CLOSING COSTS
At time of close and sale from this 2 bedroom neutral condo. Close to Oakland University. Downtown Rochester & I-75. $66,000. Call Terri Miller, Realtor Manuel. Pager, 4062642 or 851-6900.

SOUTHFIELD - 1 bedroom upper very clean. All appliances, air, balcony, carport. Swimming pool & clubhouse. $30,000/offer. 758-5502

WEST BLOOMFIELD. Lovely townhouse in Green Pointe Condos. Neutral tones, skylights, sharp and ready to move into, finished basement, attached garage with private entrance. Price reduced to $112,900. Ask for:
Ed Norton
REAL ESTATE ONE 418-3238 851-1900

Westland:
WHY RENT?
When you can own a beautiful 2 bedroom, 2 bath condo with fireplace in living room, tennis courts, swimming pool and Livonia schools. $42,900. (DELTSWOO) 462-1811
COLDWELL BANKER Schweitzer Real Estate

W. BLOOMFIELD CONDO
2 Bedroom, 2 bath, large master suite, garage, private entrance, in-unit laundry, pool, tennis. $100,500. Days: 828-5041 Eves: 661-4037

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Brand new construction. Contemporary 4 bedroom, 3 full & 2 half baths, custom tile & granite, private master suite, large kitchen w/beautiful view of commons. $329,500

LIVONIA
Custom 4 bedroom contemporary colonial. Custom tile & marble work, Andersen windows, fabulous master bath, library, family room/multiple fireplace & bar cove built in '92/93. High ceiling thru-out w/ crown molding. Very unique, must see to appreciate. $348,900

FARMINGTON
This fantastic 4 bedroom ranch features 2½ baths, 1st floor laundry, family room, formal dining room. This home has plenty of space. Fireplace in living room & in family room will keep you cozy in the winter. Priced at $179,900

NOVI
New on the market. 3 bedroom colonial in mint condition. Neutral decor, master suite, 1st floor laundry, 2½ car garage, extra storage. 2 level covered deck. Priced to sell. $158,900

ROCHESTER HILLS
Jacobson home built in 1990. 1st floor master suite, 1 ½ story with walk-outs, 2½ baths, den could be 4th bedroom. Approximately 2600 sq. ft. Immediate occupancy. $207,500

CANTON
4 bedroom quad on quiet corner lot. Large kitchen, dining room, family room with fireplace, security lighting, cedar deck & great landscaping. All for $123,900.

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Newly remodeled home with many updated features include roof, furnace, plumbing, hot water tank & freshly painted. Family room with fireplace, full bath. Must see. $74,000.

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