CLASSIFIED REAL ESTATE

303 W.Blmfld. Keego Orchard Lake

"AFFORDABLE QUALITY"

WEST BLOOMFIELD

HARD TO FIND
Don't miss this 4 bedroom, 2½ bath Contemporary Colonial. Built in entertainment center in family room w/ fireplace, 2 car garage, central air, many updates & MORE on lovely treed lot. Wow! ONLY $154,900

WARM & INVITING
Tastefully decorated & bright open kitchen, hardwood floors, built ins, huge master bedroom & so much more on very private lot. Priced to sell at ONLY $165,900

THE PRICE IS RIGHT! On this great 4 bedroom, 2½ bath home, hardwood floors in living room, dining room & all bedrooms, huge library w/built-ins, great floor plan & the list goes on! Call now! ONLY $179,900

MAGNIFICENT!
Outstanding custom built sprawling Ranch on gorgeous park like treed lot w/inground pool. Newer gourmet kitchen, Great Room, library, formal dining room, 4 full baths, 2 half baths, fantastic walk-out & Bloomfield Hills Schools! ONLY $299,640

CENTURY 21 TODAY
855-2000
1988, 1989, 1990, 1991, 1992, 1993 CENTURION Award Winning Office

JUST LISTED
WEST BLOOMFIELD - IDEAL OPPORTUNITY. 4 to 5 bedrooms, 3 full baths, lake privileges, Bloomfield Schools, huge master bedroom with fireplace, sprinklers, security systems. Contemporary. $219,900. EC-H-44NOR

WEST BLOOMFIELD - LAKE PRIVILEGES. Updated ranch with double lot. Walking distance to lake access. Beautiful new kitchen with ceramic flooring. Freshly painted throughout. Lots of extras. $112,000. EC-H-33FOR

WEST BLOOMFIELD - FRONTAGE ON GREEN LAKE. Large spacious home with four bedrooms, three baths, Living Room, Dining Room, Family Room with wet bar. Neutral decor. Current assessed. $399,000. EC-H-01ALD

Max Broock, Inc. 646-1400

JUST REDUCED 4 Bedroom, 2½ bath Colonial with basement. Huge rooms, hardwood floors, library w/ built-in shelving & more! ONLY $179,444
ASK FOR JOLIE LEVINE
CENTURY 21 TODAY
510-8390 (Pager) 855-2000 (office)

LAKE PRIVILEGES to all-sports Walnut Lake. Contemporary 2-story Split Level with 3 bedrooms, 2 full baths. Move-in condition. Only $154,900
CALL LAURA PRENDERGAST
CENTURY 21 TODAY
855-2000

WEST BLOOMFIELD COLONIAL NEW ON MARKET! Four bedroom, 2½ bath colonial on a wooded lot backs to nature area. Master suite with walk-in closet, formal dining & living room, large kitchen w-oak cabinets opens to family room with fireplace.
ASK FOR SANDY/ROSIE
MAX BROOCK, INC
626-4000

W. BLOOMFIELD
NEW CONSTRUCTION
Final weekend to show the best value in the area. We have spacious custom homes on Lake access sites all over W. Bloomfield from $149,200 - $199,000. Compare our quality and features to homes that are 2 times the price.
Richard Binder Building Co.
332-3220

303 W.Blmfld. Keego Orchard Lake

LIVE BIG!
Over 3,100 sq ft. quality built 4 bedroom Colonial in great family neighborhood. Formal kitchen, huge family room, all appliances, and much more! $194,900. (BA)
RED CARPET KEIM 855-8100

WEST BLOOMFIELD — New Listing! Three car garage and circular drive enhance this Mission North 4 bedroom, 2 bath, 2 half bath contemporary with Great Room and large den. Beautiful hardwood floors in foyer and kitchen. Neutral throughout and move-in condition. Two connecting decks. $344,900.
MARCIA MEISEL
RE/MAX EXECUTIVE
737-4800 OR 553-2564

WEST BLOOMFIELD
$189,900
Great family home in one of West Bloomfield's most desireable subs. You'll love the newer kitchen. Relax in your family room with fireplace, enjoy living room with fireplace and your master suite is aglow with it's own fireplace. Convenient first floor laundry. Award winning W. Bloomfield schools. Call 851-9770
ERA RYMAL SYMES

304 Farmington Farmington Hills

FARMINGTON HILLS
Open Sat. Sun. 12-4pm
19 Mile-Farmington Rd area! beautiful colonial, like new. 1854 sq ft. custom white wrap around spindle porch, immaculate 3 bedrooms, large kitchen, 2½ baths, 1st floor laundry, custom fireplace, deck, attached 3 car garage, outside cedar room, spa. 100x414 lot, large trees backing up to woods, pre qualified buyers preferred. $168,500. Owner Mark 474-2730 or Cathy 433-3891

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

BY OWNER, contemporary ranch on 4 acres, cathedral ceilings, 3 bedrooms, 4 full baths, 2 half baths, library, & pool, 4 car garage, $360,000 626-6719
☎ 810-433-4800
6161 Box 2532

CLEAN AS A WHISTLE
clean 3 bedroom brick ranch with attached garage, updated kitchen & bath, large fenced yard, terrific family neighborhood. $85,900
CALL AL THOMAS
RE/MAX WEST 313-427-1773

DOWNTOWN FARMINGTON - One-Of-A-Kind Charmer. 1.5 story brick, wet plaster, hardwood floors, 3 bedroom. Completely updated with many custom extras plus newer roof, furnace/central air, and more! $167,300. Open Sun., 1-5pm. 33625 Macomb. 474-4448

FARMINGTON by owner. Best buy in Bel Aire. 3 bedroom brick ranch, 1½ bath. Family room, 2+ garage, finished basement. Lots of updates. $104,900. Open Sun. 1-4 23642 Beacon. 473-0357, days, 348-2980

FARMINGTON HILLS- On pond, 4 bedroom, 4 bath, 1st floor master, 2850 sq ft., updated, many extras, reduced to $274,900 553-7736
☎ 810-433-4800
6161 Box 2529

FARMINGTON HILLS - Spacious colonial in Country Park. 4 bedrooms, large master suite, 2½ bath, family room, TV room, library, hardwood floors, deck, security and sprinkler systems. Fully landscaped. $229,900. Open Sun. 1-5 or appt. 28746 Oak Point Dr 553-7393

303 W.Blmfld. Keego Orchard Lake

304 Farmington Farmington Hills

CANTERBURY COMMONS - 4 bedroom, 3000 sq. ft. colonial. Library, 16x36 gunite inground pool. $190,000. Open Sun. 2-5. 851-7819

FARMINGTON HILLS
4 bedroom, two story home w/family room, updated kitchen, attached garage. All on one half acre wooded lot. Call today to see this warm, cozy and very clean home. $88,900

AFFORDABLE!!
Beautiful, spacious brick ranch on private lot. Gourmet kitchen, cathedral ceiling, natural stone fireplace, newer windows. Move-in and enjoy! Only $109,900

FARMINGTON HILLS
Old Farm Colony. Spacious 1,800 sq ft. ranch with full basement, large family room, natural fireplace in living room, security system, newer roof, furnace and extra large landscaped lot. $143,900

CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

Farmington Hills
DRAMATIC COLONIAL
4 bedroom colonial on cul de sac and commons in Green Valley Estates. Large island kitchen with 2 way fireplace, formal living room & dining room. $289,900. (OEL84NEA) 462-1811

Farmington
TRUE COLONIAL
2,250 sq. ft. in desirable Farmington area. Large bedrooms and lots of new updates including roof & furnace. Great subdivision. $169,900. (OEL83LAN) 462-1811

Farmington Hills
HALF ACRE CUSTOM HOME
This exquisite home in a prestigious area offers a beautiful setting and is in "move-in" condition. Look no further. $274,900 (OEL36KLA) 462-1811

COLDWELL BANKER
Schweitzer Real Estate

FARMINGTON VALUES
$47,500. JUST LISTED. 3 bedroom Cape Cod, nestled on a double lot at a quiet deadend street.
Call Karen Nouhan
for a private showing
348-3000

$93,495. Super sharp well maintained Colonial home, 3 bedrooms, 2 full baths, new carpeting, garage, nice big fenced yard.
Call Karen Nouhan
for a private showing
348-3000

RE/MAX 100 INC.

GREAT SCHOOLS
★ 2170 sq ft colonial with open floor plan on premium lot, 4 bedrooms, 2½ baths, master bath with walkin closet, family room with fireplace, finished basement, first floor laundry, sprinkler, 2 car garage. $169,900. Reduced for quick sale! Open Sundays, 1-4pm. 28130 Brookhill, Farmington Hills. Call 477-0148

HISTORIC SITE S13 in Farmington Hills - wonderful 4 bedroom, 2½ bath home lovingly restored. Wood floors, beveled glass, plaster, large lot with beautifully restored gardens. $239,900 W-15ARD 410665
MAX BROOCK, INC.
626-4000

303 W.Blmfld. Keego Orchard Lake

304 Farmington Farmington Hills

DOWNTOWN DYNAMO!
Meticulously maintained 3 bedroom, 2½ bath Ranch with many updates. Call for more details. $134,900.

COME SEE
this lovely 5 bedroom Colonial located in desirous Independence Commons. Over 3400 sq. ft. with updated kitchen, in-ground pool, and much more. $256,900.

CENTURY 21 HARTFORD 478-6000

FARMINGTON - ALTA LOMA SUB on Cass Ct. Immaculate 3 bedroom, 3½ bath custom Ranch on ½ acre. Full basement w/sauna, many extras. $198,900. 810-478-2429

FARMINGTON GREEN Sub - 3 bedrooms, 2½ bath, finished basement, central air, new roof. Maintenance free exterior. $146,900. 553-6626

FARMINGTON HILLS is the place for this affordable 3 bedroom, 2 bath home. Remodeled kitchen, new carpeting & some windows, fenced yard. FHA, VA terms, close to park for kids - motivated sellers! $88,900
MICHELLE MICHAEL
RE/MAX EXECUTIVE 737-4800

FARMINGTON - 2-3 bedroom, 2 baths, 1600 sq. ft., 2 car attached garage, double lot, $94,900. Leave message. 425-3733

FOUR bedroom, 2½ bath colonial in desirable Chatham Hills. Full basement, fireplace. Cul-de-sac lot. $136,900 473-4022

IMMEDIATE OCCUPANCY
at $89,900. 3 bedroom Cape Cod in move-in condition, super sharp, large rooms plus, washer, dryer, and stove stay. Many updates, finished basement and 1½ car garage with electricity, nice landscaping. Call now for immediate showings. Open House Sunday 1-4 (Pager 704-2749)
CALL MIKE WICKHAM

CENTURY 21
ROW
464-7111

JUST LISTED
FARMINGTON HILLS - HARD TO FIND ACREAGE. 3 bedrooms, 2 baths, Library, Garage, Workshop, deck, newer kitchen, fenced yard, space to garden. $144,900. EC-H-24ORC
Max Broock, Inc. 646-1400

KENDALLWOOD - Wooddale Elementary, one of areas finest, just 2 blocks from this very nice 3 bedroom brick ranch with new kitchen. Huge treed lot, fireplace, rec room w/bar, 2 car. Won't last! $134,900.
AL VAN ACKER
Remerica In The Hills 646-6000

OPEN SUN. 1-4PM
Beautiful tri-level, ready to move into, turnkey operation. Fenced yard, large family room, a must to see. $99,900. 22851 Tulane, Farmington Hills. Ask for..
Ed Norton
REAL ESTATE ONE
851-1900 418-3238

SHARP BUNGALOW
is shaded by towering trees in nice sub. Lovely deck and fenced yard. Cozy 3 bedroom features newer carpet, electrical and plumbing. Ask for MARYANN. $87,900.

Remerica
Village Square
349-5600

303 W.Blmfld. Keego Orchard Lake

304 Farmington Farmington Hills

"HOT" NEW LISTING
Terrific townhouse, 3 bedrooms, dining room, living room w/fireplace & suspended deck. Finished walk-out lower level, many updates, 2 car garage, walk to downtown Farmington. $129,900. C-34HE-F.
Call 360-0450.
ERA COUNTRY RIDGE REALTY

OPEN SUN. 1-4. 22930 Elm Grove, 8/Middlebelt. Two story, 3 bedrooms, 1½ baths, attached garage with workshop, large lot, 2100 sq ft. $129,900. after 5pm, 474-7138

OPEN SUN. 2-5
23261 FLORAL
N. of Grand River, E. of Orchard. Quiet tree lined Floral Park. 2 bedroom. Cul-de-sac location, neutral decor, family room w/fireplace. Only $86,900.

WHY U.S.A.
ALL AMERICAN PROPERTIES
476-1600

PEMBROOKE CROSSING HOMES South Lyon area. 1740-2650 sq ft. available priced from $158,000 & up. Please call A.J. Vanoyen Builders 486-2930 or 229-2085

ROLLING OAKS Sub-2500 sq. ft. colonial. 4 bedrooms, 2½ baths, library, inground pool. $184,900. By owner. 661-8298

WONDERFUL! 3 Bedroom home great for entertaining. 14x34 Family room. Remodeled baths, newer windows, large yard with patio and tiered decking. $119,000.

CENTURY 21
Hartford South
464-6400

WOODBROOK SUB., custom ranch, 3 bedrooms, 2½ bath, first floor laundry, finished basement, $176,900. Open Sun., 1-4. 661-1531

YOUR OWN brand new Colonial home awaits you in Historic Farmington. 4 Bedrooms, 2½ baths, family room with fireplace, attached garage, basement, jacuzzi tub & walk-in closet in master bedroom. Still time to select your colors! $209,900.
MICHELLE MICHAEL
RE/MAX EXECUTIVE 737-4800

305 Brighton-Hartland Howell

BRIGHTON - BRICK RANCH
Won't last long! 4 bedroom, 2½ bath, finished walk-out, 2 fireplaces, appliances, new decks, 2 car attached garage, beautiful lot w/mature trees. Swimming pool & lake access. Motivated! $144,900. 810-437-0097; Eve. 810-220-1126

BRIGHTON - new 3 bedroom colonial, 2½ baths, country kitchen, garage, deck. $148,900 Call Richard Krause Building Co. 810-229-6155

BRIGHTON. By Owner. Minutes from I-96/US23. Built in 1992. Over 2000 sq. ft. Two Story. 4 large bedrooms, 2½ baths on large lot in family subdivision. Tons of storage, deck, lots of extras. Asking $184,900. 810 227-0618

DON'T THINK TWICE...
Drive out to BRIGHTON and take a look at this 2400 sq ft. colonial on 1.25 acres, 1500 sq ft in full finished basement. Dining room with bay. Family room with full brick wall fireplace & doorwall to spa room. Wonderful neighborhood sub only 1 minute to I-96...but you'll feel like you live in the country! NEW LISTING $203,000. Call Laura Edwards
REAL ESTATE ONE
(810) 478-7680 OR (810) 229-0450

HARTLAND - 2.6 acres, 4 bedroom, 2½ bath, finished walkout lower level, deck & much more. $182,900. By Owner 887-2833
Open Sun. 12-5, 2680 Fenton Rd.

2400 sq ft. walkout basement, 4 bedroom, 3 bath, living, dining, family rooms, breakfast nook, fireplace, central air. $228,000. 227-3582

306 Southfield-Lathrup

GREAT TERMS - Land contract terms for 4.29 acre estate. $169,900

GREAT INVESTMENT - Fixer-upper, nice area, motivated. $39,900

GREAT ROOM RANCH - 2 acres, two bedrooms, 2 car garage.
HELP-U-SELL of South Oakland
541-0700

Southfield, Just Listed
Beautiful 3 bedroom, 2 bath brick ranch w/2 car attached garage, on 3/4 acre lot features 2 fireplaces, formal dining room, family room & circular drive. $134,900.
Karen Brown
RE/MAX 100 INC.
348-3000

SOUTHFIELD - 28636 Evergreen at 12 Mile Rd. 3 bedroom brick ranch, 2 baths, Whirlpool, 2 car attached garage. Finished basement/wet bar. Family Room/fireplace. New kitchen. Air. 1300 sq. ft. $83,500.
BY OWNER: 352-0349
☎ 810-433-4800
6161 Box 2515

THIS WELL maintained home with 3 bedrooms, 2 baths, with newer updates including furnace, central air and hardwood floors is a steal at only $104,900. Code 144-E

2 Baths, 1800 sq ft. Cape Cod, highly pampered Builders home, well located on a private treed lot, 4 big bedrooms, dining room w/bay window, hardwood floors, across the street from a 38 acre Nature Park. $119,960. Code 137-E

REAL ESTATE ONE
548-9100

TWYCKINGHAM
Custom built 5 bedroom, 3 full baths, 1 lav. Almost 3,700 sq ft. Colonial w/super size family room w/wet bar, master bedroom w/ dressing room and home warranty. Truly custom built $190,900.

CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

306 Southfield-Lathrup

BY OWNER - Beacon Square. Lovely, well maintained 4 bedroom, 2½ bath Cape Cod in family oriented neighborhood. Many updates including lighting, floors - much more. Award winning schools - walk to Leonhard elementary, close to swim club, shopping & freeways. $122,900. 354-0413

CRANBROOK VILLAGE COLONIAL. Birmingham Schools, 4 bedrooms, 1½ baths, newer roof, furnace, air, and carpet. Finished basement, hardwood floors, many updates. Great family house. $132,900 642-0263

PARK-LIKE SETTING
3 bedroom brick ranch. Great room with 3 doorwalls, fireplace, attached garage. Quiet street. Very close to country day. $139,900. Call..
JOHN ROBERT

Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

SOUTHFIELD - 4 bedroom Colonial, 2 baths, basement, garage, $98,000

Birmingham Schools. 3 bedroom, 2 car garage. $55,000. 433-1764

3 Bedroom, 1½ bath brick Ranch with family room, partially finished basement & two car attached garage. Excellent location. Only $89,444
ASK FOR JOLIE LEVINE
CENTURY 21 TODAY
510-8390 (Pager) 855-2000 (Office)

307 South Lyon Milford-Highland

GREEN OAKS TWP - S. Lyon area 3 bedroom home on heavily pined 2+ acres just like up north. Rushton & 9 Mile. $145,000. Call eves. 810-437-8243 or 810-227-2975

GREEN OAK TWP.
SOUTH LYON
Builder's Model Home For Sale
2000 square foot 3 bedroom 1½ story brick home. Open floor plan, main floor master suite, first floor laundry, walk-out basement. Three car garage. Gorgeous ½ acre treed lot. $209,500
ADLER BUILDING & DEV. CO.
(810)437-3773 (810)229-5722

MILFORD (BY OWNER)-2400 sq ft. contemporary. Custom built in '91, 3.87 rolling wooded acres. 4 bedroom w/master suite, 3 baths, large kitchen, vaulted entry/great room w/natural fireplace, formal dining, 1st floor laundry, 3 car garage, walk-out basement, air, large deck, extras. $258,000. 810-684-0383

NEW CONSTRUCTION
Ranches, 2-stories, private paved subdivision, acreage wooded lots from $179,900. 343-6753

WHY BUILD?
Professional landscaping PLUS interlock brick patio and walk-ways lead to tempting 3 year old ranch on finished walkout basement with attached garage. Lower level study and central air a plus. $164,000.
(810) 887-6900
FIRST AMERICAN

308 Rochester-Troy

OPEN SUN., ROCHESTER HILLS Mint & beautiful! This 2500 sq. ft. 4 bedroom home has all amenities. 3½ baths, 3 car turned garage, sunroom w/skylights, library, huge finished basement, and much more. $274,500 373-8140

OPEN SUN., 12 TO 4
ROCHESTER HILLS - 3 bedroom ranch, built 1986. Open floor plan, neutral decor, newly decorated kitchen w/ash cabinets, central air, large deck, full basement, 2½ car garage. $109,900 853-3336

ROCHESTER HILLS S. of Walton, E. of Adams. Over half acre private lot w/gorgeous 3 or 4 bedrooms, family room, 2½ baths, basement, side entry garage...loaded w/updates...call me while it last. Folks!

ROCHESTER HILLS. 4 bedroom, 2½ bath, loaded with features, family room w/cathedral ceiling, ceramic foyer, library, island kitchen and much more. $177,900
CALL GEORGE ZIVAN
ERA AMERICA REALTY
680-1500

ROCHESTER HILLS - Updated ranch on over ½ acre. Hardwood floors, country kitchen, newer Florida room. $133,000. 852-4537

ROCHESTER HILLS Cape Cod 1850 sq. ft. 3 bedrooms, 2 baths, great room w/fireplace, kitchen w/dining area, 1st floor laundry, 2½ car garage, basement, wooded lot. $172,500. Owner: 852-4042

ROCHESTER HILLS
3 Bedroom, 1½ bath, master w/vanity & walk-in closet. Great Room w/ fireplace, built-in bookshelf. Updated kitchen, finished basement, covered cedar deck in private yard. $133,900 656-8791

ROOM TO ROAM
This Troy ranch offers over 1,350 sq ft., large living room 20x18 plus family room 16x14, updated kitchen & bath, new roof and more! $97,500. Call JUDY PALMER (2337)
RE/MAX PARTNERS
646-6400

TROY - 5 bedroom, 2½ bath quad-level with finished basement, many updated Troy Schools. Great neighborhood. $147,300. 643-7568

TROY-SAVE NOW! Beat the realtors. Over 2200 sq. ft updated quad w/4 bedrooms, 2½ baths on lovely lot. Enjoy nature in all-season Florida room, a warm fire in large family room, central air, 1st floor laundry. Only $142,900. Call today 814-3387

UPDATED TROY HOME
On approximately ¼ acre lot. Newer water heater, furnace, copper plumbing. Updated Jan. '94: Interior and exterior freshly painted, carpeting thru-out, kitchen cabinets refaced, new counters. $82,900. #408646
WEIR, MANUEL, SNYDER & RANKE
669-7300

308 Rochester-Troy

ROCHESTER HILLS - Beautiful colonial, 2,806 sq.ft., 3 bedroom, 1st floor master w/large jacuzzi, loft, den, security system, stereo speakers throughout, gourmet kitchen, fireplace w/gas logs, large deck, beautiful landscaping, sprinkler system, custom window treatment, many upgrades, built in 1991. $264,900. By owner. 651-1864

ROCHESTER - IN TOWN CHARM
3 bedroom, 2½ bath, large kitchen, great room, 1st floor laundry, 2,000 sq ft., built 1991. Large lot. $149,900. Owner. 652-2367

TROY
Beautiful 3 bedroom, 2 bath ranch, completely updated on large wooded lot, 2350 sq ft., 2 fireplaces, central air & 2½ car garage, neutral decor. Superb location, N. of 16 Mile, E. of Adams. Birmingham schools. By Owner. $172,500. Open Sunday 1-4pm. 645-5564

309 Royal Oak-Oak Park Huntington Woods

CLAWSON-3 bedroom brick ranch, 1 bath, 1 car garage, excellent starter home, excellent condition. $79,900. 588-5208

EXCITING ROYAL OAK - Must sell 2 unit income, price reduced in appreciating market, $81,900. Call David, RALPH CONSELYEA REALTORS. 399-6400 398-8410 540-9328

JUST LISTED
OAK PARK - IMMACULATE BRICK RANCH. Well located on attractive street, 2 bedrooms, 1 bath, full basement with 30x11 recreation room. Refinished hardwood floors. $54,900. ECH-21SHE
Max Broock, Inc. 646-1400

NICE older home, completely refurbished, great area of Royal Oak. $125,000.
☎ 810-433-4800
6161 Box 2531

North Royal Oak
OPEN SUN. 1-4
3103 Clawson Avenue
S. of 13 Mile, E. of Woodward
NEW LISTING - Prime condition, 3 bedroom spacious home with 2 fireplaces and very private backyard, new kitchen and appliances, central air, sprinkling system. $145,900.
Call Jim DePorre
Pager 406-9193
RE/MAX In the HILLS
646-5000

ROYAL OAK BUNGALOW. Two large bedrooms, 1½ baths, updated kitchen, pine panelled family room, 1½ car detached garage. $84,900. 544-2673 or 851-8361

ROYAL OAK - Shrine area. Brick & aluminum Cape Cod, 3 bedrooms, 1½ baths, huge family room, fireplace, hardwood floors, new carpet, central air, 2½ car garage. $139,500. 398-3506

310 Wixom-Commerce Lakes Area

ABSOLUTELY DESIRABLE
FABULOUS! - Builder's own home with 2 story marble foyer w/glass open stairwell, den w/oak built-ins, white formica kitchen, master suite w/2 person jacuzzi, deck, 3 car attached garage. $448,900. OE51FAR

CONTEMPORARY - updated ranch w/white formica kitchen, large family room, blinds, skylight, new carpeting & roof. $89,900. OE36NEW.

CUSTOM BUILT - home located on magnificent lot offering wonderful lakeviews from every window. Features 2-story foyer, lovely master suite with shower & jacuzzi tub, 2nd floor laundry, all white kitchen. $754,900. OE30OZE.

FORTUNE PROPERTIES
REALTORS 626-8000

ALL SPORTS LAKEFRONT
A wonderful opportunity to own over 100 ft. of prime lakefront property. Totally remodeled home. 2 bedrooms, new kitchen and bath. Possibility of 2 more bedrooms in unfinished 2nd level. $119,000. W-45ANN 817575
MAX BROOCK, INC.
626-4000

COMMERCE-Base lake Woods. 2400 sq. ft. 1½ story contemporary Cape Cod with balcony overlooking Great room. Built in 1990. 3 bedroom, 2½ bath, 2½ car garage. Open floor plan with large first floor master suite. Natural woodwork throughout, large wooded lot, professionally landscaped, lake privileges. $214,829.
Help-U-Sell 360-6660

COMMERCE TWP.
Everything you want, and more! New construction: 2700 sq ft. brick 2 story. 3 bedrooms, 2½ ceramic tiled baths. Spectacular open stairway with balconies. Natural woodwork. Great room has cathedral ceiling, fan, fireplace, many big windows. Spacious kitchen has center island, high quality cabinetry & breakfast room. Formal dining room, first floor laundry room. Central air, high efficiency furnace & water heater. Full basement. Attached 3-car garage. Fully landscaped, fully sodded, underground sprinkler system. Large lot on paved private heavily treed street of luxury houses. Huron Valley schools.
2801 Rocky Top Lane, S. of Wixom Rd., ½ mile W. of Glengary Rd. $179,900. Open Sat. & Sun. 1-5pm
Also Shown By Appointment
WELCH CONSTRUCTION
313-684-5336

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 MESSINGER
651-9660 1-800-275-9660

WIXOM - brick ranch on slab. Built 1987. 3 bedrooms, 2½ baths, central air, natural fireplace, lake privileges. $138,000. 669-4665

310 Wixom-Commerce Lakes Area

COMMERCE TWP.
Beautiful 4 bedroom, 2 bath, 1800 sq ft. home w/3 car attached garage & Commerce Lake privileges/dock. Separate family room, living room, and all season 20 x 13 sunroom. $159,900.
Karen Brown
RE/MAX 100 INC.
348-3000

SHARP 3 bedroom Ranch offers Great Room, large master bedroom with bath, oak & almond kitchen with work island, oversized 2 car attached garage, new central air, wrap-around deck overlooks beautiful country size lot. $99,900.
MICHELLE MICHAEL
RE/MAX EXECUTIVE 737-4800

STEEL FRAME HOME
WALLED LAKE
1800 Sq. Ft., 3 Bedrooms, 3 Baths, Central Air, Fireplace, Lake Access
$134,900 477-5614

UNION LAKE FRONT home, West Bloomfield area, updated Contemporary with open floor plan, 3 bedrooms, 2 baths, multi-level decking. $287,500. 363-8738

WALLED LAKE- Cozy lakeside living in this 2 bedroom ranch, sunk-in tub, fireplace, wood deck, boat dock & much more. $179,400. HOMEMARK. 353-7170

WIXOM
IMMEDIATE OCCUPANCY
$226,600
ELEGANT COLONIAL
SPECTACULAR WOODED SITE
Spacious, stunning & functional. 3 steps up to outstanding master suite w/sitting area, master bath w/ corner garden tub, private shower, his & her vanities, stepped ceilings, art alcoves, plant shelves, gourmet kitchen w/island, planning desk, family room w/French doors & 10' ceiling. Must see this beauty!

NEW CONSTRUCTION
$172,000
SUPER PRICE & LOCATION
for this 3 bedroom, 2½ bath colonial w/library, island kitchen w/snack bar, sunny bay window in nook, master suite w/cathedral ceiling, huge walk-in closet & full master bath w/shower & garden tub. Full basement, still time for some interior color selections.

Close to 12 Oaks, I-96, I-275, schools, shopping, with sidewalks.

QUALITY BUILT HOMES
by
COHEN ASSOC.
Call (810) 960-0770

311 Homes Oakland County

ADDISON TWP. - New 2400 sq. ft. 2 story, 3 bedrooms, 2½ baths, deluxe master suite, open floor plan, 2 car garage, energy efficient, rural 5.7 acres, $225,000. ½ Mile W. of Rochester Rd. at 830 Drahner. Open house Sat. & Sun. April 9 & 10, 12-5PM. 810-693-4100

BEAUTIFUL & Private. 1 block into Lapeer County, 9 acres, 2000 sq. ft., 1½ baths, 2 bedroom, large loft, walk out basement, fieldstone fireplace. $177,500. 627-3782

OPEN SUN. 1-4PM
137 WATERVIEW
Take M-24 to Indian Lk. Rd. E. and follow signs. Exceptionally well maintained, 4 bedroom 2.5 bath home. Just N. of Lake Orion. Features underground sprinklers, central air, bay windows, deck, library, finished walk-out, and 3 car garage. $209,900.
R.J. HOLDEN 810-678-2240

OXFORD TWP-Tri-level, extra large fenced yard, 3 bedrooms, 1½ baths, 2 car attached garage, paved sub, no agents! $115,500. 628-5317

WATERFORD - just listed 2 yr. old 4 bedroom colonial in Meadows of Lake Angelus. 2 story beamed family room w/fireplace, master suite w/ cathedral ceiling, loft, 2 car attached garage, professionally landscaped with sprinkling system. 674-3689

311 Homes Oakland County

WATERFORD RANCH - This 3 bedroom brick ranch offers central air in '92, large lot, updated kitchen & bath, over 1,300 sq ft., 2½ car garage and family room. $83,900. Call JUDY PALMER (7264)
RE/MAX PARTNERS
646-6400

312 Livonia

AFFORDABLE - JUST LISTED
OPEN SUN. 1-4
Great buy on this 3 bedroom brick ranch w/heated in-ground pool, in great family area, country kitchen, 1½ baths, finished rec room, central air, sprinklers, garage, all for $104,900. S. of Plymouth, W. of Wayne. 35443 Elmira.
RACHEL RION
RE/MAX 100 INC.
425-6780 522-2430

Alluring Homes

"DON'T PASS THIS ONE BY!"
3 Bedroom Ranch in the heart of Livonia, 1200 sq. ft. of comfortable living, 2 Full baths, family room with wood burning stove, 33 x 24 inground pool. $99,900.

"DON'T HESITATE"
When it's all here for you - spacious & open floor plan, master bedroom has bath & walk-in closet, 1st floor library & large laundry room. Cozy Great Room with natural fireplace, doorwall leading to custom deck. $154,900

"CUSTOM BUILT RANCH"
In popular Laurel Park, featuring 1800 sq. ft., 3 bedrooms, library could be 4th bedroom, large country sized kitchen with oak cabinets, Great Room with natural fireplace, doorwall leading to deck & patio, spacious master bedroom with private bath, central air, finished basement, & 2 car attached garage. $168,500.

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BEAUTIFUL 2100 sq. ft. ranch, on half acre wooded lot, 3 bedrooms, 2 baths, family room, dining room, 2 car attached garage, screened in porch. $169,900. Open Sun. 12-5. 31601 Bobrich. 421-2179

A to Z Treatment
Everything's been done in this sharp 1950's styled 3 bedroom, 1.5 bath ranch featuring newer kitchen cabinets, newer paint & carpeting, remodeled bath w/ceramic tile, vinyl siding, roof, central air, furnace & more. Also partially finished basement & neutral decor. Act Fast, won't last! $137,000.
Ron Ochala
RE/MAX 100 INC.
348-3000

ATTENTION GARDENERS
Gorgeous 100x178 ft. lot perfect for green thumbers. 3 bedrooms. Brick, Basement. Natural fireplace. Huge wine/fruit cellar. Garage. Just listed at $92,500.
CALL BRIAN
DUGGAN
RE/MAX WEST 525-8252

BE THE FIRST
to see this exceptional 4 bedroom, 2 bath ranch in popular Spring Valley. Updates galore including kitchen, some windows, furnace, central air, plumbing, and carpet. Basement has nearly finished rec room plus work shop and utility area!
MARY McLEOD

CENTURY 21
ROW
464-7111

BETTER HURRY! Brick 3 bedroom classic ranch, full basement, 2 car garage, updated kitchen. Anxious. Asking $84,900...4 bedroom Colonial, 7 Mile/Merriman area. Family room, large country kitchen, cool central air, formal dining room, basement, attached 2 car garage. Asking $136,900.

One Way Realty
473-5500

304 Farmington Farmington Hills

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WEST BLOOMFIELD

HAVE IT ALL! 3 bedroom Ranch very Contemporary. Great location and move in condition. $165,000 (57cu)

STUNNING CONTEMPORARY! 2 year 4 bedroom in Woodland Ridge. Over 4,500 square feet. 3 car attached garage, soaring ceilings, marble fireplace and more! $459,000 (50pa)

SHARP END UNIT CONDO! Wooded Privacy! All neutral. Marble gas fireplace, vaulted ceilings and 3 ceiling fans. $149,500 (62as)

HARD TO FIND! West Bloomfield Ranch. Elegant great room w/cathedral ceiling, dining room w/bay window, ceramic foyer & more! $168,900 (71an)

PRIME PEBBLE CREEK! Spacious & elegant Condo in absolute move-in condition. Impressive master suite & carpeted basement. $176,900 (72pe)

WEST BLOOMFIELD

HERE'S AN EXCEPTIONAL VALUE! Spacious upper Ranch end unit Condo. Completely redecorated thruout with neutral decor. Located in beautiful complex w/clubhouse, pool and pond. $126,000 (79la)

PEACEFUL ESCAPE! Professionally landscaped Contemporary w/cathedral ceilings & spacious floor plan on lovely wooded setting. $249,900 (60gl)

EXCEPTIONAL QUALITY! Thruout this well maintained traditional home. Amenities and features abound. Bloomfield Hills Schools. $319,000 (99wi)

CHARMING ELEGANCE! In this very spacious Custom built Colonial. Must see to appreciate all its features! Only $385,000 (55wi)

MAGNIFICENT! Contemporary on 128' of all sports Walnut Lake. Gorgeous open floor plan, 2 kitchens, all on 1.5 acres. Don't pass this up! $680,000 (54mu)

FARMINGTON HILLS

HERE IT IS! Absolutely terrific Ranch on a gorgeous well treed lot. Almost all the home is new or updated and under warranties! $160,000 (29be)

JUST FOR YOU! 3 bedroom Colonial on quiet dead-end street. Finished basement w/rec room, 2 car garage, fenced yard. $100,000 (23tu)

KENDALLWOOD RANCH! Spacious plan offers 2½ baths, family room w/ woodburning stove, fireplace in living room & basement. $156,900. (28el)

CUSTOM DESIGNED! Executive built 2 story Contemporary. Top of the line thruout with all the amenities. $489,560. (50wh)

FARMINGTON HILLS

ENJOY! The wooded view from balcony of this spacious 2 bedroom, 2 bath, upper Ranch Condo. Master with walk-in closet and private bath, galley kitchen and more! $74,900. (24mu)

IMPRESSIVE CONTEMPORARY! All neutral colors, fireplace in living room. Backs to commons park. $209,900 (37do)

FRANKLIN

POTENTIAL IS HERE! 4 bedroom Ranch with many extras built right in! Family room with woodburning stove, large picture windows on 3 sides overlook yard. You Must See to Appreciate. $294,007 (27we)

LOCATION! LOCATION! Fabulous Ranch with over an acre of wooded privacy. Spacious open floor plan with 5 doorwalls off back, magnificent dutchstone fireplace opening to living & family room. Don't miss this one! $239,000. (25sh)

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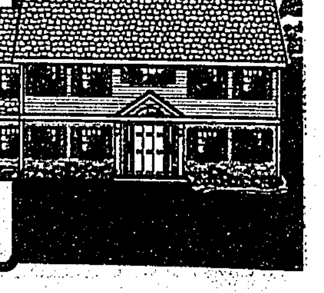
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