318 Westland Garden City-Wayne

AFFORDABLE NEW CONSTRUCTION
Are you sick and tired of buying used homes and dumping tons of money into them? Why buy used when you can buy new? Affordable new homes starting in mid $130's to mid $170's in Livonia and Northwest Westland with Livonia Schools. From $136,000 to $175,000 Ask for: Mike Beserty or Larry VanZandt 473-6200 RE/MAX GREAT LAKES, INC.

BRICK RANCH
GARDEN CITY - 2,800 sq. ft. priced well below current SEV. Bring your ideas and your checkbook, this home has end... for great living. $69,900. (DELOSGAL) (313) 462-1811

LAND CONTRACT AVAILABLE
WESTLAND - Neat & clean 4 yr. old custom built brick ranch. 3 bedrooms, 2 full baths, open floor plan, central air and large lot. Hurry! $84,000. (OELSELDO) (313) 462-1811
COLDWELL BANKER Schweitzer Real Estate

CHECK THIS LIVONIA SCHOOLS RANCH
Over 1,000 sq. ft. only $79,900. 3 bedrooms, partially finished basement. Newer windows. Central air. 2½ car garage.
Century 21 CASTELLI 313-525-7900 1990-'91-'92-'93 CENTURION AWARD WINNING OFFICE

GARDEN CITY Brick ranch, over 1900 sq. ft., features family room with fireplace, rec room, 3 bedrooms, finished basement, attached garage and beautiful oversize lot. $84,900. Ask for... Sandy Kolar REAL ESTATE ONE 274-8911 OR 306-2363

JUST LISTED $47,900 You'll get a solid value in this updated bungalow with newer vinyl windows, kitchen and bath flooring, newer 2½ car garage and more. Call today! (313) 462-1660
The Prudential Wolfe Realty Independently Owned and Operated

NORTH WESTLAND RANCH
This all brick home is in excellent condition and features many updates including totally renovated kitchen and bath. 3 bedrooms, family room, 2½ car garage, and finished basement. $83,900. 220FA.
313-459-6000 COLDWELL BANKER PREFERRED REALTORS

OPEN FLOOR PLAN 3 Bedroom Quad. Updates include newer windows, bay window in living room, roof, furnace & driveway. On a huge lot at $78,995.

GREAT NEIGHBORHOOD 3 Bedroom. Plenty of updates include kitchen & bath, roof & driveway plus 2 car garage. Sits on a huge lot - only $78,900.

TASTEFULLY DECORATED THROUGHOUT Formal dining room, 3 bedroom, 2 bath brick Ranch on a corner lot with trees, trees, trees! Priced to sell - $89,750.
CALL THE GOLD TEAM 313-525-9600 Century 21 Hartford North

OPEN HOUSE - 24807 Blackfoot. Tonquish Sub, updated 3 bedroom ranch, finished basement. HELP-U-SELL of NWWC 454-9535

OPEN SAT 12-6 4464 ... 3 bedroom Colonial, updated roof, furnace & windows, assumable $68,900 HELP-U-SELL of NWWC 425-8361

OPEN SUN. 1-4
30649 KRAUTER, N. of Ford, E. of Merriman. 3 bedroom colonial with huge rooms on ¼ acre lot. Country kitchen with newer floor, 1 full bath and 2 half baths! Finished basement with bar. Garage & immediate occupancy. $88,900.
Century 21 CASTELLI 313-525-7900 1990-'91-'92-'93 CENTURION AWARD WINNING OFFICE

RENTERS ALERT
Stop dreaming, start living the reality of home ownership in this adorable, clean cape cod with 3 bedrooms and 1 bath. Mechanics garage has attached covered patio. Kitchen has been completely remodeled with oak cabinets, newer neutral carpeting thru-out. Many more updates. Better hurry - this ones a goner! $64,900. 732BO.

REDUCED $5,000!
Offers Land Contract terms and immediate occupancy. This ½ acre, 3 bedroom Garden City bungalow with 2½ car garage and private setting includes lots of updates and all appliances. $88,900.
ERA ACCENT 313-591-0333

OPEN SUN 1-4, 33648 Arrowhead Tonquish sub, 3 bedroom brick ranch, 2 bath, sun room, $89,900 HELP-U-SELL of NWWC 454-9535

OPEN SUN 1-4, 1625 Flynn. 3 bedroom ranch, updated kitchen, windows, roof, basement. $72,900. HELP-U-SELL of NWWC 425-8661

OPEN SUN 1-4, 29601 WARREN, Garden city. 3 bedroom brick ranch, large lot. $41,900 HELP-U-SELL of NWWC 425-8661

Quality Service Award Winning Office 1993
PRIME AREA OF GARDEN CITY
Nice 3 bedroom ranch w/newer carpet & freshly painted throughout. Features include a full basement, updated bath, eat-in kitchen with a wood floor and a doorwall leading to a deck & backyard. Newer refrigerator, dishwasher, stove, freezer, washer & dryer stay. $66,900.
Century 21 J. Scott, Inc. 313-453-4300 313-522-3200

Quality Service Award Winning Office 1992-'93
YOU WILL LOVE THIS ONE!!
Lovely home with 3 bedrooms, family room & fireplace, large kitchen, unfinished basement, 1 car garage with electric & door opener. Updates include roof, furnace, hot water heater, driveway, carpet in 2 rooms, ceramic bath. 80x135 lot. $66,900.
Century 21 J. Scott, Inc. 313-522-3200 313-453-4300

SPACIOUS 4 bedroom Quad., updated roof & furnace, newer carpet thru-out, $71,900. HELP-U-SELL of NWWC 425-8661

WESTLAND - Tonquish Sub, Super Sharp, clean, updated, 3 bedroom brick ranch, Family room, fireplace, 2-car garage. 313-729-3258

WESTLAND - $2000 down. Large 3 bedroom, Fireplace. $82,000 LC. 8¼% 30 year. Choice Investments 618 383-8500

WESTLAND - 3 bedroom brick ranch, finished basement, livonia schools, immediate occupancy, land contract. Sell or rent. 313-282-8081

Westland 7740 Louise Ct., Livonia schools, 3 bedroom brick ranch, newer windows. $89,900 HELP-U-SELL of NWWC 454-9635

WHY RENT
You could own this 2 bedroom Cape Cod for only $56,900. Remodeled kitchen. Full basement. Family room & 2 level deck & huge lot.
Century 21 CASTELLI 313-525-7900 1990-'91-'92-'93 CENTURION AWARD WINNING OFFICE

WONDERFUL STARTER on quiet street. Well maintained 3 bedroom brick Ranch. Large deck leading to inground pool in lovely yard. $62,900.
CENTURY 21 Hartford South 313-464-6400

317 Redford

AFFORDABLE AT $55,000 3 Bedroom bungalow, dining room, library, all ceiling fans, newer roof, too much to list. CALL THE GOLD TEAM 313-525-9600 CENTURY 21 HARTFORD NORTH

ATTENTION RENTERS! Attractive 3 bedroom brick home for less than $600/MO. 1ST time, poor credit, no credit, call for details. Buy while rates are still low. $48,900. Ask for: Mike or Larry VanZandt 810-473-6200 RE/MAX GREAT LAKES, INC.

CHARMING BRICK COLONIAL 3 bedroom 1½ baths, living room with fireplace, newer oak kitchen, finished basement & attached garage. $78,900 Call DARLENE SMITH 810-348-3000 RE/MAX 100

COUNTRY LIVING! This 3 bedroom brick bungalow is loaded with updates! New bathroom, windows, cedar deck overlooking large backyard, new doorwall, new garage door & opener, new blinds, beautiful hardwood floors & natural fireplace. Quick Occupancy. Call Today! $84,000. CENTURY 21 TODAY 313-538-2000

FIRST OFFERING $56,500 Hurry or you'll miss this 3 bedroom brick ranch that not only gives you the best price in the area but also offers a finished basement, 2 baths, garage, and a fresh neutral decor. (313) 462-1660

VALUE PACKED $88,800 This spacious brick bungalow is in move-in condition. With its newer high efficiency furnace, vinyl windows, new living room and dining carpet and fresh paint. Just unpack and enjoy. (313) 462-1660
The Prudential Wolfe Realty Independently Owned and Operated

ABSOLUTELY PERFECT - move-right-in this super clean & well decorated 3 bedroom ranch. Florida room plus central air. Beautiful finished basement perfect for kids play area & entertaining. Huge living room. Kitchen updated. Newer carpeting, loads of storage. Only $66,900.
CALL BRIAN DUGGAN RE/MAX WEST 525-8252

BETTER CIRCLE THIS ONE
If your looking for a large corner lot, with a 3 bedroom home sitting on it and a 2 car garage attached to a breezeway, a finished basement with an updated kitchen and bath. Call now for more information! $79,900. 502DE.

SPACIOUS RANCH
Spacious 3 bedrooms, 2 full bath ranch. Many updates featuring: Oak kitchen, carpet, windows, furnace and central air. Plenty of storage including a cedar closet. 2 car garage and large yard! Better Hurry!! $99,900. 287JE.
313-459-6000 COLDWELL BANKER PREFERRED REALTORS

COUNTRY RANCH, sprawling central Redford Ranch, open floor plan, attached garage, garden type yard. Asking $75,000, $3,750 deposit. Call for FREE pre-qualifying on any rental or purchase. Call ONE WAY (313) 532-8000 or (810) 473-5500.

FANTASTIC
This beautifully maintained ranch is the ideal for a starter or retiree home. Newer items include windows, recied cabinets, furnace, and more. Maintenance free exterior. 2.5 car garage has workbench. Only $62,500.
MARY McLEOD CENTURY 21 ROW 313-464-7111

IMPECCABLE IS AN UNDERSTATEMENT! This 3 bedroom is extra clean. Features include updated kitchen & bath, decorative ceiling fans, finished, carpeted basement & oversized 2½ car garage. Priced right at $71,900. CENTURY 21 TODAY

IMPECCABLE IS AN UNDERSTATEMENT This 3 bedroom is extra clean. Features include updated kitchen & bath, decorative ceiling fans, finished carpeted basement & oversized 2½ car garage. Priced right at $71,900. CENTURY 21 TODAY 313-462-8600

MOTIVATED SELLER - 12103 Rockland. 3 bedroom ranch, 2½ car garage, vinyl windows, $67,900. HELP-U-SELL of NWWC 425-8461

MOVE RIGHT IN 3 Bedroom ranch with central air includes all appliances & garage. Sharp at $57,900. Call ROBERT GREEN 313-523-8800 Century 21 Hartford North

NEAR PERFECT BEST
Describes this 3 bedroom brick ranch. Newer furnace, kitchen, carpet, remodeled baths, finished basement, newer deck in 1992, hardwood floors, garage and much more. $88,900. Call KAREN CAMILLERI today!!
CENTURY 21 ROW 313-464-7111

Redford: **STARTER HOME OR INCOME PROPERTY** Three bedrooms, large rear yard, extra storage space and open living room/kitchen area for convenience. $48,000. (437815)
(810) 349-6200 J.A. Delaney and Company

SHARP RANCH
Spotless brick ranch with 2 full baths, finished basement with extra bedroom, hardwood floors and new driveway. Great location in sub! Priced to sell at $94,900. (OELSSWEB) (313) 462-1811
COLDWELL BANKER Schweitzer Real Estate

SOUTH REDFORD
1500 Sq. Ft. brick Ranch. Family room, fireplace, formal dining room, 2 car attached garage, double lot.
$4400 MOVES YOU IN (8¾% - $74,900)
MIKE STRAUB RE/MAX WEST INC. 313-261-1400

THIS IS IT! 3 Bedroom brick family home! Updated throughout. Large family room and kitchen, neutral decor. Huge master bedroom and 2 car attached garage. $69,550.
CENTURY 21 Hartford South 313-464-6400

CLASSIFIED ADS GET RESULTS

318 Dearborn Dearborn Heights

A PERFECT START
Renting days will be over when you invest in this 3 bedroom, 1 bath, 1.5 story cape cod with a great floor plan. Windows and roof are newer, city parts are done. Owners purchase a home and are ready to deal. Call today! $63,900. 721NO.
313-459-6000 COLDWELL BANKER PREFERRED REALTORS

BEST BUY! 3 Bedroom, 2 bath brick Ranch with neutral decor, hardwood floors, finished basement with full bath and updates which include furnace, bathroom and kitchen floor. $87,900.
CENTURY 21 Hartford South 313-464-6400

SOUTH DEARBORN HEIGHTS DREAM! 3 Bedroom brick Ranch with full basement. Newers include vinyl windows, air conditioning and furnace. Seller motivated. $64,900.
CENTURY 21 Hartford South 313-464-6400

320 Homes Wayne County

ALLEN PARK-Open Sun 1-5. 8400 Balfour. Sharp 3 bedroom brick ranch, full basement, natural fireplace. Many new updates. $84,946. 810-437-0097 or 313-381-6231

FENKELL Near Telegraph - 2 Homes! Good condition next to each other. 1st home: 1 bedroom, 2 car garage, fenced yard. 2nd home: 2 bedrooms, pool, fenced yard, screen house, hedges, private. $22,000 cash for both. 633-0718

SALEM - 5 acres Plus...The Quality of this CUSTOM HOME is RECONSABLE 4 bedrooms, 2½ baths, 3 car garage. 2 acres can be split in 1996. Dramatic 2 story marble foyer, full brick, 2 story fireplace in the family room, recessed lighting, ceramic kitchen, formal living room. Professionally finished lower level walk-out with a 2nd complete kitchen. Master suite is 18-13 with a 13-8 fashion bath, with glass door leading to a balcony. $379,900.00
ROBERT BAKE Realtors 453-8200

321 Livingston Cty.

WATER...
Brighton, all sports lake. 2,000 sq. ft., 3 bedroom, 2 bath ranch, gracious oak and maple, on a sprawling 180x286' lot. $218,900.

WATER...Howell, all sports lake, 2,200 sq. ft. 4 bedroom, 2 bath chalet, spectacular views from almost every window or doorwall, extra side and rear lot included. $248,900.

EVERYWHERE...Whitmore Lake, 2,000 sq. ft. on all sports lake, 5 bedrooms, 2½ baths, 2 fireplaces, hot tub, gazebo, 50' dock and seawall. $389,000. Ask for...
Susan A. Doyle REAL ESTATE ONE 810-227-9610

HAMBURG/BRIGHTON GRAND OPENING
EAGLE RUN
New homes pre-construction price from $123,900 on 1 acre total. Six classic home designs. Beautiful location along the Huron River. Easy access to US-23. 15 minutes west of Novi.
ADLER BUILDING & DEV. CO. (810) 737-3553

HAMBURG - Family enjoyment. 3 bedrooms, basement, deck, garage, it's all here plus water privileges to Base Lake. $124,900. REMERICA LAKES 1-800-366-0613

HAMBURG - Huron Riverfront. Hill setting with nature path to the river. Comfortable family home. Has it all. $129,900. REMERICA LAKES 800-366-0613

HAMBURG - Lakefront on Tioga Lake. Charming home on 3 acres with 435 ft. of secluded waterfront. $158,900. REMERICA LAKES 1-800-366-0613

PINCKNEY - Need more room. Newer ranch has basement, garage, deck and more on 5 acres $134,000. REMERICA LAKES 1-800-366-0613

323 Homes Washtenaw County

LORENZ REAL ESTATE & ESTATE AUCTION
Furniture - Tools - Lawn Tractor
3-Bedroom Home - Cadillac
We will have a public auction at 1661 Calvin St., Ann Arbor, MI. Take Maple to Miller then west 1 block to Calvin.
SAT. AUG. 20 AT 10 AM
Owner: Estate of Gertrude M. Lorenz
Braun & Helmer Auction Service
Lloyd Braun, Ann Arbor 665-9646 — Jerry Helmer, Saline 994-6309

NEW CONSTRUCTION, 3 bedroom, full basement, 2 car garage. Lake access, $89,500. Call: YORK & YORK 313-449-6000

325 Real Estate Services

THINKING OF SELLING? FOX REALTY can save you thousands of dollars. We market your house, handle all the calls, and take care of everything after the sale. save money like a F S B O. Total fees as low as...$750/c. $100,000 house for just $950. Call FOX at... (313)565-8822

326 Condos

BIRMINGHAM - 1 bedroom, 1 bath, 2nd floor w/balcony. Excellent condition, refinished wood floors, great location, $61,900. 810-645-8087

BRIGHTON
Immediate Occupancy
EAGLE RAVINE
Brand New Elegant Home
2200 sq. ft. ranch detached condo. Dramatic floorplan, walk-out basement. Luxurious amenities, lawn care & snow removal provided. Beautiful treed setting.
$274,500
ADLER BUILDING & DEV. CO. (810) 737-3553

BRIGHTON
Woodridge Knoll Condominiums
SNEAK PREVIEW
Brand new luxury condominium community. Spacious 2 bedroom, 2 bath ranches & 1½ story plans, main floor master suites, laundry, kitchen with nook, formal dining room, 2 car garage, full basement, fireplace, central air, deck. From $137,900.
ADLER BUILDING & DEV. CO. (810) 737-3553

CANTON BETTER THAN NEW 3 bedroom condo - neutrally decorated. Living room has natural fireplace, with mantle & glass doors. Formal dining room, with doorwall to deck. Master bedroom with bath, cathedral ceiling and walk-in closet. Oak kitchen, with many cabinets. Spacious breakfast area. 1st floor laundry. Central air. Immediate occupancy. Great Location. $130,000
ROBERT BAKE Realtors 453-8200

ADAMS WOODS CONDO INFO. Anything you want to know about prices - availability - floor plans - sizes - amenities - fees - maintenance. I have been there since the beginning in 1972. I sold them when they were new and now I am selling them as resales. I also live there. Call me - WALLY DELONG RE/MAX IN THE HILLS 646-5000 Pager: 309-6406

JUST LISTED
BLOOMFIELD - LOVELY WALK-OUT RANCH CONDO - 2 bedrooms, 3 baths, Library, Family Room, end unit. Parquet flooring in entrance and dining room, atrium off Dining Room and Den, neutral and clean. Lower level with family room. $235,000. EC-H-11TAM

BLOOMFIELD - CITY OF BLOOMFIELD HILLS. 3 bedrooms, 2 full baths, 2 half baths, Family Room, first floor master suite, new carpeting & windows, kitchen island sink, Sub-Zero frig, hardwood floors. $299,900. EC-H-43ARB
Max Broock, Inc. 810-646-1400

BLOOMFIELD HILLS, 2 story contemporary. Large master + loft, great room, cathedral ceilings, deck, basement. $89,900. 334-8812

BLOOMFIELD HILLS - 1st Floor 2 bedroom, 2 bath, Sharp interior 1450 sq ft. Motivated, pool, basement. Call 645-1548 agent

CANTON - Bedford Villas. 2 bedrooms, 1 bath, 1 car attached garage, pool, clubhouse. Freshly painted. $58,900. (313) 981-5454

CANTON CONDO
Better than new - 3 bedroom Condo - Neutrally decorated. Living room has natural fireplace with mantle & glass doors. Formal door with doorwall to deck, master bedroom with bath, cathedral ceiling and walk-in closet. Oak kitchen with many cabinets, spacious breakfast area, 1st floor laundry. Central air. Immediate occupancy. Great location. $130,000.
ROBERT BAKE Realtors 453-8200

CANTON - FUSSY BUYERS will love this spotless 2 bedroom. 1 car attached garage. $44,900 HELP-U-SELL of NWWC 454-9535

CASS LAKE CONDO - 2 bedrooms, 2 baths, den, fireplace, 22' balcony. Docks, beach, pool, indoor parking, elevator. By Owner. 810-681-8741

CONDO ON THE POND - 3 bedroom 2.5 bath townhouse, W. Bloomfield schools. Great room with fireplace, master bedroom suite, beautifully finished basement. 2 decks, central air, attached 2 car garage. Fabulous view. Year round swim club. Great location. $125,000. OB70POT.
FORTUNE PROPERTIES REALTORS 810-626-8000

FARMINGTON HILLS - FANTASTIC VALUE. River Pines. Spacious ranch end unit. 1795 sq ft., 2 bedrooms/baths, den, large kitchen, attached garage, basement, many upgrades. Immediate occupancy 810-478-3733

GAYLORD/BOYNE Mountain area Lakeside condo; furnished, 3 bedroom, 2 bath. Price reduced for quick sale: $52,000. 810-656-6200

Farmington Hills
IMAGINE THIS...
BUILD YOUR CUSTOM HOME AT SUBDIVISION PRICING.
To find out more about this exciting offer, visit "THE CROSSINGS" on Drake Rd. between 13 & 14 Mile Rds. Also available 4 pre-designed floor plans for your selection from $299,900.
THE CROSSINGS situated around a 14 acre nature preserve with a 6 acre pond. Treed lots, walk-out sites.
FUNK & CO. REALTY, INC. 661-8324

FARMINGTON HILLS - beautiful end unit ranch. Spacious floor plan with vaulted ceiling. Gourmet white kitchen. 3 bedrooms. Over 1800 sq. ft. $138,900. Ask for, SANDRA DUCKLOW 906-5400 THE PRUDENTIAL GREAT LAKES REALTY

CANTON
Nearly new 2 bedroom, 2.5 bath townhouse nicely situated in development. Beautifully decorated in neutral tones, custom cabinets throughout, all newer appliances included, and too much more to list here! Can't be built for the asking price of $130,900.
MARY McLEOD CENTURY 21 ROW 313-464-7111

Farmington Hills
WHY RENT?
Beautiful spacious 1 bedroom Farmington Hills Condo with new almond formica kitchen & bath, all appliances stay, newer carpet. Immediate occupancy. Asking $41,900.
CALL LOU LAPPA CENTURY 21 TODAY (810) 855-2000

Farmington Hills
OPEN SUNDAY 1-4PM
30064 ORCHARD LAKE - UNIT #53 (S. of 14/E. of Orchard Lake Rd.)
Must see this 2 bedroom, 2 full bath Contemporary Ranch condo. Soft neutrals & move-in condition! Stop By! Only $87,444.
ASK FOR JOLIE LEVINE CENTURY 21 TODAY (810) 855-2000 or 810-6380

Farmington Hills
JUST LISTED!
Wow, what a condo, this one has everything: 4 bedrooms, 4 baths, finished 2 car attached garage, huge deck w/hot tub; quiet corner location w/private side yard and wooded view. Drakes Crossing. $193,900. Call RON McNEAL.
The Prudential Village REALTORS (810)476-5600

FARMINGTON HILLS - motivated seller! 2 bedroom end unit near shopping & transportation. Owner will look at all offers. Lowest priced condo in area. $48,300. TW-32C. (817119).

WEST BLOOMFIELD - Mapleridge's finest. Beautiful end unit with basement. Lovely decor. Many upgrades. HURRY!! $112,900. RI-66C.

WEST BLOOMFIELD - Gorgeous end unit backing to pond. Finished walkout lower level with additional bed & bath. MUST SEE! $148,900. LA-46C.

DOWNTOWN FARMINGTON - stunning newer contemporary 2 bedroom townhouse with ceramic foyer, fireplace in living room, Merillat kitchen, 1st floor laundry, plenty of storage. BEST BUY IN AREA! $148,000. TA-24C. (442276).

FARMINGTON HILLS
OPEN SUN. 1-4PM
37448 LEGENDS TR.
W. of Halstead, S. of 14 Mile
Lifestyles of the rich & famous is awaiting your arrival at the exclusive Legends. Lavish townhouse with ample parking. Too many extras! Call today for more detail! $233,000. LE-37C. (726728).
THE MICHIGAN GROUP REALTORS CONDOMINIUM SPECIALISTS 810-851-4100

LIVONIA - EXCHANGE OR TRADE Owner of this two bedroom N. Livonia condo is looking for a prospective purchaser who has property to exchange. Seller has cash available in case of trade-up and would prefer a residential home in the Northwest suburbs. This condo would be a good rental or summer home and is in a quiet, well maintained complex. Seller is asking $38,900.
MICHELLE MICHAEL RE/MAX EXECUTIVE 810-737-6800

LIVONIA RAZOR'S EDGE
is not as sharp as this sparkling newer Townhouse. Offers 3 bedrooms, 2½ baths, convenient first floor laundry, central air, Great Room with natural fireplace, scenic green area in rear, a full basement & 2 car attached garage. Complex inground pool. "Picky buyer special." $134,900. Call
HAL ROMAIN 313-525-9600 Century 21 Hartford North, Inc.

CONTEMPORARY TOWNHOUSE Aspen Model. 2 bedroom 2.5 bath neutral in decor. Great room with marble fireplace, master bedroom suite, kitchen w/hardwood floor, breakfast bar & bay window, first floor laundry, security system, central air, 2 car garage. $149,900. OB62ASP.
FORTUNE PROPERTIES REALTORS 810-626-8000

Farmington Hills
NEW RANCH CONDOS
OPEN SAT & SUN 12-5
End units featuring 2 bedrooms, 2 full baths, 1st floor laundry, quality appliances, carpeting, basement, attached 2 car garage, redwood deck to a beautifully landscaped wooded site. Unbelievably priced at $109,900. On Orchard Lake Rd. (Newman, just N. of 8 Mile Rd.) For appt. or info, call: MILO PROPERTIES 810-471-0711

LAND CONTRACT CONDO, Rochester Hills, Oakbrook, 2 bedroom, 1½ baths, basement, peaceful setting, conveniently located, $86,000, 11% interest, $10,000 down, 5 year balloon. 313-326-6666

LIVONIA
IMPECCABLE CONDO
This light and airy condo features an eat-in kitchen with upgraded cabinetry and custom made island, dining room, great room with marble fireplace, both bedrooms have full baths and 2 car attached garage. All of this and an end unit which backs and sides to commons. Largest unit in complex. $149,000. (565ME)
313-459-6000 COLDWELL BANKER PREFERRED REALTORS

LIVONIA - THE WOODS OPEN SAT., 1-5
6/Newburgh, 18253 University Park. Popular Willow model - 2 bedroom, 2 bath ranch condo, end unit. Newer kitchen with appliances. Large screened porch overlooks Commons. Lovely clubhouse with year round pool. Walking distance to Jacobson's, restaurants, banks, etc. Convenient to X-ways. Immediate occupancy. Only $88,900. Call Esther Baxter - 349-6626 MAYFAIR REALTY, 313-522-6000

NORTHVILLE
HIGHLAND LAKES
GARAGE - Large 3 bedroom, 2½ bath model, finished basement with fireplace, den, & country kitchen. $114,900.

LAKEVIEW - Well kept 2 bedroom, 1½ bath unit has family room, fireplace, basement & large patio. $82,900.

RANCH - Rare 1 floor condo with large living room, fireplace, 2 bedrooms, full basement & patio. $79,900.

CALL VINCE SANTONI Century 21 Hartford South 313-464-6400

NORTHVILLE - Northridge Estates, peaceful, 2 bedroom, 2 bath, vaulted ceiling in living room, $82,900. 810-433-1760 or 810-348-7651

Northville - 18209 Blue Heron. 3,900 sq.ft. ranch w/loft, finished walkout, stunning! $328,900 HELP-U-SELL of NWWC 425-8461

WEATHERVANE CT, NOVI-2 yrs old 3 bedroom, 2½ baths, finished basement w/2 bedrooms, 2 car attached garage. Gorgeous. $158,900 Shirley Cash Realty 810-344-2888

NOVI - Crosswinds. 22395 Peachtree. 2 bedrooms, 1.5 baths, deck, garage, finished basement. Very Nice. $96,900. 810-344-0968

NOVI - 2 bedroom raised ranch. In unit laundry, large patio, attached garage. Attractive neutral decor. Pool, club. $85,500. 810-478-6487

PLYMOUTH - EATON ESTATES Condo. By Owner. Dramatic 2 story entry, cathedral ceiling, 2800 sq ft., 3 bedrooms, 2 baths, 2 lavs, 2 fireplaces, finished lower level includes den, exercise room, wet bar, office. Central vacuum, intercom & security system. $289,000. (313) 453-3953

LIVONIA/WESTLAND Fabulous opportunity, 2 bedroom ranch condo, end unit, with appliances and pool. Newer carpeting, air conditioner and some windows. Great location. Walking distance to Dawson market, drug store, hardware, car repair and doctor. Convenient to expressways. Only $42,900. Call ESTHER BAXTER, 349-6626 MAYFAIR REALTORS 313-522-6000

MOVE-IN CONDITION
NORTHVILLE - Gorgeous Townhouse shows like a model. 2 bedroom, 2.5 bath, master bath w/ whirlpool tub, fireplace and vaulted ceiling in Great Room. Full basement, plus 2 car attached garage. $186,900.
Ask for Tony or Carolyn ERA BANKER'S REALTY (810) 555-9000

ROCHESTER HILLS. Exciting 2 bedroom townhouse, cathedral ceiling & fireplace in living room, formal dining room, attached 2 car garage, plus full basement, spacious rooms & great location. $112,900. Call...
Tami Miller REAL ESTATE ONE (810) 644-4700 or 408-2842

ROCHESTER HILLS - Great Oaks Golf Course. Large 3 level condo, decks overlooking 9th fairway, 3 bedrooms, 3½ baths, 2 fireplaces, central air, 1st floor laundry, 2nd kitchen in walkout lower level. $186,000. By Owner. 810-651-0126

ROCHESTER HILLS - Barclay Condos finest. 1,600 sq.ft. with 2 car garage, full basement, impressive 2 story great room & open floor plan. 2 generous bedrooms, 2½ baths & much more. $112,900. Call FOX REALTY (313)565-8822

ROCHESTER - Spotless Ranch condo, end-unit. Beautiful wooded creek setting. High ceilings in living room, 2 bedrooms & finished basement. $154,900. 810-656-0023

ROYAL OAK, DOWNTOWN 2 bedroom, 2½ bath townhouse, 2 car attached garage. BEAUTIFULLY DESIGNED 1994 TOWN HOME, 1 of only 28 built at Main St. Sq. of Royal Oak. Prime location within interior of complex away from street traffic. 1st Resale, owner transferred - all other units sold! Call:
JANET BAUM 810-647-2001 ext. 318 Chamberlain, REALTORS

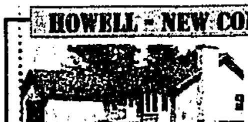
SOUTH LYON
The Village at Eagle Heights
Brand New Condominiums
Ranches and story-and-a-half: 2 bedrooms include 1st. floor master suite, great room, 2 car garage, full basement, central air, deck.
From $124,900
ADLER BUILDING & DEV. CO. (810) 737-3553

WATERFORD LAKE PRIVILEGES/LUXURY LIVING! - gorgeous 2 bedroom contemporary condo. Master bedroom w/ jacuzzi, kitchen w/all appliances, compactor & microwave too. Large utility w/washer & dryer. $130,000. OB66LOO. Call MARY GOFFAS.
FORTUNE PROPERTIES REALTORS 810-626-8000.

WESTLAND - Castle Wood Condo. Reduced $5400 to settle estate. 3 years old. Like new. 1 bedroom, 1 bath, 2nd floor with loft. 1050 sq.ft., top grade carpet & pad. Oak cabinets, cathedral ceiling with fan, Laundry/utility room, deck & storage room, central air, all appliances, 1 car garage with opener. $67,500. days 810-553-3440, eves 810-661-1156

WESTLAND
EXCEPTIONAL VALUE!
Best buy in this CONDO COMPLEX! Bring your fussy buyer. This 2 bedroom end unit condo has been meticulously maintained! All appliances stay including refrigerator, stove, dishwasher, washer and dryer. Move in condition! $34,900.
CENTURY 21 ROW 313-464-7111

HOWELL - NEW CONSTRUCTION



Lloyd's HOMES UNLIMITED (517) 546-3995

HOWELL: 3 bedroom, 2 full baths, fireplace, walkout basement, Andersen windows and oak trim throughout. 1500 sq. ft. home on 1.68 acres. Spectacular view! $147,900.

HURRY! It's time to choose your colors!

Westland
Only 2 Left!
Quail Run Condominiums
New-Exciting-Affordable

2 & 3 BEDROOM TOWNHOUSE UNITS. 2½ baths, full basement, attached 2 car garages, wood decks, air conditioning & more. 1,250-1,450 sq. ft. Priced from $108,900. 30 day occupancy. Only 30 units in complex. $500 reserves unit (fully refundable). N. of Hunter Ave., just W. of Wayne Rd. Open daily 1-5pm. Closed Thurs.
(313)722-7294 or (313)264-5234

366 Ofc.-Bus. Space Sale/Lease

Announcing Shared Offices
Executive offices from 150 sq ft. with complete secretarial services. Short term lease. Prime locations in F...d, Canton, Ann Arbor, Sterling Heights and Grand Opening Detroit Ren Center.
Call International Business Centers -- 344-9600

BEAUTIFUL OFFICE SPACE for rent in prime location on Telegraph Rd. About 1,000 sq ft. Call between 7-8pm. (810) 355-0773

BIRMINGHAM/BLOOMFIELD location. Corner of Woodward and Big Beaver. 4650 sq. ft. will divide, on 1st floor. NBD Bank in building. Attractive lease rate. 810-540-7200 The Prudential Great Lakes Realty

BIRMINGHAM SOUTH ADAMS SQUARE
2625 sq. ft. office suite available, rates start at $12.50/sq. ft. Rent includes heat, air conditioning & janitorial service, 646-6600

BIRMINGHAM
SOUTH ADAMS SQUARE
1-3 room office suites available, rates starting at $12.75/sq. ft. Rent includes air conditioning, heat & janitorial service, telephone answering & secretarial services available 646-6600

BIRMINGHAM 1010 BOWERS - 1280 SQ. FT. Premium Suite - Windows - Parking CONVENIENT CALL 647-7077

BIRMINGHAM: 3 room office suite. 860 sq. ft. Fax & xerox available. $700/mo. 810 642-6330

DEARBORN HEIGHTS-Ford/Telegraph. Prime location. 2400 sq. ft. Vacant. Terms. $74,900. Norman, Century 21 Dynamic. 313-562-8000

DOWNTOWN FARMINGTON - Approximately 1000 sq. ft. 3 offices w/ reception area, bathroom, storage. Excellent Grand River exposure. Business/medical use. $850 mo. 810-477-7031

DOWNTOWN PLYMOUTH Approximately 430 up to 1730 Sq. Ft. office space. Call Deborah for details: 810-229-7474

DOWNTOWN PLYMOUTH - Approximately 1300 sq. ft.: reception area, separate offices, great layout. Call Deborah 810-229-7474

EXPRESSWAY EXPOSURE 480 sq.ft. I-275 Expressway J. A. BLOCH & CO. 569-7430

FARMINGTON HILLS Office 800 - 2,600 sq. ft. on Grand River near Freeway. Very low rent, new carpeting. 477-6161

FARMINGTON-Large & small offices, storage available. Reasonable rates starting $99/mo. Includes basic utilities. 9am-5pm. 810-477-8833

BLOOMFIELD HILLS
1400 N. Woodward (S. of Long Lake)
Executive Offices - Elegant
FREE RENT - 1ST MONTH
Lower Level Parking
Fully staffed
Conference Rooms
Voice Mail
810-645-0740

DOWNTOWN PLYMOUTH 2 suites, 600 and 960 sq. ft. each. Utilities furnished, excellent parking. 455-7373

FARMINGTON HILLS Nice furnished office space, $200 to $400 per mo. 12 Mile & Farmington Rd. Chuck 810-488-0211

FOR LEASE MAPLE ROAD, TROY Suites from 150 square feet to 11,000 sq.ft. Signature building available for larger tenants. Available at rates from $11.00 per sq.ft. (gross). Short term lease available.
ICI Property Consultants, Inc. (810) 626-0590

LIVONIA-For lease-Prime Business location near Middlebelt/8 Mi. 2000 sq. ft., ideal for any business. High visibility. For details 313-522-3600

LIVONIA OFFICES
at 5 Mile & Farmington; 8 & Middlebelt; 7 & Middlebelt. Several 1 room offices from $100.
ALSO 3, 4 & 5 room suites.
CALL KEN HALE:
DAYS: 525-2412
EVES: 261-1211

LIVONIA: Office space in retail/professional building. Full service. Various sizes. Starting at $8/sq.ft. & utilities. 1 mile S. of I-96. Contact. (313) 422-1350

LIVONIA - Shared Office Center, 1 & 2 room suites & warehouse for lease, on 5 Mile, near Farmington Road. Complete secretarial & telephone answering services. 478-2443

LIVONIA, 3 deluxe office, beautiful set up with storage. 1500 sq. ft., at Jeffries 696 at Inkster Rd. Call Dave. 313-425-4800

LUXURY FURNISHED private practice office space to share. Available Fri-Sat-Sun. Franklin/Northwestern $175/mo. 810-626-7816

NOVI - commercial office setting. Excellent space for small insurance co., manufacturers or sales representative. Share tenant services include telephone answering, secretarial, fax, copys & computer services. 810-344-0056

PLYMOUTH NEAR DOWNTOWN 3 units available. One 3,000 sq.ft., one 1500 sq.ft., one 1,000 sq ft. Excellent parking. 455-7373

PRIME LOCATION
12 Mile & Northwestern
Suite available. All utilities paid. Conference room, storage & good parking. Secretary & phone services available on premises. Call 358-5679

LIVONIA
Schoolcraft & Middlebelt
Immediate Occupancy, 1200 sq ft. Prime One Story Office Complex, Private Entrance, Meeting, Conference & Exercise rooms.
Carol. 810-488-1600

NOVI At 8 Mile & I-275 Furnished, staffed & equipped offices; full/part-time, flexible rates/terms. 810-348-6787

PLYMOUTH NEAR DOWNTOWN 3 units available. One 3,000 sq.ft., one 1500 sq ft., one 3,000 sq ft. Excellent parking. 455-7373

PRIME VICTORIAN OFFICE SPACE in historic downtown Farmington building. Phone, fax, copier & reception available. $450/mo. Must see! Call: 810-442-2500

REDFORD TOWNSHIP
24821 FIVE MILE RD.
W. of Telegraph.
AVAILABLE
2 room private entrance suite, with bathroom & in-suite storage. Carpeting, blinds & air conditioning. All utilities included. $400/mo.
CERTIFIED REALTY, INC. (810) 471-7100

REDFORD TOWNSHIP
24350 JOY RD.
(Just W. of Telegraph)
AVAILABLE
625 sq.ft. 3 room suite. Rent includes heat, air conditioning, electricity, underground parking, carpeting & blinds.
CERTIFIED REALTY, INC. (810) 471-7100

REDFORD - 25094 5 mile - corner building, front/side parking. 4 OFFICES - 800 Sq. Ft. - only $800/MO. + all utilities. Call 810-478-1817

ROCHESTER HILLS-Rochester Rd. 860 and 300 sq. ft. Suites with 900 and 300 sq. ft. bonus storage. Private entries. Call (810) 652-7679

SHARE OFFICE SPACE w/view of Cass Lake. 1200 square feet available, $1000/month. 1660 Cass Lake Rd. 810-683-3834

SINGLE ROOM OFFICE SPACE Ford & Middlebelt. From 270 sq. ft. to 600 sq. ft., starting at $275 per month, including utilities. Lots of parking. First and second floors available. Call 313-422-2460

W. BLOOMFIELD - Sub lease professional office space. Receptionist available. Security & office amenities. Must see 810-332-7740

CLASSIFIED ADS GET RESULTS

367 Bus.-Prof. Bldgs. Sale/Lease

MEDICAL SUITE TIME-SHARE AAAA FACILITY
ACCOMMODATING: Secure Business Atmosphere, handicapped equipped, X-ray and Pharmacy within complex. Lab pick up, Free Parking.
ACCESSIBLE: Great location near 696/Telegraph)
AVAILABLE: Immediately - Short Term Lease with Monthly renewal.
AFFORDABLE: Includes air conditioning, heat, utilities.
(810) 948-8080

REDFORD - Business Office for sale. 1800 sq ft. plenty of parking. Free standing building at Beech Daly & Schoolcraft on I-96 (Jeffries) Formerly Dental office. Call Evenings: 810-684-2067

368 Commercial/Retail

CANTON - New York Carpet World Center on Ford Rd. prime retail or office space. 1200 sq. ft. & up. Carmen Construction Co. 684-0387

CANTON - retail space for lease. 1,500-3,000 sq.ft. available. Outstanding rates. Excellent street exposure. Signage available. Contact Brent Seshaers, Schostak Bros. 262-1000

CANTON RETAIL SPACE for lease. 1500 to 3,000 sq. ft. available. Outstanding lease rate. Excellent street exposure. Signage available. Contact Brent Seshaers at Schostak Bros. (313) 262-1000

COMMERCE TOWNSHIP, Prime corner, 2000 sq ft. $385. ROCHESTER HILLS, 1800 sq.ft. $100, you finish. 703-794-3481

DOWNTOWN PLYMOUTH Prime retail space on Forest Ave., approximately 1,080 & 730 Sq. Ft. Call Deborah: 810-229-7474

FARMINGTON - 4 months FREE with 2 yr. lease. Retail/office space right downtown. Ample parking. Call today. 477-0187

NORTHVILLE - DOWNTOWN commercial. Beautiful historic building for lease. Approximately 1,000 sq.ft. Available Sept. 1. 313-722-3140

RETAIL/OFFICE SPACE Ford & Middlebelt. 800 Sq. ft. and 1800 sq. ft., Ford Rd. signage. Excellent parking. Busiest corner in Wayne county. Call 313-422-2460

STOREFRONT/ROYAL OAK DOWNTOWN ON MAIN - FIFTH 30x140 undivided with 12' ceiling. Only $6/ft. Vacant. 1-800-742-1187

TROY RETAIL FOR LEASE 3000 Sq ft below market rates. Excellent parking & street exposure, corner unit. Faces Rochester Rd & Wattles. 726-6303

WESTLAND - 900 sq.ft. store for lease. Good location, Ford Rd. close to City Hall. Call (810)478-4301; (810)477-8192

369 Indust./Warehouse Sale/Lease

AIRPORT COMMERCE CENTER
Award Winning Development Industrial Suites
M-59 at PONTIAC AIRPORT Suites From 1200 - 6500 sq. ft.
Al Montalvo 810-666-2422

SALEM INDUSTRIAL building, 875 sq.ft., overhead door, 3 phase, northwest of Plymouth. $375 per month. 810-348-2582

371 Comm'l. / Ind. Vacant Property

PRIME COMMERCIAL property close to I-275 in Canton. 2.77 acres zoned office. Suitable for office building, medical/dental clinic, etc. Call Marge Tack for details. $150,000. CENTURY 21 SUBURBAN 313-455-5880

Classified Ads GET RESULTS Classified Ads

371 Comm'l. / Ind. Vacant Property

Quality Service Award Winning Office 1993
A UNIQUE OPPORTUNITY
Develop over 2,100 sq ft. into shops with an antique flavor. Location is prime for business. Features leaded glass door, new boiler, slate roof, beautiful imported wood stairway, 3 floors of space to be creative.
Century 21 J. Scott, Inc. 313-453-4300 313-522-3200

372 Invest. Property/ Opportunities

WALKING DISTANCE to EMU campus. Perfect rental opportunity on this 3 bedroom, 2 bath colonial offering formal dining, additional rooms in basement, garage & barn on 1 acre setting. $79,000. CALL JIM OR BILL DEMPSEY Realty Professionals (810)478-6300

366 Ofc.-Bus. Space Sale/Lease

400 Maple EXECUTIVE SUITES
Downtown Birmingham
Private Offices From $500
- Across the street from new parking structure
- Immediate Occupancy
- Professional Secretarial Service
- FREE Utilities, Maintenance & Janitorial
- FREE Copying, Notary & Conference Rooms

S & D Management (810) 645-1851