Observer & Eccentric Community Classifieds

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TO PLACE AN AD

DIAL CLASSIFIED DIRECT

Wayne County.....(313) 591-0900
Oakland County.....(248) 644-1070
Rochester/Rochester Hills.....(248) 852-3222
Fax Your Ad.....(313) 953-2232

Walk-in OFFICE HOURS:
Monday-Friday
8:30 am-5 pm
AFTER HOURS:
Use Our 24-Hour Voice Mail System
(313) 591-0900

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 dwellings advertised in this newspaper are available on an equal opportunity basis.

Deadlines

For Placing, canceling or correcting of line ads.

Publication Day	Deadline
SUNDAY REAL ESTATE:	5:00P.M. THURSDAY
SUNDAY ISSUE:	5:00 P.M. FRIDAY
THURSDAY ISSUE:	6:00 P.M. TUESDAY

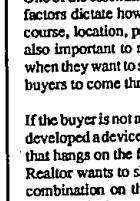
POLICY

All advertising published in The Observer & Eccentric is subject to the conditions stated in the applicable rate card, copies of which are available from the Advertising Department, Observer & Eccentric Newspapers, 36251 Schoolcraft Road, Livonia, MI 48150, (313) 591-2300. The Observer & Eccentric reserves the right not to accept an advertiser's order. Observer & Eccentric Ad-Takers have no authority to bind this newspaper and only publication of an advertisement shall constitute final acceptance of the advertiser's order.

PLEASE CHECK YOUR AD

The Observer & Eccentric will issue credit for typographical or other errors only on the first insertion of an advertisement. If an error occurs, the advertiser must notify the Customer Service Department in time to correct the error before the second insertion.

MOVING? Sell Those Unwanted Items!
313-591-0900 Wayne | 248-644-1070 Oakland | 248-852-3222 N. Oakland



Thomas Ervin

Let's Talk About Real Estate

"LOCK BOXES"

One of the essential steps in selling a house is the showing. Many factors dictate how many showings a property will receive. Of course, location, price and condition have a major impact. It is also important to make the home available to potential buyers when they want to see it. If the owner is at home to arrange for the buyers to come through, there is no problem.

If the buyer is not available to schedule a showing, Realtors have developed a device called a "lock box." This is a strong metal box that hangs on the front door knob of the home for sale. When a Realtor wants to show the property while the owner is away, a combination on the lock box allows access to the home which contains the key to the front door. Here are some of the advantages to lock boxes:

MORE SHOWINGS
Lock boxes help the seller permit access to the house when he or she is away. Those homeowners not using such devices could lose opportunities for buyers to see their property. This is especially true of transferees. They are usually in town for a matter of a few days and cannot wait to see a house only when the seller is available to show it. The transferee is the best prospect because he or she is motivated and financially able to buy quickly.

TIME SAVINGS
Lock boxes enable buyers and their Realtor to see more homes in a given time period. Before the introduction of this concept, a Realtor and his or her customer would have to travel to the real estate office which had the property listed in order to obtain the key to the house. After the showing, a return trip was necessary to bring the key back to the office.

ADVICE: The lock box is another innovation used by Realtors to sell your home. Ask about it when you list your home.

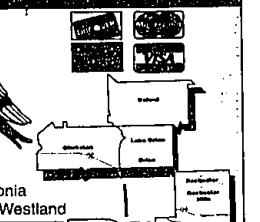
CLASSIFIED ADVERTISING

How to contact us:

North Oakland County.....248-475-4596
(Clarkston, Lake Orion, Oxford)
Oakland County.....248-644-1070
Rochester/Rochester Hills.....248-852-3222
Wayne County.....313-591-0900
FAX your ad.....313-953-2232
24-Hour Voice Mail.....313-591-0900
Internet Address.....http://oeonline.com

Your Early Bird Classified Ads Appear on the Internet. When you place your classified liner in the newspaper. There is a 2 time minimum run.

Birmingham • Canton • Clarkston • Farmington • Garden City • Lake Orion • Livonia
Oxford • Plymouth • Redford • Rochester • Southfield • Troy • West Bloomfield • Westland



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REAL ESTATE FOR SALE
#300-389

300 Homes

CLASSIFIED ADVERTISING
Buy it. Sell it. Find it.

300 Homes

SURROUND YOURSELF with quality and casual elegance in this custom contemporary home situated on 2.5 professionally landscaped acres. Brick and cedar exterior, oak floors, staircase and trim. Elegant kitchen with Euro cabinets, matching appliances. Luxurious master bath matches the lovely master bedroom. Only $248,900. (100)
CALL BARB BREUER
COLDWELL BANKER PROFESSIONALS
248-626-5556 X8113

303 Open Houses

BIRMINGHAM CITY Sun. 12-4 pm. Updated colonial, 2300 sq. ft., 4 bedrooms, 2½ baths, family/sunroom, garage, garden. 731 Greenwood. $399,000. (248) 644-0718

303 Open Houses

BIRMINGHAM - OPEN SUN. 1-4
544 CATALPA
S. of Brown St., W. of Woodward
BIRMINGHAM CHARMER
Fabulous architectural detailing in this adorable brick home within walking distance to town. Huge Master, 1½ updated baths, hardwood floors, newer mechanicals & large yard. This gem won't last long. Moderated Seller. Asking $239,900
LANI SUSSMAN
Cranbrook realty
(248) 626-8700

BLOOMFIELD HILLS
OPEN SUN. 1-4PM
728 Woodchester
N. of Long Lake, E. of Eastways.
Outstanding 2 story contemporary, white marble entry, updated kitchen with granite & Corian counter tops, sub-zero, enclosed atrium, indoor spa. Finished walk out lower level, move in, ready and a steal. $519,000
Ask for KATIE ROSARIO
Chamberlain Realtors
810-851-4400 ext 7273, or 248-335-3130.

Bloomfield Hills Schools. Brick ranch HEAVY LISTED. 2 Bedrooms with possible 3rd bedroom in finished basement with full bath, 2.5 baths, Dining room, Family room, 2 car attached garage, private backyard, Roof, central air, furnace & windows all replaced. Open Sun 1 to 4. 2629 Linda. E of Woodward, S of Square Lake Rd. $154,500. RE/MAX Hills Carl RUSS, 248-645-5000, Ext 267, or Pager 406-9205

CANTON - By Owner. Save commission fees. 1975 sq ft colonial. 3 bedrooms, 1.5 bath, 2 car garage. New kitchen/roof/windows. Family room w/fireplace & washer, basement, 1st floor laundry, walk-in pantry. 42483 Old Bridge, S of Cherry Hill, W of Lilley Rd. OPEN SAT. & SUN 1-4PM. $165,000. (313) 397-2024

CANTON Sun 1-4. 43875 Somerset Square, N. Ford E. Sheldon. 3 bedroom ranch on large corner lot. 1200 sq ft. $147,900. (313) 454-0029

303 Open Houses

CANTON - COUNTRY IN THE CITY
Custom built 1990, 3.3 acres, 1867 sq. ft., 18x18 great room, 3 bedrooms, 3 baths, dining room, huge kitchen, 1st floor laundry, finished basement with rec areas, walk-out. 30x40 pole barn with heat, electric & water supply. Too much to mention. $294,500. 3370 Hartley, off Geddes, 1 blk. W. of Sheldon. Open Sun., 12-5. (313) 397-3424

CANTON 1-4:30 Sun. or by appt. 2263 Brookhaven, S. of Palmer, W. of Sheldon. Beautifully maintained newer 3 bedroom, 2.5 bath contemporary colonial. 1891 sq ft. Hardwood floors, cathedral ceilings, paver patio, 16x20' deck. Reduced to $175,900.

DESIGNER'S HOME
OPEN SUNDAY 1-4
Oh, so beautiful wash-out ranch with contemporary style throughout! Fireplaced family room and living room. Kitchen with black granite counters, island and desk area. Private deck off kitchen with pretty sunset views of the lake. Plan to see this exciting home.
4274 CAREY LANE (S. of Ouarton & E. of Wing Lake). $359,900. (CAR427)
HANNETT-WILSON & WHITEHOUSE.... (248) 646-6200

FARMINGTON HILLS - Contemporary Open Sun. 12-5pm. 3 bedroom, 2.5 bath, air, 2 car garage, 2 decks, recessed lighting. Ceramic tub/bath/foyer. Gas fireplace, walk-out, backs to city land, cul-de-sac. 30429 Grafford Court. $248,500. (248) 661-8336

FARMINGTON HILLS
OPEN SUNDAY, 12-4,
20793 Harrow
3500 sq ft., 4 bedroom, 3.5 bath plus 1100 sq. ft. finished basement w/wet bar. Secluded backyard backs to commons, large deck, and 22 x 36 inground gunite pool. $415,000. 13 Mile N. off Andover, bet. Drake & Halsted. (248) 661-6300

FARMINGTON HILLS - Open Sun 1-4. Hilltop lot is first impression on this 2,100 sq ft Cape Cod situated on 3/4 acre lot with newer kitchen, newer thermal windows, newer furnace, side entrance garage, 15x14 year round Florida room. Immediate occupancy and lots more. Call KEN GENTILE for more info at 473-6200, Pager 810-607-6008 RE/MAX Great Lakes.

GARDEN CITY
OPEN SUN. 1:30 TO 4:30
32242 BARTON
3 bedroom brick ranch, family room, fireplace, basement, 2½ car garage. Everything updated, oak Merillat cabinets. Immaculate inside and out. All the extras.
Call BEN DENNY
REALTY EXECUTIVES
(313) 459-3600

303 Open Houses

Livonia
OPEN SAT. 1-4
14161 Arden
N. of Schoolcraft, W. of Merriman
Exceptionally maintained 3 bedroom brick home on private lot. Tastefully decorated & updated in neutral. Family room with fireplace, large country kitchen & 2 car garage. Newer roof, carpet, furnace, central air, windows & more. $149,900
Pam Danaher. Pager 810-344-9801
COLDWELL BANKER
Schweitzer Real Estate

LIVONIA OPEN Sun 2-6, desirable Coventry Garden, meticulously remodeled, 1179 sq ft ranch. Triple lot. Across from park. $152,900. 33519 Myrna. (313) 421-0570

Livonia Stoneleigh Village
Colonial on beautiful lot. Sellers motivated. $210,000. 34724 Middlebury. Open Sun. 1-4. 313-525-9043

NOVI - OPEN SUN 1-4
45369 Dunbarton Drive. Spacious brick ranch, 3 bedrooms, 3 baths, family room, fireplace, air, deck, sprinklers, partially finished basement. $224,900. (248) 344-0846

OPEN HOUSE
Sunday, September 7
2:00pm-4:00pm
607 Hamilton Court
(between Curtis & Conklin)
FILET MIGNON & CAVIAR WISHES do come true for you!! Located in Tecumseh. Must see library, wonderful working kitchen with Merillat cabinets, jacuzzi bath, and master suite that will leave you feeling like royalty. 2300 sq ft. Of what you deserve! Only $232,500

14697 Red Bird Ct., Irish Hills
(off Round Lake Hwy.)
BEAUTIFUL LAKEFRONT PROPERTY - 3 bedroom home on South Lake in the Irish Hills. 3 baths, 2 separate computer/office rooms, security system, built-in sound system, sandy beach, 2 car garage, and professionally landscaped. $325,000

For questions, call
Abraham Realty,
517-263-2148 or 1-800-555-7356

OPEN SUNDAY 1-4.
1106 BENNEVILLE, S./LINCOLN & WYNDGATE/WOODWARD
WALK TO TOWN from this well maintained Birmingham home. Newer furnace, air, hardwood floors, wet plaster walls, cove ceilings, and large kitchen. Spacious, enclosed front porch. $199,500. 748331
Weir, Manuel, Snyder & Ranke
(248)644-6300

WEST BLOOMFIELD
5471 Nardo Court, N. of Greer, E. of Hiller
OPEN SUNDAY 1-4 PM
GREAT FAMILY COLONIAL with 4 bedrooms, 2½ baths, family room, spacious master bedroom with master bath & walk-in closet. Freshly painted. $214,900
WEST BLOOMFIELD
5304 Pond Bluff, N. of Walnut Lake, W. of Farmington
OPEN SUNDAY 12-3 PM
BEAUTIFUL CONTEMPORARY. Freshly painted interior. Soaring ceilings, 4 bedrooms, 2½ baths, family room & library. Professionally landscaped yard. $350,000
BLOOMFIELD
1039 Dobson Lane, N. of Square Lake, W. of Squirrel
OPEN SUNDAY 2-5 PM
TUDOR with 2 story foyer, 4 bedrooms, 3½ baths, family room, cathedral ceilings. Finished basement, dock, dual stairs. Move-in condition. $356,500
BROOK 100
CALL DAVE MENTA
248-646-1400

303 Open Houses

OPEN SUNDAY 2-5
FARMINGTON HILLS
Lovely brick and fieldstone 4 bedroom 2½ bath colonial with open floor plan and contemporary Plant Kitchen with hardwood floor and adjoining sun porch, fireplaced great room. Large deck. Immediate occupancy! Plan to see 28829 WILTON DRIVE (S. of 13 Mile & E. of Haggerty). $349,500. (WIL268)
HANNETT-WILSON & WHITEHOUSE... (248) 646-6200

REDFORD - Beautiful treed ¼ acre lot. Updated 1600 sq ft brick ranch, 3 bedrooms, 2 bath, living room with fireplace, family room with cathedral ceilings, large kitchen, 2 car attached garage, 24 x 24 deck, pool, bar, privacy fence & more! 16781 Hyland, S. of 5 Mile/1 block E. of Inkster. $169,900. Open Sat & Sun, 12-5pm. Immediate occupancy. 313-534-6741

ROYAL OAK -Beverly Hills Sub. Barrier free 3 bedroom ranch. 1½ baths, 1,800 sq. ft., 2 car attached garage. $179,000. Open Sun 1-4. 248-549-6854

ROYAL OAK - Open Sun. 12 to 3. 3 bedroom brick bungalow, F1 room, hardwood floors, 1½ bath, partial finished basement. 2121 Lincoln, N. of Lincoln, W. of Campbell. 547-1929

TROY - GORGEOUS COLONIAL Open Sun 1-5. Are you looking for a new home but can't wait to have it built and don't want all the work that goes with new construction? If so, then this is the home for you! This 1996 built, 4 bedroom, 2.5 bath, stunning brick colonial has it all, great Troy location, upscale amenities, deluxe room, living room, family room w/fireplace and a master suite to die for! Professionally landscaped w/large raised paver patio. Approx. 3,000 sq.ft. 4978 Glencoe Dr. $332,800. 248-740-8625

WESTLAND
MODEL FOR SALE
OPEN DAILY 12-5PM
3 bedroom Colonial, many extras, fully decorated & landscaped. $175,500. 135 Fischer
Off of Cherry Hill Rd., between Newburgh & Wayne.
UNILAND
313-721-2700

WESTLAND - OPEN SUN., 1-4
6238 Yorm
S. of Joy, W. of Merriman
3 bedroom brick ranch, finished basement, 2 car garage. For more info call Ann, Century 21 Towne Pride. 313-326-2600 or 525-1797

21515 OXFORD N/Grand River, E. Middlebelt, Farmington Hills Open Sunday 1-4
Priced to sell. Too many updates to list. Home Warranty. $99,998. Call JOAN K., 313-532-7600 x122 or pager 810-409-2202
CENTURY 21 Chalet

304 Ann Arbor

ANN ARBOR, California contemporary ranch. 4 Bedroom, 3 Bath, vaulted ceilings, library, modern kitchen, prestigious Vintage Valley Sub. Near Plymouth & Green. $359,900. RE/MAX Hills Carl RUSS 248-645-5000 Ext. 267, or 800-521-3021 Ext 267, or Pager 810-406-6205

BY OWNER

BLOOMFIELD TWP. - By Owner
Beautiful 2100 sq. ft., 3 bedroom, 3 bath, ranch. Hardwood floors thru-out. New master suite with Jacuzzi. New large family room, full basement. Next to Oakland Hills Country Club.
$390,000
OWNER & REALTOR MULTI-LIST
810-642-1620
Share Advertising Inc. • 884 S. Adams, Birmingham, MI

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Ralph Manuel Associates
Re/Max Community Associates
Re/Max in the Village
Remerica Family Realtors
Sellers First Choice
Weir, Manuel, Snyder & Ranke
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