The OBSERVER REAL ESTATE 🦃 MART THE MOST COMPLETE USED & NEW HOME LISTINGS PUBLISHED TWICE WEEKLY IN OBSERVERLAND

ME

1-2 Condominiums For Sale 3-BEDROOM condominium of lake, 11/2 baths, family room carpeted, all appliances, city house facilities, \$36,900. North ville.

349-482 STONEHENGE

FOR PEOPLE ON THE MOVE From \$24,900 23555 HAGGERTY, NOVI 474-3078 daily and Sunday 124 Saturday 12-6

HUNTINGTON CLUB HUNINGION CLUB
WESTLAND. Chalet-type townhouse, balcony bedroom, care
peting, drape, storage, lace
oven, peringerator, disposal,
washer, dyrer, swimming political
interest of the parking from \$15,500
lithred parking from \$15,500
plus taxes and association asessments. 31100 Ann Arbor
real, corner Meeriman. Michran Condominion Corporation,
852-805; model 522-810.

For Sale

1-2a Co-ops ARMINGTON CO-OP. 2 2 large bedrooms, carpeted throughout, modern kitchen, dining area. Plenty of stor-age, walk to shopping. Bar-gain priced at \$20,500. HARTFORD 261-2000 1-1 Homes For Sale 1-1 Homes For Sale

NORTHVILLE, 2 bedroom town-house, 14 baths, foyer en-trance, Lehaped living room and dining room, kitchen with slove and refrigerator, full basement, patio, air condition-ing, fully carpeted and draped, many extras. 348-823 LYMOUTH, One bedroom con-iominium, fully carpeted, for-ner model. 455-5493 BUILDER'S
CLOSEOUT

Furnished model 2 bedrooms,
1½ baths, completely flushed
basement, lavish window treatmetals, etc. Opino etc.
ALSO

Doe 3 bedroom, 2½ baths, carpeted, central air, full basen
ment, fireplace included, say,
25

1 pm. 1-5 Mobile Homes REMBRANDT, 1970, 12x55-foot, with expando, partially carpet-ed, slove, refrigerator, skirt-ing, shed included, Reasonable, After 5 p.m. 728-5434 DUKE, 1963, 2 bedroom, 10x50 ft. on lot. Carport, 2 sheds. Partially furnished. \$3,000, evenings.

Tricler Soles

12 new mobile homes on display From \$1,955 and up. Lots
available. SPECIALS., All new
to wise Social Conference Tradition
152,951 (10 x 50, 31) 585; 10 x 50, 31)
476-4072

476-4072 1-1 Homes For Sale 1-1 Homes for Sale

1-5 Mobile Homes 1-4 Townhouses Far Sale | 1-5 Mobile Homes ACTIVE; 1967, 12x60-foot. 2 bed-rooms, A-1 condition, skirted, shed, reasonable, Novi area. 474-6117 IN FARMINGTON TOWNSHIP NEW 12x50-foot on lot, \$5,235 12x46-foot, \$5,145. 14x50-fool LIVE LIKE A MILLIONAIRE COUNTRY ESTATES SUPER SPECIAL SKYLINE COUNTRY ESTATES

SALES & PARK
Choles alte available with purchase of mobile bome in our beautiful mobile bome in our munity with swimming pool and recreation hall. New and late model mobile bomes. Featuring Oxford, Champion, Bayview, Ellicreet and Manthon. The finest quality mobile home at the lowest possible price. Tested and approved by U.L.

Testee and approved by Cartacon and Cartacon 1-6 Out of Town DARLING MOBILE HOMES 25855 Novi Road Novi, Mich. the block south of Gd. River FENTON-CASS LAKE
This beautiful 1,222-foot private
lakefront lot offers the serenity
one could ask. Excellent land
contract terms.
Tri County Realty
735-1888 or 1-268-4800 Table or 1954-800 to Million Bank (1954-800 to Million Bank) (1954-800 to M

1-6 Out of Town Property RETIRING? Why not in Beverly Hills, Florida? No Snow or Ice, or Freezing cold, Visit our model. 28250 Five Mile Root, Livonia, between Inkster and Middlebelt. Open daily and Sunday 10 a.m. to 6 p.m. Phone 261-3230.

58220 W. 8 Mile Rd. (6 Miles W. of Northville) Open Daily 9-7, Sun. 1-8 437-2045 ROLLING OAKS CORPORATION 1-7 Lots & Acreage For Sale

HARTLAND Area multiple zon-log, 4% acres in Village of Hartland, VASTA Schaefer Real Extate, 11011 East Highland Rd., Hartland, Livingston Coun-ty, Michigan 48229, 1-632-7469 or Milford 1-685-1543

1-7 Lots & Acreage For Sale 1-7 Lots & Acreage For Sale A LARGE VARIETY of 2, 4, and 10-acre parcets, all with land contract terms. Call or drop in for free map on svalishle properties. GV, Schaefor Real Estate, 206 South Hain Street, Milford, Michigan 4004, 1465-1464. NEAR Cadillac, wooded 10 acre parcels, with stream, \$3,750. \$300 down. 427-2926 ANN ARBOR
PITTSFIELD TWP.
We have \$10 acre parells
roned Acplitrict, close to US
23 and 1 34 Expressway. Friced
right.

2 acres. Napier Rd. Good level land, \$12,400. ELK REAL ESTATE 29215 Ford Road 522-0410

39 acres, Brookville Rd. Year-round stream. High and roll-ing. Woods at rear. \$2,000 per acre. One parcel. Sett. Set over the set of the set DIBBLE REALTY 453-1020

453-1020

1-1 Homes For Sale

CHELSEA AREA

t rolling, wooded building tes, from two to ten acres, nd contract terms available.

1-7 Lots & Acreage

GREEN OAK TWP, Rushton Rd, north of 10 Mile, 125x254-feet treed lot with 1½-car garage and well, \$7,500. 10 MILE, just east of Chubb, 2.7 acres, 233x520-foot with perk test, horses allowed, \$8,700.

1-1 Homes For Sale

NORTHFIELD TOWNSHIP. Le-land Acres Subdivision, One acre on Cul-de-sac. Perk ap-proved, \$7,750. 549-538



LIVONIA, Large 3 bedrooms, sewing room, mud room, family room, 1/5 boths, formal dining room, country kitchen has dishwacher, vent fan end AM-FM bullt-in. The outside is maintenance Iree for Dad, 2 car garage, All this on large treed for This is a lowley 2 story home for a large family, \$29,900. Call 261-0700. (Palace

11331 MERCEDES — REDFORD, OPEN SATURDAY 1-5. Get this big lot with the beautiful Blue Spruces and we will throw in a 3 bedroom, brick bungolow with fire-place. Call 274-9510, (Palace Guard) (15635)

PLYMOUTH TOWNSHIP. Ann Arbor-Sheldon Road area. Specious 3 bedroom face brick tri-level, modern kitchen Specious 3 bedroom tace Drick Milesen, inscent with doorwall to roised deck, 1½ baths, family room, carpeting, \$32,990. Call 565-3200, (Palace Guard)

DEARBORN HEIGHTS. Don't miss seeing this one, over 2,000 square feet of living space, unique (foor plan, bedroems on 2nd level offers privacy factor, immediate occupancy, 342,700, Call 274-9510. (Palace Guard)

INKSTER, For the large family, lovely and roomy 4 bed-room, 2 both face brick bi-level on 80' fenced lot, din-ing room, family room, corpeting and drapes, 2 car garage, \$37,500, Call 565-3200, (Polace Guard)

LIVONIA. Country lot, located in Greenbrier Estates in this 3 bedroom ranch with 216 balts, 2 natural fire-places, specious living room, family room and serror-tion room, specious kitchen has built-ins plus dishwasher, formal dining room for perfect entertaining, fast occupancy, 553,300, Call 261-0700.

LIVONIA, Sharp ranch located S. West Chicago, W. of Inkster. Garage. Immediate occupancy. \$28,500, Call 261-2600, (Poloce Guard) (15803)

DEARBORN HEIGHTS. 3 bedroom brick ranch with large kitchen, gos heat, full basement, tile floor in basement, owner will poy points. \$25,500. Call 274-9510. (Palace Guard) (16008)

GARDEN CITY. Convenient to High School and Hospital, well maintained 3 bedroom ranch, vanity bath, carpeting, family size kitchen, dropes, patio, 2 car garage, \$22,900. Call 565-3200. (Palace Guard)

NORTHVILLE. Picturesque 3 bedroom Northville ranch, sits among trees in levely suburban area, large private yard and patio provide fine play area for children, fast occupancy and easily assumed mortgage, \$37,500. Call 261-0700. (Polace Guard)

WESTLAND. Brand new listing — super shorp! 3 bed-room, 1½ both ranch, full bosement, large living room with dining ell, excellent assumption, Livonia Schools. Owner says sell!! Call 261-2600. (Palace Guard) 115316)

DEARBORN HEIGHTS. Here's a home you would be proud to own — immediate occupancy, 3 bedroom brick ranch featuring built-ins, and finished recreation room, 1½ boths, 2 car garage, enclosed parch, \$33,000. Call 274-9510. (Palace Guard) (14853)

LIVONIA. No need to drive miles for a tube of tooth-poste, just welk to shooping center near by. Enjoy the freedom from maintenance chorer, gress cutting, shovel-ing or raking, move right into this fully carpeted, so-coust. 2 bedroom condominium with full boxement, for-ment dring room, and centred dir. Aft on orby 322,500. Cell 261-2600. (Palece Guard 113460)

GARDEN CITY. Enjoy this 2 year old face brick ranch in quiet area, family room with wood burning fireplace, 3 bedrooms, 1½ baths, fenced lot. \$27,900. Call 565-3200. (Polace Guard)

FARMINGTON. Executive 2 bedroom c u st o m built sprawling brick ranch on acre of Mother Nature's beauty, leage family room, 2 fireplaces, kining moom, Florido room, format dining room, central air, all morble sills, completely redecenated, 2 car garage, 553,900. Call 261-0700. (Paloce Guard) (15505)

LIVONIA. Newlyweds, this home is for you, newly decorated 3 bedroom, 1½ story, all aluminum makes for maintenance free, you may move in far it is vacant, close to schools and shooping, nice deep lot. \$18,900. Cell 261-0700. (Palace Guard) (64453)

WESTLAND. Immediate occupancy on this lovely 3 bed-room brick ranch, prime area of Westland with Livonia schools, 1½ boths, fully corpeted plus beautiful recrea-tion room with gas log fireblace, 1½, car garage, \$28,-900. Call 261-2600, (Palace Guard) (16030)



NORTHYLLE. Contemporary 3 bacroom brick ranch with double carport, large covered terrace, lovely recreation room, suburban location with city conveniences, \$33,900. Coll 261-2600, (15947)

WESTLAND. Sharp 3 bedroom face brick, carpeting, family room with doorwall, tiled basement, 2 car garage. \$23,500. Call 261-2600, (Palace Guard) (15394)

LIVONIA. Don't wait too long to tour this beautiful 3 bedroom brick ranch, with full tiled basement, plus 2½ car garage, located an a lovely lot in Livonia, reasonably priced and newly decorated describes this beauty. For more details call 274-9510, \$29,500, (15890)

ROMULUS, Excellent value 3 bedroom, 1½ both ranch with family room, convenient to 1-94 expressway, country kitchen, corpeting, dropes and shutters. VA terms, \$22,-900, Call 565-3200. (Palace Guard (15838)

WESTLAND. Warmth and charm permeate this lovely 3 bedroom ranch in a lovely setting, near Howthorne Goff Course, yest All the wonted features, plus many extras, newly decorated in and out, immediate occupancy, excellent mortgage rate and payments, \$32,900. Cell 261-0700. (Polace Soura) (15028)

NOVI. Spacious living, contemporary styling, Meadow-brook Glers, studio cellings, oir conditioning thruson, large kitchen with extrus and family room with firefact, ceud be attemned 4th bedgood, 2 full boths, less han 2 years old, 344,400. Coll 477-1111. Paleas Guerdi (15-401)

WESTLAND, S, of Ford Rd., 3 bedroom face brick, 1½ both ranch, window wall to rear polic, 2 cor garage, 60' fenced lot, \$25,500. Coll 565-3200. (Palace Guard) (13050)

WESTLAND. Spacious and unusual Colifornia style colonial perfect for the large family, 4 large bedrooms plus a playroom, 2 bath, 2½ car attached garage with storage space, large closest knu-out the home. \$34,900. Cail 274.9510, (Pclace Guard) (15376)

GARDEN CITY. Good starter hame, 3 bedroom ranch with new corpoling in living room, finished recreation room, cycloned fenced lot, excellent toble space in kine n, \$22,900, Call 261-0700, (Palace Guard) (15202)

LIVONIA. Gracious 3 bedroom ranch in one of Livania's laveliest areas, Ledgerack fireplace in huge living room, full basement, 1½ baths on main floor, country kitchen, beautifully landscaped yard with 2 patios, \$35,900. Call 261-0700. (Palace Guard) (15203)

NOVI. Beamed cathedral ceillings accent this beautiful 3 bedroom ranch featuring full, tiled basement, 2 way fireplace, carpeting thru-out, double closets, central air, family room and 2 car ottached garage, \$46,500. Call 477-1111. (Palace Guard)

WESTLAND. Immediate occupancy, excellent assumption on this 3 bedroom ranch, 1½ baths, paneled family room, kitchen dinette combination, full basement, lovely daep lat, just right for the young couple. \$27,900. Call 261-0700. (Polace Guard) (15264)

WESTLAND, Be your landlord. Only \$22,900 for a 3 bedroom ranch with full basement overlooking Birch Run Golf Course. Hurry, this one won't last long. Call 261-0700, (Palace Guard) (14862)

We're Throwing A Monkey Wrench In The Works...

A lot of folks know by now, that Real Estate One means just about every kind of service available when the time comes for you to buy or sell

And, one of these services is our Palace Guard buyer protection plan. When you have a lead Estate One home throughfus, the Palace Guard people froming, in writing, to repair or replace for one full year in the event of operational failure in normal use or service, any parts of your basic heating system, plumbing fixtures, electrical system, water heater, even your leaky, faucets and broken doorbells absolutely free! There is no cost to you.

So when you buy one of these homes, (or others that we can show you) we throw in a monkey wrench, and a hammer, a screw driver, a drill and host of other tools. But, best of all, we also "throw in" a whole staff of professional workmen to use them.

It's all part of making things simpler for you



31 Offices in Detroit, Suburbs, and associate offices in Ann Arbor at 1300 S. Main Street, Battle Creek, Elk Rapids, Holland,

Ludington, Owosso, and Traverse City. Commercial-Industrial Division in Detroit, at 313/255-4500.

WIXOM. Handymon's special! Begin your life together in this 4 bedroom home with bosement, utility room and more all on 4 ceres. This one won't lost, \$17,900. Call 477-1111, (Polace Guerd)

FARMINGTON. Custom built ranch (1958) on a large well landscaped lat, dinling room, family room combina-tion with fireplace; fenced inground pool, 2 car attached garage. \$54,900. Call 477-1111. (Palace Guard)

FARMINGTON. Contemporary styling at its finest, 3 bed-room ranch with drop floors in living room and family room, central air candillating, superbly decorated, heat-ed and linished garage, sprinklered, many other extras. Quick occupancy, \$73,900. Call 477-1111. (Palace Guard 15002)

FARMINGTON. Immoculate, tostefully decorated ranch in quiet, well kept subdivision, close to schools and shoping, only 6 years old, large rooms, hardwood floors, power humidifier, busement partitioned with rec room tiled, more in condition. \$31,500. Call 477-1111. (Palace Guard) (14650) FARMINGTON. Will build a 3 bedroom 1,000 sq. ft. ranch home with basement on almost 2½ acre lot for only \$35,000, plus water and sewer facilities, one horse allowed, lot can be purchased separately for \$15,900. Call 477-1111. (98952)

LYON. Quaint old fashioned home with wrap around porch, all carpeted, modernized within past 5 years, barns, box stalls, paddock area fenced for horses. Home and 10 acres \$82,900. Call 477-1111, (Palace Guard) (15399)

REDFORD, Beautiful 2 bedroom home in excellent loca-tion, natural fireplace in living room, private porch off 2nd bedroom, 1½ car garage, walking distance to stores and churches, \$23,900, Call 477-1111, (Palace Guard) (15651)

REDFORD. 2 bedroom ranch that has a possible 3rd bedroom or living quarters in the basement. The yard is like a fairway, has new roof. \$30,750. Call 477-1111. (Palace Guard 114934)

LIVONIA. Spacious 3 bedroom bi-level, living room has studio ceiling, all newly desprated with gold shap carpeting, family room, large kitchen with bulli-las, extra insulation, 2 car garage, \$33,900. Call 477-1111 (Palace Guard) (14598).

LIVONIA, 5 bedroom Cape Cod, brick fireplace, carpeting, 2 cor sarges reporte during room, all on beautiful 1 are treed for, lovely enclosed window-walled parch, private crine, \$53,500, Call 477-1111 (Palace Guard) (14623).

NOVI, 3 bedroom ranch, ideal location for family with small children. Home is a pleasure to show, excellent as-sumption. \$26,900. Call 477-1111 (Palace Guard)

FARMINGTON. Unusually specious 4 bedroom "Ginger-bread" house with 2½ cor garage and insulated hobby room, natural cut stone fireplace in living room, beauti-ful wooded lat. \$36,500. Call 477-1111. (Palace Guard) (15230).

FARMINGTON, Large brick ranch, 3 bedrooms, family room, recreation room, updated kitchen with extras, secluded over 1 acre treed lot, 2½ car heated garage, paved drive. \$54,900. Call 477-1111 (Palace Guard) (15082).



NOVI. Snuggle up next to the fireplace featured in this 4 bedroom colonial, exquisite chandelier in formal dining room, dropes and carpeting, finished carpeted basement, and a 2 car attached garage. \$45,500. Call 477-1111. (Palace Guard) (15697)



FARMINGTON. Lovely 4 bedroom wing colonial, located in prestigious Meadowbrook Hills subdivision, dining room, fireplace, 2½ baths, family room, full basement, 2 car garage on 122x167 foot lat. Immediate occupancy, 558,900. Call 477-1111, (Palace Guard) (15717)

FARMINGTON. Charming 3 bedroom ranch, glass doorwall to potio off family room, kitchen built-ins, curtains and dropes, great family neighborhood. \$24,900. Call 477-1111 (Palace Guard) (14889).

et. 3-37,700. uraiset Guardi 831-1790. SOUTHFIELD. A very contemporary strikling home on a beautifully landscoped led with sunken patio surrounded by a rock garden, 4 good sized beformen (4th semi finished central air, lovely family room with bur, separate daning room, carpeting and diages throads, 2 care garage with electric 1819. Call 851-1890. (Palace Guardi (14614).

SOUTHFIELD Sections, 1/5 both all brick ranch with full basement and 2/5 cor garage, lovely let with trees, and beautifully ministrated homes, capeting and frees, throughout, self-cleaning oven, distwasher and refrigerator, cheering kitchen, breecklost area, owner transferred, excellent mortgoge assumption. Priced of \$35,700. Cell \$31,1900. (Holes Goard). (1975-8)

FARMINGTON. Shorp A bedroom colonial within walk-ing distance to town. BBQ in fliente, fireplace in family room, great screened porch overlooking lovely yard. Quick possession. \$52,900. Call 851-1900. (Polace Guard. (15360).

Gupral, (13300).

UNION LAKE. Sharp 3 bedroom ranch within 300-400 fit, to awimming on Union Lake, 2 fireplaces, one in family room with raised bearth, moderatickhen with building, lot is beautifully landscaped, pailo, trees, volcanie rock garden, underproand garden, but on ten 300 feb. 31-3100. Call 831-1900. (13363).

FARMINGTON. Over 3,000 square feet of beautiful liv-ing space in this 4 bedroom colonial, fully carpeted and draped, family room with special stone fireplace and bor, finished rec. morn with a terrace overlooking the commons. \$74,900. Call 851-1900. (Palace Guard.

NOVI, Beautiful 4 bedroom, 2 both, ranch with attached 2½ car garoge in lovely Novi sub, built in 1971 end superbly mointained by transferred owner, all carpeting and drapes like new, lorge pontry, swim club member-ship, excellent mortgoge assumption, \$44,300, Call 851-1900, (Pajace Guard), (14401).

NOVI. Brick ronch built in 1968 with attached 2 car garage and full basement, 3 bedrooms, 1½ baths, fam-ily room, lovely screened porch, cedar closet, excellent carpeting and draperies. Priced at \$39,700, Call 851-1900. (15886).

SOUTHFIELD. Real sharp home, 4 bedrooms, 2½ baths, lovely decor, ideal for large family, \$28,500. Call 851-1900. (Palace Guard). (14538).

FARMINGTON. 3 bedroom ranch, oir conditioned, beau-tifully maintained, studio ceilings and raised hearth for the natural fireplace with gas logs. A beautifully tree dand lanaicaped corner. \$42,900. Catl 851-1900. (15361).

SOUTHFIELD. Charming ranch in the woods, ½ ocre gargeous lot, master bedroom in separate wing, re-modeled kitchen, lots of storage. \$35,800. Call 851-1900. (Palaze Guard).

SOUTHFIELD. King sized ranch with central air, large treed lot 34 acre, inground pool, heated with all equipment including \$600 cluminum cover, \$37,900. Call 851-1900. (Palace Guard) (15924).

SOUTHFIELD. Country living with city conveniences, comfortable 3 bedroom brick ranch set back from the street behind mohute trees on prime 34 care for, family room, covered terroce, finished rec room with bar and more. Only \$41,900. (Poloce Guard) (14021) Call 851-1900.

FARMINGTON. Extremely sharp 3 bedroom ranch, 11/2 both, full basement, 2 car attached garage, inground pool, pro landscaped double terroced rear yard. Central air, all aluminum trim. This is a one of a kind home. \$44,500. Call 851-1900. (Palace Guard) (15552).

21809 COLGATE FARMINGTON OPEN SATURDAY 2-5.
Why rent, when you can move into this cute 2 bedroom home with a nice lot. Call 851-1900. (Palace Guard)



SOUTHFIELD, Brick, colonial with 2 car attached garage and full bastment, in lovely area, 4 bedrooms, 2½ boths, sociacis kitchen, pixelskast area, dining room and beamed family room look; out to trees and bushes in rear of property, professipanelly finished rescention room, posseled office, central oit, 447,700, Coll 851-1900.