306 Southfield Lathrup

QUALITY BUILT on 3 acres wooded landscaped scenic view lot. 13 room brick air conditioned bi-level. Over 5,000 sq. ft. of living space. 5 bedrooms, 2 kitchens, 2 lavatories, 2 showers, bath, 2 fireplaces, built-in oven, grill, porch, veranda, patio, pond, stream, rec room $187,000 Owner 353-7778

SOUTHFIELD

Beacon Square Subdivision
Five bedroom, 2½ bath brick and aluminum Cape Cod, completely redecorated, including new shag carpeting. 2 car attached garage. Panelled family room with floor to ceiling fireplace, gas grill in large patio, on well landscaped lot with privacy fence. Excellent location with many extras. $38,900. By owner
559-3551

Don't Miss This One!
LOVELY brick Colonial, spacious living room, formal dining room, enclosing kitchen with built-in oven, range, dishwasher, family room with fireplace. 4 bedrooms, 2½ baths, carpeting, drapes, air conditioning, deck, patio with barbecue, and full basement. Lovely landscaped lot in desirable 13 Mile, Southfield. Evergreen area. Price, only $56,900. Call, for appointment now

CRANBROOK
REALTORS
Bloomfield Hills Office
645-5790

308 Rochester-Troy

ROCHESTER vacant residential. $19,500 ft. lot with city improvements. $9900. Hildebrandt 759-0220 229-5900

TROY by owner 3 year old 3 bedroom Colonial. 1½ baths, fully carpeted, central air, full tiled basement, attached 2 car garage with automatic door opener on a 80x121 ft. lot. $43,900 649-3343

OPEN SUN 2-5
310 Vineland. 3 bedroom brick colonial. 1½ baths, full basement, 2 car garage, fireplace, quick possession from Rochester, West on Walton, third S on Adams Rd. E. on Hamlers to Vineland
BATEMAN REALTY
651-8518

OPEN SUN. 2-5 Rochester, 48 Yawkey, south of Auburn, and West of Rochester Rd. Colonial on acre with stream. 3 bedroom wet plaster ranch. Small family room, fireplace, basement, heated 2 car garage. $30,950. Hildebrandt 759-0220 229-5900

308 Rochester-Troy

ROCHESTER
City ranch, 3 bedrooms, newly carpeted, full basement, gas heat, a house-fire dream; inside and out, with pool, dishwasher, cupboards galore and much more. $24,900. Call after 6 or weekends 651-1589

THE COLONIAL WITH EVERYTHING
THIS 4 bedroom, 3½ bath Colonial has every creature comfort imaginable. Central air, timer operated sprinklers, thick shag carpeting up and down, wet bar, cedar closets, even a fully finished basement with sauna and live-in maid quarters, and it's all yours in one of Troy's nicest residential areas at a price you'll find hard to believe. Just $67,500

Max
BROOCK
4133 Orchard Lake 626-4000

TROY BY OWNER
Walk to elementary & intermediate schools. Like new 4 bedroom ranch, 2 baths, living, dining, family rooms, laundry, no basement, central air, automatic sprinklers, garage openers, gas barbecue, carpets and drapes included. Assumable $33,000, 7¾% mortgage. Asking $54,000 689-2013

ROCHESTER, charming 4 bedroom ranch on large rolling lot. 2 car attached garage, formal dining room, 2½ baths, first floor laundry, 2 way fireplace between living and family room, central air. $38,900 652-3692

TROY
½ ACRE LOTS
7¾% MORTGAGE
BRAND NEW, 3 bedroom brick. Full basement, broad front ranch homes with many custom features at excellent location for
ONLY $31,600
Other homes from $28,000
Creative Resources Bldg. Co.
Residential Builders
398-2772
Eves. 545-6452

FIRST by owner, immediate possession, large colonial, 4 bedrooms, 2½ baths, family room with fireplace, formal dining, country kitchen with built-ins, central air and vacuum, sound system, fully carpeted, assume 7¾% mortgage 689-3093

IN THE HILLS of Rochester with a yard that has complete privacy, this ranch having 3 bedrooms, 2 full baths, 22 ft. living room with fireplace, full basement with den, 2½ car attached garage. $39,900 terms
ONLY $39,500 for a super brick ranch on a 100 ft. lot. Full basement, 2 car attached garage, 10x16 barn. Terms

308 Rochester-Troy

ROCHESTER, 3 bedroom ranch, finished walk-out basement with family room, bedroom - study with ½ bath. Beautifully landscaped, fenced yard, all appliances. $34,900. Assumable mortgage. Buyers only. 651-9425 or 651-1204

BY OWNER. Troy, 4 bedroom quad level, 2 baths, large family room with fireplace, 2 car attached garage, fenced back yard, walking distance to all schools, ½ mile John R area 689-8243

Under Construction
BUCKINGHAM WOODS
One of Troy's finest areas - walking distance to Somerset Mall. Swim & tennis club membership available. 2 custom colonials, 4 bedrooms, 2½ baths, family room with fireplace, formal dining room, 1st floor laundry. $62,000 and $65,000
Gilbert & Vennettilli
576-1812 879-9453

ROCHESTER area 3 year old, 1400 sq. ft. custom built ranch with master bedroom, 2 baths. $46,500 375-9553

ROCHESTER AREA - Stratford Knolls Subdivision. Weatherbee, 4 bedroom Colonial. Separate dining room, living room - wall to wall, fireplace in sunken panelled family room. Large breakfast nook. Island kitchen with built-ins. Hardwood floors throughout. First floor laundry. Finished basement, and 2 car attached garage. 2½ baths. $58,900. Near Avon and Crooks Rd 375-0949

ROCHESTER NORTH
Amidst tall trees on ½ acre, beautiful English Tudor, 4 bedrooms, 2 full baths, 2½ baths, large family room with fireplace and wet bar. Formal dining room, leaded crystal windows in living & dining rooms. Paneled den, oak floors. This custom home built in 1972 has many fine appointments. For gracious living $96,000. Appointment only. 651-2334

308 Rochester-Troy

OPEN SAT. 2-5
1076 Brooklawn Ct.
E. of Adams, N. of Derby, close to Pembroke School. Wooded lot, on a cul-de-sac. five bedrooms, 2½ baths, finished rec room. Immediate possession. Low forties. Come See It!
647-7267

ROCHESTER Great Oaks Subdivision. By owner. Open Sat. Sun. 11 to 6 p.m. 6¾% mortgage assumable. Immaculate brick colonial. 2150 sq. ft. 3 year old home. 828 Aspen Dr. 651-7361

309 Northville-Novi

NOVI
BEAUTIFUL RANCH
This lovely home has 1½ baths, family room, natural fireplace, large dining and kitchen. Full basement, 2 car attached garage, door opener and many extras. Owner transferred. Call MR. ROBB
NORWOOD 255-1700

ASSUMPTION!
ASSUMPTION
Less than $12,000 assume the mortgage on this 3 bedroom ranch with 2 baths, central air conditioning, family room with natural fireplace, quality carpeting and drapes, attached 2 car garage, maintenance free exterior. Great suburban area with pool and clubhouse membership available. Priced to sell at $40,900
CALL MR HAMILTON 425-1600
VINCENT N. LEE
THE 6% COMMISSION
MULTI-LIST BROKER

ENJOY LIFE MORE
IN this 5 bedroom Country home on five beautiful acres
CRANBROOK
Assoc. Inc. Realtors
349-8800 478-1028

309 Northville-Novi

OPEN SAT. & SUN. 2-5
22565 Winfield, Novi. N. of 9 Mile, E. of Meadowbrook, 7¾% mortgage assumption. $25,000 mortgage balance existing on this newer 4 room colonial home. 4 bedrooms, 2½ baths, full basement, 2 car attached garage. Modernized kitchen. Central air. Attractively landscaped and excellently maintained home has been transferred and property has been priced below market at $58,500
VINCENT N. LEE 425-1600
THE 6% COMMISSION
MULTI-LIST BROKER

NORTHVILLE, 4 bedroom well kept colonial on beautifully landscaped lot near schools. $37,80 N. Ridge Lane (Galway Dr. off Novi Rd.) 349-5172

OPEN HOUSE
SUN. 2-5
46855 Dunsany
Beck and 8 Mile. You're invited to see this lovely Georgian Colonial with everything a 4 bedroom home should have. Formal dining room, family room with fireplace, 2½ baths, basement, attached garage, on a little over ½ acre. $67,900
CUTER
349-4030

310 Homes For Sale Wayne County

WESTLAND
Extra large 4 bedroom bi level 1,500 sq. ft. Has built ins, 1½ baths and family room. Priced to sell at $22,900. Call:
PETER ORLOP
Boardwalk
REALTORS
522-9700

310 Homes For Sale Wayne County

NORTH DEARBORN HTS
Unique 3 bedroom ranch. Family room, attached garage, 2 king size bedrooms have connecting bath. Family room could be den or 4th bedroom. Plush carpeting through out. Newly decorated inside and out. Great storage area. Great location, close to schools, shopping, and transportation. $19,500. land contract possible
CALL MR HAMILTON 425-1600
VINCENT N. LEE
THE 6% COMMISSION
MULTI-LIST BROKER

ASSUMPTION
BEDFORD Twp. Low, low assumption for this 3 bedroom aluminum home with garage on extra large lot

OWNER anxious, three bedroom home, carpeted throughout. Finished basement. Excellent assumption

LARGE Family room, in nice area, three bedrooms, formal dining room, fireplace, 1½ baths, carpeted

ELM 477-3500

BETTER THAN NEW
CONDOMINIUM, features two bedrooms, central air, carpeting throughout. Garage. Land contract terms. $22,500. Call 525-8200

INTEGRITY
REALTORS
LOW Taxes. Low payments. By owner. Clean, 3 years old large 2 bedroom brick ranch. Gas, carpeted, fenced, paved streets. Take Haggerty to McBride, fresh air Belleville area. 10631 Buchanan. $21,500. Easy to buy.

310 Homes For Sale Wayne County

FINEST AREA
IN WESTLAND. Spacious tri level with built in appliances. Family room, 2 car garage. Don't wait. Call now and ask for
GARY DITMORE
Boardwalk
REALTORS
522-9700

WARREN- ANN ARBOR Trail, 2 bedroom ranch, ceramic bath, carpeted throughout, basement. $4500 assumption, 7¾%, $148 monthly complete. 563-4529

MUST SEE
THIS aluminum sided home with natural fireplace and huge living room, situated on a spacious lot with garage and many trees. Priced at only $24,900. Call 525-8200
INTEGRITY
REALTORS

N. DEARBORN HTS. BY OWNER
3 bedroom bi ranch, 1½ baths, carpeting and drapes, finished rec room with bar, 2 car garage. Well landscaped 561-5593

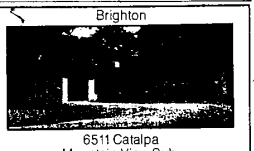
310 Homes For Sale Wayne County

IMMEDIATE OCCUPANCY
THREE bedroom brick Ranch, features a finished basement, 2 full baths, plus an enclosed terrace and garage. Asking $29,500. Call 522-8300
INTEGRITY
REALTORS

310 Homes For Sale Wayne County

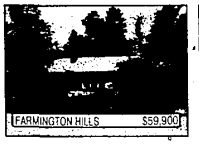
OPEN SUN. 2-5
19541 Grandview. Two bedroom brick starter home with finished basement plus 2 car garage. New furnace and hot water heater, will consider VA and FHA
ELM 477-3500

Brighton



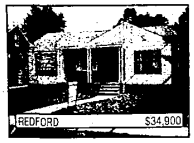
6511 Catalpa
Mountain View Sub.
Large, High, Wooded Lot 1950 Square Feet, Walkout Basement, Deck ¼ Mile West of Mt. Brighton Ski Area. Immediate Occupancy
$68,500.00
Owner Transferred 227-5983

ALGER F. QUAST
"Everything in Real Estate"

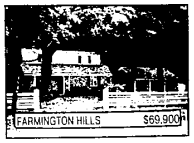


FARMINGTON HILLS $59,900

CANTON $56,900



REDFORD $34,900



FARMINGTON HILLS $69,900

261-5350 LIVONIA
538-2000 DETROIT/REDFORD
478-1040 FARMINGTON

We can't sell you a Palace in Venice, but we have a beautiful selection of lakefronts and homes with lake privileges

THE DURBIN COMPANY, REALTORS

NEW LISTING IN PLYMOUTH
3 bedroom brick ranch with attached garage in Plymouth Colony. Quiet subdivision of large homes and large trees. Florida family room. Fireplace in living room. Kitchen built-ins. Excellent location $45,500

NORTHVILLE TOWNSHIP
Price reduced on this 2 bedroom house situated on 2½ acres with excellent frontage on Seven Mile Rd. House needs exterior work but is of sound construction. $23,500

NORTHVILLE CITY
Three commercial buildings. All are older homes located in commercially zoned districts. 1. Main Street, 2000 square feet in 2 stories. In need of exterior repair but has a new roof. $45,900. 2. On Wing St. with 1400 square feet in 2 stories. Good condition in and out. $34,900. 3. Between the race track and Northville Rd. on Seven Mile. One story $34,000.

VACANT LAND IN NORTHVILLE SCHOOLS

2½ heavily wooded acres. Price reduced to	$9,900
1+ acres on Nine Mile Rd. Clean and dry	$10,500
3 acres with pond and trees	$14,500
0+ acre in Prestigious Brookland Farms	$19,900
1 1/4 acres in Exclusive Thornapple Lane	$21,900

Three building sites on Edenberry Drive. The most outstanding address in Western Wayne County. Call for information.

A. V. RIZZO
REAL ESTATE
349-9460

EXQUISITE 101 YEAR OLD HOME
On Five Acres. Possible five bedrooms, two fireplaces. Completely rennovated. Beautiful setting. More acreage available. $75,000

BRIGHTON
Three bedroom brick and aluminum ranch within walking distance to town. Lot is exceptionally well landscaped. Finished basement with a recreation room, done in reclaimed brick. A "Must See" for $34,900.

ROUND LAKE FRONTAGE
All fieldstone three or four bedroom house uniquely designed. Could be a show place with a little love. Hand polished stone fireplace, three round rooms, 2½ car garage, walk-out basement. $32,900.

HARTLAND SCHOOLS
Three bedroom brick and aluminum split-level. Privileges on Lake Moraine. Immediate occupancy. $45,500

1¼ ACRE LOT
Brick Ranch. Four bedrooms, formal dining, country kitchen with built-ins, fireplace, full basement. Attached 2 car garage. Completely carpeted. Area of fine homes. $68,800.

THIS WEEK'S SPECIAL
Three bedroom ranch with full basement on one acre. Just outside of Howell. Two car garage. Good access to I-96 X-Way. Only $31,900

CONSULT WITH OUR EXPERT BUILDING SERVICE
OPEN MON., WED., THURS.
FRI. EVENINGS 'TIL 8 P.M.

EARL W. KLINE
Real Estate
9984 Grand River, Brighton
ACROSS FROM THE STATE POLICE POST
(313) 1-227-1021

METAMORA HUNT AREA
Beautiful large four bedroom home in a setting only expected in Michigan's North Country. This home sits high on a ridge overlooking a large lake, lined with hardwood trees. The fifteen acres include lake frontage. The grounds are Professionally landscaped with underground sprinkler. $110,000. Additional acreage available. Call for personal inspection. 3-088.

METAMORA FARM
See this remodeled well maintained farm home, 80 acres with large barn, bunk house, and other outbuildings. Includes a 1 bedroom guest house, main home has 4 spacious bedrooms, 2 full baths, family room, 2 fireplaces. Land is very rolling with many trees. Much more to show you. Call for private inspection today. 3-074

Dryden Realty Co.
5787 Dryden Rd.
Dryden
796-2242

ONE ACRE
Of land goes with this ranch. Which features redwood paneling in LR and a beamed ceiling. Knotty pine in bedrooms, carpeting, drapes, and kitchen with extras. Built-in barbecue, storage barn and a heated garage. $31,900. VSA 559-8181

SOUTHFIELD RANCH
On lovely treed lot. Two bedrooms, possible 3rd if desired, 1½ baths, family room, carpeting, drapes and large living room with fireplace, recreation room with fireplace, full basement and 2 car attached garage. $29,900. MSJ 559-8181

WEST BLOOMFIELD
Lavish quad level with 4 bedrooms, 2½ baths. Exquisite decorating with circular staircase, dining room, separate breakfast room overlooking family room, with fireplace and wet bar. Full basement, 2½ car attached garage with circular drive. $54,900. WSH 559-8181

HUNTINGTON WOODS
You will love the old world charm in this up-dated 1½ bath, 3 bedroom and library English Colonial. Kitchen with built ins, custom interior, 2½ car garage. Finished basement, decked terrace. A truly lovely home. Asking only $51,900. VSO 559-8181

IMPRESSIVE
And very attractive 4 bedrooms, 2½ baths Colonial in mint condition. Separate breakfast room, kitchen with goodies and dining room. Central air, fireplace in family room, and wallpaper very tastefully used. Full basement, and phone jacks throughout. $52,900. ASR 559-8181

DURBIN
the DURBIN COMPANY
Realtors
Member Birmingham Bloomfield Multi-List Service
Member South Oakland County Multi-List Service
Member NARA Multi-List Service

MORTGAGES AVAILABLE
7½%
5% DOWN TO QUALIFIED PURCHASERS
0 DOWN TO VETS
Meet HUD/FHA Requirements

Great 3 Bedroom RANCH Value!
in city of SOUTH LYON
ON SALE $29,990
ONLY 7 HOMES AT THIS LOW PRICE & TERMS!
■ Full Basement
■ Copper Plumbing
■ Brick & Aluminum sides
■ Gas Heat ■ Ceramic Tile Bath
■ Shag Carpeting Throughout
■ City Sewer, Water & Paved Streets
■ Insulated Glass Windows with Screens

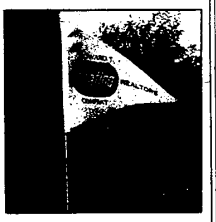
Meadow Valley
DAILY: Call 437-2063 - Open Sunday 2 to 5.
Go West on 696 (96) to New Hudson exit. Follow curve to Milford Rd. turning South towards 10 Mile. Turn Right onto 10 Mile to Pontiac Trail (traffic light). Turn Left onto Pontiac Trail for one-half mile. Turn Right onto Harvard to models.
SALES BY J. L. HUDSON REAL ESTATE COMPANY • BUILT BY MAGNA BUILT HOMES, INC.

An open letter to the Residents of the Birmingham-Bloomfield area and Troy:

The Howard T. Keating Company, Realtors, has been in service to you and the community for over 45 years. We are here to stay.

In recent months we have seen the steadily increasing use and enjoyment of bicycles. Many among us are concerned about the resultant accident potential.

As a contribution to the safety of all bikers in our community the Howard T. Keating Company has received their first order of 1,000 Keating bike flags and will distribute them during the month of August. The flags are in high visibility colors and will make each bike rider easily identifiable by a motorist on the road.



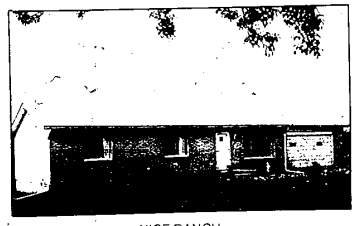
LIVONIA
Lovely Nottingham West. Beautiful custom-built, 4 bedroom Quad-level backing up to private park. 21' x 20' family room with fieldstone fireplace. MINT condition. Good 7¾% assumable mortgage. Immediate possession. $75,900.

PEBBLE CREEK CASA DOMINIUMS
OPEN Sun. August 4th and Sun. August 11th from 2-5. 3 bedroom, 2¼ bath Condominium with central air conditioning. Tastefully done interior. 24 hour security protection. 1 year old. 7160 Pebble Park Drive -14 Mile Road between Orchard Lake and Farmington Roads. $74,400.

INVESTMENT REAL ESTATE
Income producing property for the small investor or investor group. For further information phone 646-1234. The Howard T. Keating Company Commercial and Investment Division.

HOWARD T. Keating COMPANY
REALTORS
EQUAL HOUSING OPPORTUNITIES
WEST BLOOMFIELD OFFICE 851-9200
HOWELL OFFICE 517-546-7500
BIRMINGHAM OFFICE 646-1234

FARM and ACREAGE
25 acres, 5 minutes north of Howell. Excellent access to x-ways. This property has a pretty stream and is completely fenced. Historic old schoolhouse on property. 40x64 barn in the best repair.



NICE RANCH
On large country lot. 3 bedrooms, carpeted, water softener, automatic garage door opener. $43,200.

OPEN SUN. 2 to 5
3 ACRES
Nestled on 3 lovely acres, 4 bedroom split level, bay window in living room, cut fieldstone fireplace in large family room. 2 full baths, large patio and 20 fruit trees.

OPEN SAT. & SUN. 2-5
Strawberry Lake
1350 sq. ft. Ranch with 3 bedrooms, 2 baths (one in master bedroom), carpeting and disposal. This home has lake privileges and is on a wooded lot. $39,500

OPEN SAT. & SUN 2-5
Strawberry Lake
4 bedroom Colonial completely carpeted, fireplace and large family room. Lake privileges all for only $44,500.

VACANT LAND
10 acre parcels beautiful trees and stream. Gently rolling land 5 minutes North of Howell. $16,500 to $22,000.

10 acre parcel on Clyde Rd. Excellent building site. Minutes North of Howell. Close to freeway. $16,000.

229-2913
BRIGHTON TOWNE CO.
Real Estate & Investments - 9880 Grand River, Brighton