



THE DURBIN COMPANY, Realtors



TREED ACRE SITE

For this magnificent California contemporary with five bedrooms, three full baths, central air, library, dining room, fireplace in family room and recreation room with wet bar, spectacular arium, enclosed heated swimming pool off lower level \$153,888. B/W 851-1300



WEST/BLOOMFIELD

Lavish Quad-Level with 4 bedrooms, 2 1/2 baths, exquisite decorating with circular staircase, dining room, sep. breakfast room overlooking Family Rm. with fireplace and wet bar. Full basement and 2 1/2 car. gar. with circular drive. \$84,900. WSH 559-8181



DEERFIELD VILLAGE

Four bedroom tri-level, 2 1/2 baths, library, family room with fireplace, dining room, 18 ft. built-in kitchen, three doorways leading to separate patios, professionally landscaped lot, swim club and elementary school in subdivision \$71,500. C/W 851-1300



WATERFRONT COLONIAL

Five large bedrooms, 2 1/2 baths, full wet fireplace in family room, formal dining room, large kitchen, walk-out basement, three car garage, good swimming, fishing and boating. Loads of storage space \$72,900. HUA 363-7155



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SEE OUR COMPLETED MODELS**



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YOUR KEY TO QUALITY
Sherlock Homes
Ltd., Inc. of Pontiac
Call... 851-1300



LAKEFRONT RANCH

Features sauna in master bath, glass doorways off family room with fossil rock fireplace, solid beamed ceiling, three bedrooms, formal dining room, 1 1/2, built-in kitchen, deck and patio. 2 1/2 car garage. priced at \$84,500. AUN 363-7155

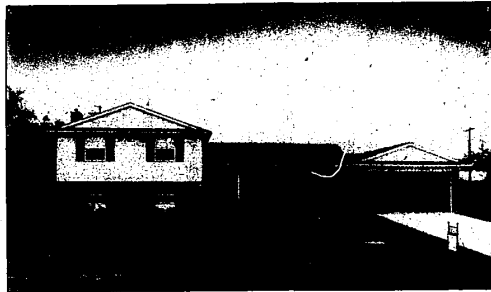
FEATURE HOME



COVINGTON BY THE LAKE

Excellent taste in decor, quality carpeting and drapes, three bedrooms, 2 1/2 baths, formal dining room, two way fireplace in family room and living room, built-in kitchen, breakfast nook, recessed lighting, full basement, first floor laundry, natural privacy on rear of lot, built in 1973, priced at \$75,888. MWC 651-1300

FEATURE HOME



PINE LAKE PRIVILEGES

Five bedroom tri-level, 3 1/2 baths, central air, family room has wet bar and fireplace, library, dining room, built-in kitchen, breakfast area, gas BBQ off patio, 2 1/2 car garage with door openers, great home for entertaining and pleasant family living, priced at \$69,888. WCV 851-1300



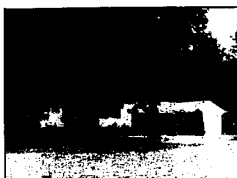
LAKE FRONT CONDO

Crimson 3 bedroom, 2 1/2 bath condo with everything you could possibly want. Dining room, large kitchen with a built-in island, dishwasher, and trashmaster. Central air, drapes, carpeting, marble fireplace and garage with automatic door, master, wet bar, interior and exterior. Clubhouse, pool and tennis courts. \$42,900. Assumable mortgage SSC 559-8181



LAKE PRIVILEGES

Three bedroom brick ranch with 1 1/2 baths, glass doors to deck off living room and family room with fireplace, built-in kitchen with eating bar, full basement, fully insulated garage with door openers, underground sprinkler system and central air. \$46,900. WVA 365-7155



OVER TWO ACRES!

Scenic pond and stream, many trees, two horses are allowed, quality built ranch with central air, nutone center in kitchen with built-ins, full wet fireplace in family room, dining room, three bedrooms, recreation room, first floor laundry, 2 1/2 car garage, priced at \$59,900. MVA 851-1300



LAKE PRIVILEGES

Across the street from this four bedroom tri-level, private beach privileges, 1 1/2 baths, family room, dining room, modern kitchen, laundry room, fast possession, really must be seen to be fully appreciated. \$59,800. WVA 851-1300



CAPE COD

Completely remodeled, magnificent lot, large patio and above ground pool, 4 bedrooms, full wet fireplace in living room, carpeting, drapes, family room and 2 1/2 car garage. \$35,900. MS 559-8181



LAKE PRIVILEGES

Very tastefully decorated and well maintained home, three bedrooms, two way fireplace in living room, family room, 1 1/2 baths, modern kitchen, laundry room, 1 1/2 car garage, lovely lot. \$35,500. GUL 363-7155



SOUTHFIELD BUNGALOW

One-half acre of lovely yard. Three bedrooms, 2 1/2 baths, dining room, fireplace, carpeting, drapes, large kitchen and breakfast area. Two car garage, full basement and tool shed. \$28,500. HSI 559-8181



SPANISH COLONIAL

Three bedrooms, 2 1/2 baths, formal dining room, library, fireplace in living room, built-in kitchen, breakfast area, pantry, patio and enclosed porch. Finished recreation room with wet bar, two car garage. \$55,000. MWA 851-1300



Member of...Birmingham-Bloomfield Multi-List Service

South Oakland County Multi-List Service

UNRA Multi-List Service



EXECUTIVE
OFFICES

851-1300
WEST BLOOMFIELD—FARMINGTON
6346 Orchard Lake Rd.
Just N. of Maple Road

559-8181
SOUTHFIELD
28200 Southfield Rd.
Sof. 13 & 12 Mile

647-5500
BLOOMFIELD—TROY
1597 Woodward Ave.
Just South of Long Lake Rd.

363-7155
LAKES AREA
7936 Cooley Lake Rd.
Union Lake

642-2700
BIRMINGHAM—TROY
1393 S. Woodward
Just N. of 14 Mile



THE DURBIN COMPANY, Realtors



308 Rochester-Troy

BY OWNER 3 bedrooms, 1 1/2 bath colonial in one of Troy's most desirable areas. Fireplace in family room, eating area. Formal dining room. Four attached garage. Lake privileges. Mid 80's. Call for appointment. 689-8725

WINDMILL POINTE \$13,000 assumes 7 1/2% mortgage 3 bedrooms, 2 baths. Cape Cod, central air and vacuum, carpet and drapes, no basement. \$41,500. 689-8725

ROCHESTER NORTH

Amidst tall trees on 1/2 acre beautiful English Tudor 4 bedrooms, 2 full baths, 2 1/2 baths, large family room with fireplace and wet bar. Formal dining room, tiled central windows, in living & dining rooms. Painted oak floors. This custom home built in 1972 has many fine appointments for gracious living. \$86,000. Appointment only. 681-3354

BRICKWOOD Rochester 2300 S. 2nd St. Level ranch. 2 bedrooms, large living room and dining room, new kitchen, carpeting, 60 ft. x 120 ft. lot. Great yard. Immediate possession. \$1,100 down to excellent Home Realty. 353-1090

Immediate Occupancy on brand new homes in the City of Troy. Save \$1000 if you buy now! Only 8 new 3-4 and 5 bedroom homes left with delivery available from 30 to 90 days. All homes under construction, but still time to make personalized changes on some. All 8 await your selection of paint, ceramic tile, fireplace, floor covering and light fixtures. Located in beautiful Long Lake Park Subdivision. 3 Bedroom Ranches (2) and 4 and 5 Bedroom Colonials (6).

- All have 2 1/2 baths
- Formal dining room
- Oven - Range
- Dishwasher
- Disposal
- 6" and 3 1/2" insulation
- Therm windows w screens
- Paneled family room with fireplace (Drywall behind paneling)
- Basements
- Gas Heat
- All colonial's w den or 5th bedroom
- Beautiful exterior
- All Brick
- All custom trim throughout
- 70 x 120 lot
- City water
- Storms & Sanitary Sewer
- All underground utilities
- Paved streets & sidewalks
- Private park in subdivision
- Bus to schools
- All quality construction

Come out and see for yourself. Homes are under construction now to save you higher costs later. If you want a new home, we urge you to ACT NOW!

Priced complete from \$51,990 to \$58,150. Including 1st 8 1/2% guaranteed first year Guaranteed purchase program on your present home through Real Estate One. Deal directly with the builder.

Open 1-8 pm, daily & Sun. 1-8 pm Sat. Closed Thurs. Models located off Long Lake Rd (18 Mile Rd) between Rochester Rd. and John R Rd. SOUTHERLY Mall area. In over 30 years, older 3 bedroom brick Cape Cod. Fireplace, hardwood, 4 1/2 x 22 attached garage. Fenced back yard has recreation facilities. All 1 1/2 car garage. 1400 sq ft. total lot. Land owners available. Mid 80's. Call evenings or weekend. 443-0871

GRACE'S LIVING

A Christmas Hills beauty, a custom built 3 bedroom Dutch Colonial with the main features. Air conditioned, 3 1/2 baths, a wall of glass kitchen with work saving built-in refrigerator, etc., large vinyl-walled living room with a fireplace and a dining room with a built-in breakfast bar. In ground pool - much more. \$139,900.

RUSTIC FRAME HOME

On approximately one acre in the heart of the hills of Rochester, Plant Creek Meadows, this property, 3 bedrooms, 1 1/2 baths, kitchen has directly connected family room and library with live oaks, stone and 1 1/2 car attached garage. Come and see. Valley Lake beauty. \$29,900.

IN TROY

A 4 bedroom brick and aluminum Colonial that has received the best of care. 1 1/2 baths - vinyl carpet in the living room, dining room and family room which has a beautiful fireplace. Glass door in wood plank entry. Sparkling clean kitchen with built-in 2 1/2 car attached garage. Professionals land leased. \$51,900.00

SNYDER KINNEY & BENNETT

681-4100 ROCHESTER
ROCHESTER 4 bedroom colonial, 2 1/2 baths, built-in dining room, paneled family room with fireplace, large kitchen, all carpeted. Laundry room, 2 car garage, finished walk-out basement with 2 additional carpeted bedrooms, cold-draw lot, on quiet court. 323-0275

DRAMATIC

HIP roof ranch offers 3 possibly 4 bedrooms, balcony off master bedroom with sitting room. Three baths, spacious family room, country kitchen, 2 story, picture window, second kitchen on lower level, and exquisite decorating. Proposed swim, tennis and park site. Good assumable mortgage. \$69,850.

CRANBROOK

REACTORS
Bloomfield Hills Office
645-5700

TROY, Birmingham area level 3 baths, large family room, fireplace, 2 car garage, fenced backyard, walking distance to schools. Walter and John R area. 689-8725

Weaver Real Estate

AT ROCHESTER on 300 ft. lot a big brick ranch with full basement, 3 bedrooms, 2 full baths, rear master bedroom. Quick sale on land contract terms with immediate possession. \$41,500

NEAR UTICA, a 3 bedroom ranch with family room, attached 2 1/2 car garage. \$22,600 terms

NEAR TROY, for sale \$33,500. A brick ranch on 1/2 acre, full basement, 2 car garage. 118 University - Rochester \$4140

ROCHESTER 4 bedroom bi-level, central air, country kitchen, fireplace, 3 baths, reduced deck overlooking wooded acre lot. Assumable mortgage. \$73,500. 739-8746