302 Birmingham Bloomfield

BIRMINGHAM By Owner Newly decorated 2 bedroom ranch on Derby Rd New kitchen fireplace beamed ceiling dishwasher attached garage $38,500 with 7½% assumable mortgage 642-8343

BY OWNER in town ranch 3 bedrooms natural brick fireplace cozy paneled den kitchen with built-ins 2½ car attached garage Beautiful treed double lot $42,500 647-0918

BIRMINGHAM CHARMER Quality built home on beautiful tree lined street in Poppelton Park area Fireplaced living room formal dining room breakfast nook and screened in porch 3 bedrooms 1½ baths hardwood floors central air $56,900 646-1814

NORTH ADAMS lovely 3 bedroom ranch fireplace in family room 1½ baths eating area in kitchen plus dining ell Spacious lot with several large trees Birmingham Schools $44,500 642-6831

JUST LISTED
THIS attractively decorated 4 bedroom 2½ bath Colonial in Bloomfield Hills includes living room with dining area family room with fireplace kitchen with many conveniences laundry and much more $70,900

CRANBROOK
REALTORS
Bloomfield Hills Office
645-5790

PRIVATE END OF ROAD Tri-level contemporary 3-4 bedrooms on 1½ acres Heated pool in Bloomfield Township $97,500 Buyers only 332-2224

BIRMINGHAM By owner Charming clean compact 3 bedroom ranch Newly decorated near Quarton School Full basement Florida room Delightful dead end street Outstanding value $38,450 645-1554

NEAT 3 bedroom home built in features convenient location Call after 5:30 or weekends 644-0667

JUST LISTED
THIS Sharp Quad Level in Bloomfield Hills offers 4 bedrooms 3½ baths family room with fireplace wet bar and parquet floors living room dining room swim club membership available $69,900

CRANBROOK
REALTORS
Bloomfield Hills Office
645-5790

BIRMINGHAM 3 bedroom brick fireplace dining room carpeted finished basement land contract terms or trade 548-6700

302 Birmingham Bloomfield

BY OWNER Bloomfield Twp Birmingham schools 4 bedroom colonial 2½ baths paneled family room fireplace central air full basement All electric kitchen large master bedroom walk in closet Drapes carpeting other extras $89,500 851-5513

BY OWNER 3 bedroom ranch on treed lot in town Fireplace den and 2½ car attached garage Good assumption Priced at $42,800 After 6 PM 647-0918

BIRMINGHAM 4 bedroom 2 bath brick home with 2½ car garage 643-2367

304 Farmington West Bloomfield

FARMINGTON Three bedroom recently redecorated $18,900 $400 Moves in Vanderburg Realty 261-1770

BY OWNER W Bloomfield 4 bedroom colonial brick wall fireplace in panelled family room formal dining room 2½ baths 1st floor laundry 1½ years old fully landscaped walking distance to elementary and high school Upper $60's Call evenings or weekends 661-4304

Farmington Hills
3 bedroom sprawling colonial new carpet throughout full basement 2½ car garage on ½ acre wooded site $27,900 with an assumable balance

LEE
Call Lee and start packin 476-6161

THREE bedroom Colonial ranch 1½ baths family room on beautiful Hammond Lake $65,000 Perfect condition Owner 334-3854

IMMACULATE HOME
Nothing to do in this 4 bedroom colonial on beautiful ravine in West Bloomfield Valued in 80's bid first reasonable offer takes 626-6013

DEERFIELD VILLAGE
GREAT BUY! 5 bedroom pillared colonial Central air conditioning finished basement sprinkling system fully landscaped Beautifully decorated and carpeted First floor laundry room 7½% assumable mortgage secondary financing available $74,900 Call 851-4211

WEST BLOOMFIELD by owner 3 bedroom brick ranch heated pool patio bar fireplace 2 baths large landscaped lot 2 car finished garage kitchen built-ins completely carpeted $49,500 851-4995

FARMINGTON HILLS
BE SATISFIED!
COME IN AND MAKE UP YOUR TERMS land contract available on this 4 bedroom 2 story COMPLETELY REBUILT home It includes carpeting throughout dishwasher natural fireplace basement IDEAL FOR LARGE FAMILY! Under $33,000

ELLIS 476-1700

304 Farmington West Bloomfield

Farmington Hills
DECORATOR'S OWN
4 bedroom, 2½ bath all brick traditional colonial features spacious rooms, fireplaced family room, rec room, workshop, ½ acre lot, immediate occupancy and more in prestigious area. Anxious owner asking $59,900. Land Contract terms. Call 851-6000

Meininger Realtor

ROLLING OAKS Farmington Hills Ideal executive family home By owner Center entrance formal dining room living room large kitchen with built-ins Separate breakfast area Panelled library family room ½ bath laundry on 1st floor 5 bedrooms 3 bathrooms up Panelled basement recreation room central air Fenced and landscaped inground heated pool 30935 Perrys Crossing Principals only Large assumable mortgage at 7¼% $89,000 851-5816

FARMINGTON HILLS by owner 1973 4 bedroom custom colonial 2450 Sq Ft Central air full basement Attached garage 2½ baths Only $17,000 required Must be sold now 355-2552

FARMINGTON HILLS
The family will love this beautifully kept 2,800 sq ft 4 bedroom brick Cape Cod 3 full baths paneled family room with natural fireplace country kitchen with built-ins 1st floor utility room completely carpeted central air conditioning automatic garage door openers full basement Immediate possession $69,900

WESTGATE 474-4990

FARMINGTON bungalow 2 bedrooms possible 3rd 1½ car garage automatic door opener new carpeting and drapes 23115 Violet Farmington 478-9289

306 Southfield Lathrup

SOUTHFIELD
Good area on 1 acre lot 2,800 sq footage 4 bedroom brick ranch with 3 car attached garage large family room plus recreation room all custom features central air $52,900 with assumable mortgage balance

LEE
Call Lee and start packin 476-6161

SOUTHFIELD
FOUR bedroom Colonial corner lot large family room with fireplace separate dining room full air conditioned custom decorated excellent condition Asking $56,000 Call after 4 pm or weekends
557-9198

306 Southfield Lathrup

"DARRYL'S DELIGHT"
LINGERING LUXURY
Strictly custom ranch, 3 bedrooms, family-game room, 1st floor recreation room, interior lighting sets off the dining room and living room. You'll marvel at the large lot and LOW PRICE. Many more features await your inspection. Only $41,900.

DIAL DARRYL
BEL-MEN 522-3010

SOUTHFIELD Assume 8¼% mortgage on ½ acre parcel Beautiful 3 bedroom brick ranch with ½ bath off master Has family room with natural fireplace full basement and 2½ car garage IRC Marketing 474-5420

ASSUMEABLE 8½% Southfield Rd & 12 Mile area 3 bedroom colonial 1½ baths first floor laundry full basement family room with fireplace carpeted attached garage large lot with trees After 5 PM 642-0433

SOUTHFIELD BY OWNER
CUSTOM BUILT COLONIAL
4 bedrooms 2½ baths family room with fireplace first floor laundry central air 2½ car electric garage full basement Oversized kitchen top of line appliances and equipment All aluminum siding and trim too many extras to list here Beauty and quality 8½% Mortgage available Buyers only 557-7182

308 Rochester-Troy

TROY Tri-Level on 135 lot Separate dining room family room plus many custom features attached 2 car garage near park KERNS REAL ESTATE 541-1111

PRICED TO SELL by owner 4 bedroom ranch Windmill Point Troy Family room with fireplace air conditioned 2 baths range and refrigerator Immediate occupancy 7½% assumable mortgage Call after 6 PM weekdays weekends 9 AM-6 PM 524-9827

JUST REDUCED
THIS Spacious 4 bedroom Quad Level Troy with Birmingham Schools Has extra large 35 ft Family room with wet bar and area for a complete kitchen also includes AmFm intercom fire and burglar alarm system All this NOW for only $67,500

CRANBROOK
REALTORS
Bloomfield Hills Office
645-5790

BY OWNER new sub in Troy sharp decorated split level 3 bedrooms $45,900 689-4394

308 Rochester-Troy

ROCHESTER by owner Older home completely renovated 3 bedrooms, 2 baths New plumbing and furnace triple track storms $39,000 651-6677

BELOW COST
We built a luxury home in one of Troy's finest subdivisions, where nothing sells for less than $80,000. Do you know what kind of neighbors you will have and what kind of children your kids will be going to school with.
We think our home compares favorably with any all brick full basement 2 car attached garage fully carpeted, large large room home. In fact this beautiful home will strengthen weak families and certainly will make happy families happier.
This home WAS very fairly priced at $45,300 but general business conditions have forced us to price it "below cost" at $35,300.
Very small down payment and monthly payments of only $206 plus T & I.
You might as well be the one to save the $10,000, so hurry!
Call Mr Schneiderman days at 398-2772 nights 338-8726

ROCHESTER COLONIAL 4 bedrooms 2½ baths family room with other extras $75,000 By owner Call after 6 PM or weekends 651-8629

309 Northville-Novi

BY OWNER Northville 3 bedroom Cape Cod 2 full baths fireplace in family room outstandingly decorated and landscaped $53,900 349-8484

NORTHVILLE
Secluded area 334 ft Pretty 3 bedroom with space for more Over 1 acre treed setting fireplace recreation area formal dining room 2 car garage Move right in Call 349-8700

BRUCE ROY REALTY INC

ATTRACTIVE 3 bedroom brick ranch 2 full baths newly decorated L C or assume 6½% mortgage $31,500 474-4384 After 6 478-9295

NOVI
DELUXE RANCH 10 ACRES
3 bedroom central air burglar alarm many deluxe features on commercial corner 10 Mile and Wixom Rd

MAX SHELDON
Realty Co
477-8700

NOVI Village Oaks 4 bedrooms 2½ bath colonial close to school carpeted throughout drapes fireplace large yard Owner $50,700 349-9434

311 Homes For Sale Oakland County

ALL cedar custom built ranch 3 bedrooms full basement large garage, view of Long Lake and excellent lake privileges $36,900 Immediate occupancy 363-4106

SEE THIS ONE!
3 or 4 bedroom tri level just across from Commerce Lake Large family room 1½ baths and only 1 year old $38,500 Owner says bring all offers Land contract available with very low down payment
JUST COMPLETED
3 bedroom Cape Cod custom built with full basement 2½ baths formal dining room and many other extras Commerce Lake privileges included and Walled Lake Schools Call today!

H A Meininger
Inc
REALTORS 363-8307

8½% MORTGAGES
NEW CUSTOM HOMES
Anywhere Any Style
Colonial Contemporary
COSTS ARE DOWN
RURAL COUNTRY HOMES
1-483-2000

LAKES AREA
Custom 3 bedroom brick ranch with attached garage has full finished rec room with fireplace and bar Carpeted throughout Built-ins fireplace in living room and backs to large wooded area

ALGER F
QUAST
REALTORS 261-5350

HUNTINGTON WOODS 3 bedroom 2½ baths center entrance brick Colonial with central air GE refrigerator freezer washer dryer trash masher self-cleaning oven all brand new Pool table built-ins barbecue large living room family room plus separate den and formal dining room Available immediately $56,000 25965 York Rd Open Noon-4 PM Sun Mr Fredrick 837-5300

HOLLY New custom built home 3 huge bedrooms 2½ baths formal dining fieldstone fireplace plush carpeting throughout Situated on 12 half wooded acres Much much more $85,000 Ray Morris Real Estate Inc 625-4482 Evenings 625-1193

WIXOM
Sharp Co-Op with 2 large bedrooms finished basement and all appliances Only $22,900

Boardwalk
REALTORS
522-9700

ENGLISH TUDOR 2 story brick on double lot 3 bedrooms 1½ baths 2 fireplaces convenient to schools and shopping Royal Oak area $38,950 After 5 PM 584-1072

311 Homes For Sale Oakland County

COMMERCE KINGSTOWNE MANOR Plush condo 2 bedrooms 1½ baths basement rec room All appliances carpeting drapes intercom central air patio with gas barbecue L C terms available $34,500

WALT SHUSTER
REALTORS 626-0400

BY
PROFESSIONALS

TROY
4 bedroom Mansard roof colonial family room Lovely neighborhood and neighbors Near shopping and schools Immediate occupancy $49,500

TROY
4 bedroom ranch with lovely family room and fireplace Formal dining room and large living room for entertaining $54,450

BLOOMFIELD
4 bedroom ranch fireplace Located on quiet street but near shopping Bloomfield Hills schools A great buy $38,900

CARL L BLACK
ASSOC
REALTORS
643-8804

CLAWSON DECORATOR Home 3 bedroom brick formal dining room Breakfast nook fully carpeted 1½ car garage patio with landscaping Very desirable neighborhood Only $29,000 585-7119

3 BEDROOM
BLUE STAR HOMES
START AT
$5,995
CALL FOR MORE DETAILS
852-7373

312 Livonia

LIVONIA
5 MILE LEVAN
Sharp 3 bedroom 3 year old brick ranch 1½ baths family room with natural fireplace country kitchen with built-ins 2 car attached garage immediate possession

LEE
Call Lee and start packin 476-6161

OPEN SUNDAY 1 to 5 20501 Parker Ave 3 bedrooms gas heat attached garage newly decorated in and out new carpeting will accept land contract Priced to sell Lot 100 x 130 Chisholm Barbour Co 28000 Middlebelt Farmington Hills 851-[illegible]

312 Livonia

LIVONIA LARGE LOT
COUNTRY AREA
Cozy 3 bedroom ranch on a lovely 100x150 ft wooded lot Full basement 2 car attached garage Only $35,900

Red Carpet
REALTORS 522-3500

BY OWNER 5 Mile-Newburgh area 3 bedroom brick family room with fireplace 1½ baths 2 car attached garage very clean Asking $42,500 Ask for Tom Brown 223-4652 or evenings 464-1072

LIVONIA BRICK RANCH
Only $27,900
SUPER ASSUMPTION
or land contract terms Spotless 3 large bedrooms Carpeting throughout 1½ baths new 2 car garage

Red Carpet
REALTORS 522-3500

LIV QUAD LEVEL
Only $41,500
Nice sub great area 3 bedrooms 1½ baths family room large kitchen with complete built-ins 2½ car garage don't miss this great buy

Red Carpet
REALTORS 522-3500

LIVONIA TRI-LEVEL
$34,900
Spacious brick and aluminum tri-level on beautifully landscaped large corner lot 3 big bedrooms 1½ baths convenient kitchen with large family dining room 2 car garage with attached green house 18 x 33 partly sunken pool land contract available

Red Carpet
REALTORS 522-3500

FANTASTIC
LIVONIA Choice location on Middlebelt near Livonia Mall Home and Business under one roof THREE FOURTH Acres ideal for Lawyers Insurance Real Estate or P.O. Zoning use

JOY 555-3960

STUNNING pillared colonial in one of Livonia's finest areas 4 bedroom 2½ bath sunken family room raised formal dining room all built-ins in kitchen fenced yard covered patio fully decorated and a pool A real buy at $88,900 Call 421-5500 or 537-6131

312 Livonia

TREMENDOUS TRIO'S
TREASURES

GARDEN SPOT
Start planning your garden early with this IMMACULATE starter-retiree bungalow. Almost entirely MAINTENANCE FREE exterior of Aluminum, large lot, garage, gas heat. $22,900

JUNIOR EXECUTIVE
You'll be proud to entertain your friends and business associates in this Super Stupendous 3 bedroom brick ranch with finished recreation room attached garage and in-ground pool. $38,500

ANNOUNCING a revolutionary new program of home marketing. List your home with three people instead of one all FULL TIME and EXPERIENCED GUARANTEED PROFESSIONAL SERVICE

Call The Tremendous Trio
DARRYL SCHOEN
CAROL ADUSKY
ED PRINGLEMEIR

BEL-MEN
522-3010

OPEN HOUSE SUN 12-4
Quality and elegance custom built ranch Great for entertaining Over 1½ acres on very private wooded ravine lot 20 X 50 ft kidney shaped heated pool cabana outside with bar double gas grill built-ins 2 fireplaces sunken beamed family room living room heated florida room 3 bedrooms 2½ car garage first floor laundry thermal pane windows throughout marble sills plus many other features Prime area of prestige homes 18722 Fairfield 3 blks E of Farmington Rd 1 blk S of 6 Mile $71,500 427-1219

LIVONIA'S BEST AREA
COVENTRY GARDENS
⅓ ACRE
Lovely 3 bedroom brick ranch large park like yard family room fireplace beautiful new kitchen with all appliances finished basement with bar 2 car attached garage great assumption only $43,900

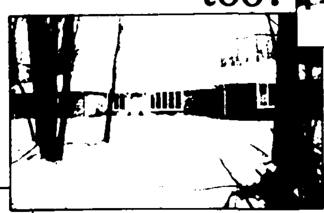
Red Carpet
REALTORS 522-3500

Buy a home NOW, it's the smartest move you'll make this year!

We have your size. And price too!

SOUTHFIELD
[illegible] with spacious [illegible] and recreation room [illegible] laundry Many extras! $69,900 [illegible]

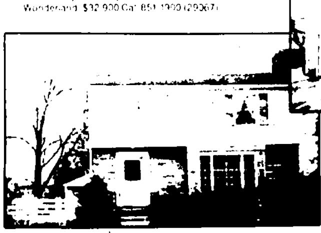
[illegible] WELLINGTON WEST BLOOMFIELD OPEN [illegible] 2-5 Green Lake Front beautiful sunsets [illegible] 3 bedroom home with [illegible] attached 2½ car garage and large [illegible] Call 644-4700 (29419)



MILFORD
Beautiful custom built home with approximately 2,500 sq ft of enjoyable living area. Situated on 10 wooded acres secluded for privacy. Close to schools and shopping. Many extras! $120,000 Call 646-[illegible] (29352)

WATERFORD
[illegible] 3 bedroom quad level home with [illegible] hearth fireplace in large family room Lake privileges on Oter and Sylvan Beautiful treed lot Waterford Schools Bring all offers! $45,900 Call 851-1900 (28374)

LIVONIA
Three bedroom brick ranch with an oversized 2 car garage that includes electricity. All family lighting fixtures stay. Heated pool and redwood deck. Close to Wonderland. $32,900 Call 851-1900 (29067)



1612 ROSELAND, ROYAL OAK. OPEN SUNDAY 2-5. Cozy 3 bedroom Colonial with fireplaced living room, den, and recreation room. Extensively updated in last 4 years, using quality materials. Located in desirable Northwood Subdivision. North of 12 Mile - East of Woodward. Call 644-4700 (28729)

FARMINGTON
Great assumption available on this 4 bedroom Alta Loma Colonial with fireplace in family room. Lovely lot. Move-in Condition. $64,900 Call 477-1111 (29294)

HOWELL
Immaculate 4 bedroom home with 2½ baths, family room, and recreation room. Beautiful country setting. Close to expressway. $70,900 Call 851-1900 (28483)

FARMINGTON HILLS
Professionally decorated 4 bedroom Colonial with 2½ baths, huge bedrooms, beamed family room, and private library. Designed for family living and great entertaining! Good assumable mortgage $93,500 Call 851-1900 (29297)

Real Estate One.

Equal Housing Opportunity

Michigan's Largest