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We reserve the right to classify, revise or reject any want ad. Want ads may be placed until 4 p.m. Tuesday for the Thursday edition and 4 p.m. Friday for the Monday edition. No cancellations or capried after noon Tuesday for Thursday edition and noon Friday for Monday edition. No cancellations before first insertion. No cancellations on Double Action Ads. The Observer & Eccentric Newspapers will not issue credit for errors in ads after the first incorrect insertion. Report any errors immediately. Phone Room hours are 8:30 a.m. to 5:30 p.m. Monday through Friday.

CALL CLASSIFIED DIRECT

644-1070 OAKLAND COUNTY | **852-3222** ROCHESTER AVON TWP. | **522-0900** WAYNE COUNTY

302 Birmingham Bloomfield

BEVERLY HILLS, 3 bedroom brick ranch with fireplace on acre lot, 1½ baths, cedar enclosure garage with electric opener, fruit trees, Birmingham schools. Immediate possession $50,500 22213 Westbody by owner 642-1554

CHARMING older home, fireplace, rec room with wet bar, formal dining room, 1½ baths. 3 bedrooms. Buyers only $27,500 642-7779

BLOOMFIELD TWP 4 bedroom, 1½ baths, colonial, for sale by owner. (Retiring) Birmingham Schools. Owner has mortgage has some 6% mortgage or land contract 626-6000

FRANKLIN VILLAGE, completely redecorated Ranch on landscaped 1/10 acre. 3 Bedrooms, or 2 bedroom and den. Living room with fireplace, formal dining room, kitchen, breakfast room. Florida room, patio, new central air conditioning. New features throughout. 2 Car garage attached. By Owner. Evenings and weekends 626-6017

BLOOMFIELD Twp 3 - 4 bedrooms, 3½ baths, family and rec rooms on 1½ acres with 40 ft heated pool. By owner. Buyers only. 890-5500 342-5220

FRANKLIN, tri-level, custom built colonial on 1½ acres. 3 carpeted bedrooms, 2½ baths, panelled family room, 6½ car attached garage. Let's talk. Owner. 626-6386

FRANKLIN VILLAGE — historic charming, well - decorated 3 bedroom. Newer panelled family room with wet bar, wall and raised fireplace 645-3700 626-3700

BY PROFESSIONALS BLOOMFIELD

Cozy 3 bedroom ranch with den, fireplace in living room. Large lot on quiet tree lined street. Bloomfield schools. $26,500

TROY LAKE LIVING

The ultimate in indoor and outdoor living. Modern 3 bedroom split level with den and large all purpose family room with Georgia marble fireplace. Large concrete 3 level patio facing 80 ft. beach on Emerald Lake. Professionally landscaped. Must be seen to be appreciated

CARL L. BLACK ASSOC. REALTORS

643-8804

MAPLE Telegraph Contemporary Bi Level, 4 bedrooms, 3½ baths, fam. rec. room. On corner lot $37,900 851-7513

BLOOMFIELD Township, 4 bedroom tri-level, 3½ baths, large family room, formal dining room, 3 car tri level lot. Bloomfield schools, south of 14 Mile. Buyers only. $55,500 355-0045

BEVERLY HILLS, lovely decorated, 3 bedroom brick Colonial, full carpeting, drps, finished rec room, fenced yard on double lot, 2 car garage, excellent condition $48,500 645-0113

BEVERLY HILLS, 4 bedroom colonial, 2½ baths, 2 car garage, Bloomfield Schools. Near 15 Mile - Lahser. By owner $75,500 647-3888

BLOOMFIELD HILLS, 3 bedroom, 1½ baths, ranch on ¼ acre nothing fixed up in desirable Hammond Lake Estates. Lake privileges, city water, well in well cased piling, new roof, see through fireplace between living room and TV room. Formal dining room $63,500 Buyers only 335-3648

302 Birmingham Bloomfield

BIG 5 BEDROOMS

2 story colonial, Bloomfield Hills building schools. Nice condition on side and out. Almost 3,000 sq. ft with living room, dining room, kitchen with built ins, large breakfast area, 2½ baths, large family room with brick hearth fireplace, large first floor laundry. All bedrooms extra large. 2 full and 1 half baths. 2½ car garage. Convenient shopping. Commuting. Full dry basement. Numerous other extras. Best of all, the price. $60,500 with an estimate 7¼% Assumption. By owner 335-3136

304 Farmington West Bloomfield

VERY VERY SHARP. You'll miss the best if you pass this one by. 3 bedroom brick ranch, with family room attached garage and it's decorated to perfection. Many extra features make this Farmington's finest. Only $38,900 Call Bel Mera's Darryl 522-3010

LAKE PRIVILEGES West Bloomfield Broad new 4 bedroom 1,800 sq. ft. ranch, 1½ baths, fully carpeted, close to shopping $51,500 682-3400

FARMINGTON HILLS

Only $23,500

Perfect starter, 3 bedrooms, big living room, big kitchen nice large lot. Land contract terms

Red Carpet REALTORS 522-3500

WEST BLOOMFIELD by owner. Immediate occupancy. Upper Long Lake. 3 bedroom brick ranch. 1 fireplace, ½ acre lot. $52,900 Many extras. Buyers only 335-5438

EXECUTIVE ranch, over 1600 sq ft set on ¼ acre treed lot in Exclusively nice home for entertaining 3 bedrooms, 2 baths, family room with wet bar. Attached over sized 2 car garage. Many extras. 30600 Greenfield, 1 block E. of Middlebelt, 1 block S. of 13 Mile. 348-3900 477-0023

WESTBROOK SUB KENDALLWOOD AREA

Most condition tri-level 4 large bedrooms, 2 full baths, family room has raised hearth fireplace and walkout doorwall to patio. 3 car attached garage. Prime area $53,500

RADAR REALTY MRS BARRIE 476-3444

W BLOOMFIELD 4 bedrooms, 2½ baths colonial. Full basement, family room, fireplace, 2½ car garage. Immediate occupancy. Assume 7¾% mortgage $65,500 382-7885

WALNUT LAKE - Cape cod brick, 3 bedrooms large living room with fireplace, formal dining room, full basement, attached garage, 130 x 130 lot, master bath and older kids add, allowed. $43,900 Call Marian Hitchcock Gallery of Homes 855-1070

FARMINGTON HILLS

BE CREATIVE!

Add your own touch to this 3 bed room aluminum sided ranch. Now can you go wrong with over an acre lot. Try country living, get out of the city rush. STARTLIVING! Low $30's

ELLIS 476-1700

FARMINGTON HILLS

Immaculate 3 bedroom face brick ranch. Full finished basement, large kitchen with built-ins. 1½ baths. 2½ car garage. Owner. Just reduced $27,900 476-1380

Open Sunday 1-6

304 Farmington West Bloomfield

FARMINGTON HILLS, immaculate custom built 4 bedroom colonial backing onto golf course. Professionally decorated. 2½ baths. 2½ car garage. 477-0138

PINE LAKE privileges in just one extra lot comes with this immaculate 4 bedroom quad level. Charm big fireplaced family room, formal dining room, walk out exposed lower level is finished with wet bar. Beautiful treed lot. $75,900 ASK FOR PAUL WAGNER

chamberlain 626-6700 626-9100

REMODELED 140 yr. farmhouse West Bloomfield 5 fireplaces, 3 baths, family room, library, barn shed, garage, 1½ cub cadet tractor. $80,000 Appointment only Call office, Monday thru Friday 8:30 to 5 PM. 334-4320

WEST BLOOMFIELD 4 bedroom brick colonial colonial, owner will move-in condition, immediate occupancy, den plus family room, by owner 851-3048 851-1049 557-7515

Handyman Needed

Farmington, just off Grand River. I must sell this 4 room aluminum sidedled home with garage, gas heat, needs some paint and just a little work will take $8900 for fast sale Owner

564-6134

FARMINGTON HILLS new ranch, 1½ car garage, attached. 30800 Leelane, open daily 1-4 PM. call 476-7718

306 Southfield Lathrup

SUCH LUXURY at a low price. You'll fall in love with bragging house when you step into that door. Are ranch home is how all you have been looking for. Formal living room, family room, 1st floor laundry and even a heated 1st floor recreation room. A large lot 8 ft. swimming pool, many extras. Principles only 356-0760 or 948-3000

THREE bedroom brick ranch, over size heated garage. Lathrup schools, gas heat, extras. $24,900 Open Sun 2-6 PM. 20618 Spring Arbor Dr. (west 11 Mile and South field)

SOUTHFIELD $32,900

¾ ACRE

Great assumption on this super large 3 bedroom ranch. 3 fine places, family room, big kitchen, dining room, 1½ baths, circle drive. Priced under market

Red Carpet REALTORS 522-3500

THREE bedroom, 1½ bath brick ranch, utility room, gas heat, new driveway and patio. Move-in condition $21,900 557-6231

SHARP Barber Home Contemporary 3 bedroom brick ranch, modern kitchen, stainless cooktop, shag carpeting, patio, attached carport and good mortgage. Must see to only $27,900. Attractive assumption. 557-1072

Beacon Square

Corner entrance colonial 4 bedroom, 2½ baths, library, family room, fireplace, carpeted rec room, screened porch, central air sprinkler, gas grill. By owner

354-1237

306 Southfield Lathrup

ASSUME LOW INTEREST

MORTGAGE on this immaculate brick Ranch with multiple built, central air conditioning, full basement and attached 2 car garage. $28,900 Call 522-0300

Integrity Realtors

SOUTHFIELD By owner 3 bedroom 1½ bath brick ranch. Family room, fireplace, 2 car attached garage. Central air, completely carpeted. Sprinklers, tiled basement. Must sell $43,500 354-5276

306 Southfield Lathrup

SHAARRY Built Ranch Colonial, 4 bedroom, 2½ bath, family room, fireplace, 2½ car garage, beautifully landscaped, 2½ car garage. All extras, convertable $74,500 352-0553

6 MILE - Evergreen area, 3 bedroom brick ranch, central air, 2 car attached garage, fenced yard with patio. Finished rec room with carpeting. Beautifully decorated. Assumable mortgage, plus many extras. $32,500 354-3000

SOUTHFIELD, new 3 bedroom ranch, 1½ bath family room, fireplace, 2 car attached garage. $44,900 557-0800 or 626-6070

308 Rochester-Troy

TROY Brick Tri Level, 1960 sq. Ft. 1½ year old, many extras. By owner. 524-1280

BY OWNER, Troy 4 bedroom colonial, living room, dining room, family room, fireplace with raised hearth, built in dishwasher, hardwood floors, marble sills, patio, 2 car garage. $54,500 689-5270

BY OWNER, tri level in lovely city Troy Meadows. 3,000 sq. ft. 3 bedrooms, 1½ baths, huge master bedroom, regular family room with fireplace, 130 ft. lot near 7 acre subdivision, owned park. Assumable 7¾% mortgage. Quick occupancy. Must see. $54,500 Call after 5 PM 689-6000

SUMMER FUN

Summer fun in your own inground heated pool with whirlpool is just one of the features offered with this 4 bedroom colonial. Exquisitely decorated, family room, fireplace, central air conditioning, formal dining room, marble sills, top quality. First time offered on the market. Located in Troy. Only $57,500

Winkleman

REAL ESTATE 649-3510

BY OWNER - Rochester area, 3 bedroom ranch, 1½ car attached garage, new carpeting, tastefully redecorated throughout. 4 bedroom ranch sale $28,500 Call for appointment, buyers only 852-4656

TROY beauty, 4 bedroom brick colonial, built in 1972. Family room with fireplace, 2½ baths, full basement, attached 3 car garage, central air and much more. Owner transferred. Must sell. $53,900 Call Tracy Hitchcock Gallery of Homes 855-1070

TROY, Reduced to $54,900. By owner, 4 bedroom colonial on beautifully landscaped large lot. Family room with interior fireplace & gas starter, formal dining room, central air, large patio with gas grill, full basement with finished recreation room or office, 2 car attached garage 689-5890

ROCHESTER - Avon, by owner, 3 bedroom custom brick ranch, living room has cathedral ceiling, fireplace. Full finished basement, 2½ car attached garage. Income assumed 1st $44,500 852-6136

MUST sell, 3-4 bedroom ranch with dining room, fireplace, 2 baths, open basement, beautifully landscaped, 1½ acre Adams Rd area. Assumable mortgage $51,000 879-5365

COMPLETELY renovated charming older home in Rochester near shops. $38,500 After 1 PM 851-1388

TROY, by owner, tri level, 15 Mile area, extra, 3 bedrooms, 1½ baths, fireplace, 2½ car garage. $56,500 689-2380

309 Northville-Novi

Northville

Victorian beauty in mint condition. 3 bedrooms, 1½ baths, basement, garage, $57,500. 9000 down. Mike Ryan, Inc. 348-3000

BRUCE ROY REALTY INC

309 Northville-Novi

CUSTOM HOMES

Are now available in Plymouth's finest new planned community. Large wooded lots in paved streets with water and sewer. Contact Dorne Construction Inc 455-5700

WALT SHUSTER CO. REALTORS 626-0400

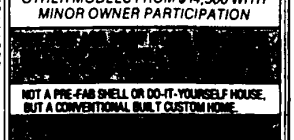
3 BEDROOM CUSTOM BUILT RANCH ON YOUR LOT.

Regular ~~$17,500~~ from

$16,636 !COMPLETE!

WITH NO OWNER PARTICIPATION

OTHER MODELS FROM $14,500 WITH MINOR OWNER PARTICIPATION



NOT A PRE-FAB SHELL OR DO-IT-YOURSELF HOUSE, BUT A CONVENTIONAL BUILT CUSTOM HOME.

309 Northville-Novi

NOVI

OVERLOOKING PRIVATE LAKE

3 bedroom, family room with fireplace, 2 car attached garage. Large lot, near School $48,500 with assumable interest 7%

LEE

"Call Lee and start packin"

476-6161

NOVI LAKEFRONT

Lake view 4 bedroom, 2 baths, family room, fireplace, carpet through out, 2 car attached garage. Just reduced with 7¾% mortgage but will consider Terms or trade

LEE

"Call Lee, and start packin"

476-6161

NORTHVILLE Colony 4 bedrooms, 2½ baths, family room, fireplace, 2 car attached, garage, central air conditioning, 349-2704 349-2704

311 Homes For Sale Oakland County

THERE'

We've done it again, we've found another attractive Colonial, sitting high on a hill and overlooking miles of countryside in the Charlotte area. Offering 3 spacious bedrooms, full basement, first floor family room with fireplace, extra bath, large fenced in backyard, nice big area, plus an oversized 2 car attached garage and a lot of extra barn and silo on 3 acres, sound small horses for the avid animal lovers. This is a brand new listing and at only $27,500, should be placed on your doorway as a brand home to see

TIMES REALTY 652-0000

CARS IN NOV

COMMERCIAL LAKE AREA

On one of our brand new 3 bedroom condos with 1½ baths, family room, kitchen, breakfast, bath, carpeting, thermo windows, and insulated with fully paved drives from $26,500 to $28,500 complete Call 355-0200 for directions and model hours

WEST BLOOMFIELD 4 BEDROOM 2½ STORY

Traditional colonial in expert condition! Features 2½ baths, large fireplaced family room, full basement, 1st Bloomfield schools & a ground heated pool. This home is only 5 years old and owner wants all offers. $71,900 Call 352-0007

WEST BLOOMFIELD COUNTRY ESTATE

Prestigious pillared colonial. Nearly 3,000 square feet of custom living area, 4 large bedrooms, 3 family rooms, 3 fireplaces, 2½ baths, 36 x 19 family room, price tagged. $88,500. Call 355-0200

HEMINGWAY'S OLD ORCHARD

WILSON, Pre-Civil War 3 bedroom house. Must be moved to another site, can be reclaimed. Call R.J. Lingeman for inspection and bid form. Primary concern is buyers intent to preserve house 626-6200

WHITE LAKE TWP Spacious aluminum ranch on spacious site 3 bedrooms, family room, full basement, gas heat, oven, range, carpeted, garage, shed $27,500

OVERLOOKING Orchard Lake Rd. top 1% acre home site 539-0000

WALT SHUSTER CO. REALTORS 626-0400

311 Homes For Sale Oakland County

WALLED LAKE

MAPLE-PONTIAC TRAIL

Lake view 3 bedroom aluminum ranch in good shape. Carpeting lake privileges, low assumption. Sharp home throughout. $22,900 full price

LEE

"Call Lee, and start packin"

476-6161

YOU can own this fine 3 bedroom home for less than rent. Big living room & kitchen, 2 car garage. 100x200 ft. lot. Full price $13,500 with assumable 7¾% mortgage

Weaver Real Estate

1260 Walton Blvd Rochester Car Livonia 651-0100

CLARKSTON SCHOOL AREA

NEW 3 bedroom, 1 bath brick ranch including garage, large lot, 1½ baths. Living room, dining room, kitchen, large kitchen, family room with raised hearth fireplace with built ins, basement and garage, corner lot and 6 of the biggest bedrooms you have ever seen. 625-5000

RADAR REALTY

MRS BARRIE 476-3444

LIVONIA $39,900

2/3 ACRE

With stream, charming older home in fine new condition. Large 3 bedrooms, family room, 1½ baths, basement, 2 car garage, modern kitchen, many extras

Red Carpet REALTORS 522-3500

COZY COMFORT is yours in this expansive 3 bedroom aluminum sided bungalow large lot attached garage and low taxes make this a giving special, only $28,500. Call Bel-Mera's Carol 552-3000

LIVONIA $37,900

FAMILY ROOM

Large 3 bedroom brick ranch in nice neighborhood beautiful fireplaced rec room, 1½ baths, 2 car garage, carpeting throughout

Red Carpet REALTORS 522-3500

312 Livonia

Livonia Assumption

$25,900

100x130' LOT FAMILY ROOM

With fireplace, easy 3 bedroom house on a lovely treed lot. Screened in patio. This won't last

Red Carpet REALTORS 522-3500

YOU'LL SPARKLE when you step inside this beautiful tri-level. A modern kitchen and tasteful decor gives you the maximum in value. All appliances stay and of course a low 3% car attached garage. Only $41,900 Call Bel Mera's Darryl 522-3000

LIVONIA $41,900

½ ACRE

LOVELY CAPE COD

3000 sq. ft. 3 bedroom brick family room 2 fireplaces, dining room. Recided basement 2 car garage a great buy

Red Carpet REALTORS 522-3500

LIVONIA $41,900

SUPER RANCH

FAMILY SIZE KITCHEN

Large family brick home, central air, huge kitchen with built ins, 3 bedrooms, 1½ baths. Beautiful home treed, covered patio 1 car attached garage in lovely Kimberly Oaks

Red Carpet REALTORS 522-3500

GO BACK to the days of your youth and imagine the true Land Rocks with massive beams of distinction. It can be yours again in this cozy 3 bedroom brick home with full basement features an back into two fireplaces and much more. It even has a good old fashioned grape. Only $28,500 Call Bel Mera's Bob 522-3010

JOY - MIDDLEBELT 3 bedroom bungalow with garage. Easy assumption $22,600 Westwood Realty 274-0600

LIVONIA $52,900

SUPER COLONIAL

Spacious 1 year old brick and aluminum 3 bedroom in great area. Family room fireplace dining room large master bedroom 1½ floor utility central air basement. 2 car attached garage

Red Carpet REALTORS 522-3500

CHARMING RANCH

On ¼ Acres in Birmingham offers 3 bedrooms, 2½ baths, kitchen with built-ins, tiled laundry off kitchen, fireplace in the living room and dining room, family room with fireplace and built-in wet bar. $74,900

NEWLYWEDS TAKE HEED

For the family just ready to begin this 3 bedroom, 1½ bath home was made for you. Home also includes a formal dining room, den, garage with storage, patio, and within walking distance to Elementary Schools located in subdivision. All this for only $35,900

APPEALING

Geneva Model Condo, located in Troy, offers 3 bedrooms, 2½ baths, kitchen with built-ins, carpeted and panelled rec room, clubhouse and pool. Reduced to $41,900, with high assumable mortgage. Will also lease for one year with option to buy and a rebate of ½ the rent toward purchase. Unbeatable

PRIVACY IS YOURS

With this Ranch, Bloomfield Hills, which offers 3 bedrooms, living room with fireplace, first floor laundry, patio and in on approximately ½ acre. Land Contract terms available $35,900

Cranbrook REALTORS 645-3790

VINCENT N. LEE REALTOR

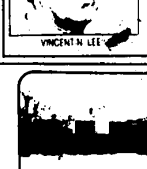
425-1600

OPEN SUNDAY 2-5

Independence Commons, Old Mansfield N. of Grand River, W. of Drake. 34224 Old Homestead 2,800 sq. ft. Colonial, 4 rooms, 4 bedrooms, 2½ baths, full basement, central air, built in dishwasher, kitchen, Recently redecorated $76,900. Call Bill Cavanagh

MILLION DOLLAR SALES PEOPLE

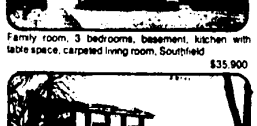
- Million dollar sales people will earn over $21,000 on this pay program
- Two million dollar sales people will earn over $41,000 on this pay program
- You can promote your name on the "For Sale" sign and in newspaper advertising
- You can advertise where you want to, when you want to, how you want to, if you want to
- You receive all your own ads calls and advertising calls
- Our step up pay program is based on gross, net net, commissions
- The 10% reserved for advertising is returned to the sales associates if not used



VINCENT N. LEE

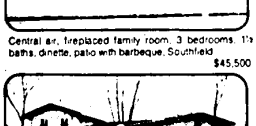
EMPLOYEE RELOCATION SPECIALIST

The 6% Commission Multi List Broker



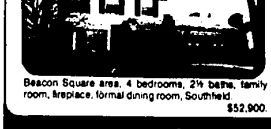
Family room, 3 bedrooms, basement, kitchen with table space, carpeted living room, Southfield

$35,900



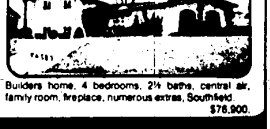
Central air, fireplaced family room, 3 bedrooms, 1½ baths, dinette, patio with barbeque, Southfield

$45,500



Beacon Square area, 4 bedrooms, 2½ baths, family room, fireplace, formal dining room, Southfield.

$52,900.

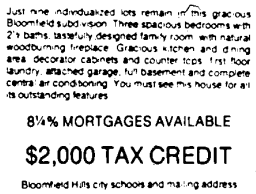


Builders home, 4 bedrooms, 2½ baths, central air, family room, fireplace, numerous extras, Southfield.

$76,900.

Chamberlain 557-6700

BLOOMFIELD TOWNSHIP
OPEN DAILY & SUNDAY
11-7
NEW LUXURY RANCH



Just nine individualized lots remain in this gracious Bloomfield subdivision. Three spacious bedrooms with 2½ baths, tastefully designed family room with natural woodburning fireplace. Gracious kitchen and dining area, decorator cabinets and counter tops, first floor laundry, attached garage, full basement and complete central air conditioning. You must see this house for all its outstanding features.

8¼% MORTGAGES AVAILABLE

$2,000 TAX CREDIT

Bloomfield Hills city schools and mailing address

PRICED FROM $54,900
MODEL LOCATED: 122 Eileen
1 Block West of Woodward Ave.
1 Block North of Square Lake Rd.

SELIGMAN and ASSOCIATES

332-4498

LARGE RANCH STYLE

An unbelievable buy in Northville Estates, 4 bedroom ranch, 1½ baths, 2 car garage. Owner moving out of town, will sell at low figure. Call Barb Olson, 459-2200 or 453-4059 (S-048)

SOMETHING SPECIAL

Lovely new 3 bedroom home. Builder's quality. Large lot, patio 11'x11'. Note 7¾% mortgage. Call Barb Olson, 459-2200 or 453-4059 (L-058)

MILFORD

This stunning decorated contemporary quad will leave you breathless. Spacious living in this unique home. 3 bedrooms, 2½ baths, plus 2 car garage. Call Kathy Pirtel, 229-2968 or 632-7501. Toll free 1-800-462-5909 (MB-08)

$49,900 BRIGHTON

Enjoy Colonial living in modern surroundings. 3 bedrooms, almost new, family room with fireplace. Tiled basement. Redwood deck. Priced to sell. Call Velma Backhaus, 229-2968 or 229-6937. Toll free 1-800-462-5909 (VB-04)

RETIREE'S DREAM

Nestled among towering trees in Farmington's Floral Park is this cozy, immaculate 2 bedroom home. Large living room, master bedroom, oversized 2 car garage and breezy Florida room. Call Vince Vornhagen, 477-6300 or 522-1258 (H-035)

WESTLAND

Super sharp 3 bedroom brick ranch in quiet secluded area. Livonia school district. Loads of cabinets in kitchen. Basement beautifully finished with recreation room plus 2 extra rooms. Call Shirley Smith, 477-6300 or 478-3775 (M-064)

4 BEDROOM COLONIAL

Spacious, beautiful 4 bedroom Colonial in Farmington Meadows with natural fireplace in living room. Finished basement Florida room, 12x22. Central air. Call Bob Smith, 477-6300 or 476-0837 (M-065)

FARMINGTON HILLS

This is for you, beautiful 4 bedroom Colonial. Storage galore. Family room and study. Call Frank Dennehy, 477-6300 or 493-1835 (R-042)

Good people go there. Westdale REALTORS