306 Southfield Lathrup

CUSTOM built 8 year old Colonial designer decorated, 4 bedrooms, 2 full baths, 3 have air conditioning circle drive, all modern conveniences $63,500 Call owner for appointment after 6 P.M. 559-2987

SOUTHFIELD RANCH
Lovely 3 bedroom brick home offering 1½ baths, finished rec. room, 2 fireplaces, 21 ft living room, and 2½ car attached garage $41,000

EARL KEIM
Realty North, Inc 559-1200

MAGNOLIA
Brick ranch with attached 2 car garage, 3 bedrooms, carpeting throughout rec. room, 1½ baths, on secluded 63 foot lot, excellent value at $38,900

JAMY 537-1950

HAPPY BIRTHDAY AMERICA
BIRMINGHAM SCHOOLS Well maintained 4 bedroom Colonial located S/W of 13 Mile - Southfield Rd. Family room with pre-existing fireplace, dining room, central air conditioning, carpeting. Nicely landscaped. Large lot. Many other extras $54,900 642-0233

306 Southfield Lathrup

SOUTHFIELD
21235 Midway, mature trees provide a lovely atmosphere for this honey of a ranch home, spacious kitchen, custom beamed master bedroom, central air, 2 car garage, easy assumption makes this a real bargain at $34,900

RYMAL SYMES
538-7740

SOUTHFIELD - beautifully decorated brick ranch, custom built in 1971 and occupied by original owner. Three bedrooms, 2 baths, gorgeous kitchen with appliances, family room, carpeting and drapes. Central air, full basement, attached 2½ car garage and well landscaped yard. 1650 square feet of living area $49,500 557-3500

Cranbrook
Assoc. Inc. Realtors
20040 Southfield

306 Southfield Lathrup

CAMBRIDGE VILLAGE
Charming 3 bedroom ranch in Southfield. Featuring family room, finished rec. room, large kitchen, 2 car garage and good assumable mortgage $33,900

EARL KEIM
Realty North, Inc 559-1200

MT. VERNON SUB
Between 11 & 12 Mile Road by owner. 2700 Sq. Ft. Tri Level plus basement, 3 bedrooms, 1½ baths, living room, dining room, large foyer, large panelled family room, library or fourth bedroom, laundry room. Many extras, including 38 x 20 inground pool, air conditioning, two fireplaces, 3 car attached garage. $77,500. Call after 5 P.M. 353-0118

EVERGREEN & 12 MILE
OPEN SUN. 1-4
19071 Wildern. Moved to California, must sell this 3 bedroom Ranch. Large family room, full basement, central air, attached 2 car garage. Immediate possession. Priced for quick sale. $38,500. Assumable mortgage if you take George Dayne, buying.
PENN REALTY
548-1900

306 Southfield Lathrup

OPEN SUNDAY 1-4
17610 Ramsgate in Lathrup Village. S. of 11, E. of Southfield. 3 bedroom, 1½ bath brick ranch, fireplace, finished rec. room, enclosed porch and 2 car attached garage $44,500

EARL KEIM
Realty North, Inc 559-1200

100 x 409 - of treed paradise surrounds this cozy brick ranch in Southfield. Three bedrooms, family room, 2 fireplaces, porch and child's play house. Needs handymans attention. $32,500 557-3500

Cranbrook
Assoc. Inc. Realtors
20040 Southfield

BY OWNER
North of 10, East of Telegraph. 2000 Sq. Ft. 3 bedroom colonial, 1½ baths, first floor laundry room, finished basement, family room with fireplace, large lot with patio and built in BBQ. 354-2900 354-6755

306 Southfield Lathrup

SOUTHFIELD - quality custom built original owner occupied bi-level contemporary brick ranch situated on 2½ acres. Four super bedrooms, huge dining room, 24 ft. family room, library and gorgeous kitchen with cooking center and first floor laundry. Tremendous rec. room in lower level with glass doorwalls to the outdoors. Two fireplaces, 2½ baths, central air and huge redwood deck overlooking nature area. Attached 2½ car garage. $129,000 557-3500

VACANT - immediate possession is available in this family sized tri-level in South field. Vestibule entrance, carpeted living room and dining room, built in kitchen appliances, fantastic 31 ft. fireplaced activity room, plus extra hobby room. Outdoor patio, attached 2 car garage. $54,900 557-3500

Cranbrook
Assoc. Inc. Realtors
20040 Southfield

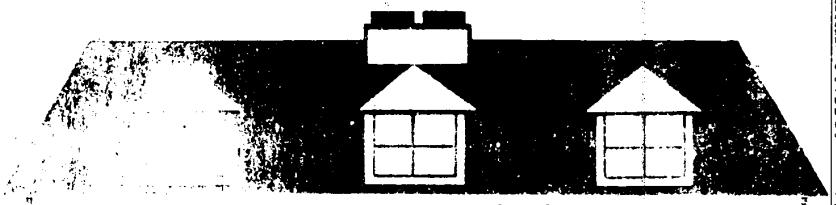
306 Southfield Lathrup

SOUTHFIELD COLONIAL 12 Mile, Evergreen area. 3 bedrooms, 1½ baths, family room, dining room, modern kitchen with built ins, full basement, many extras. Available April 1. Buyers Only. 352-6088 354-6158

OPEN SUN 1-4
20065 Thoroughfare, Green Dolphin subdivision, north off 11 Mile W. of Telegraph. Sparkling, one owner 4 bedroom Quad, spacious family room with fireplace, cheerful kitchen, separate dining area. Central air. Attached 2 car garage. $53,500. 1% Sign. Drop in or call Mary Kinder 569-1300 352-8700

chamberlain
SELLING IS BELIEVING. Open Sun. 1-4. Beautiful 4 bedroom Tudor Colonial. Fireplace, family, laundry, attached 2 car garage, central air. Finished basement, professionally decorated, large lot. Many extras. 24255 Crescent, N. of 13 Mile, E. of Southfield Rd. 559-3000. Call owner now 557-1700

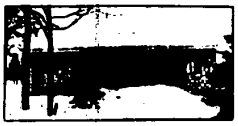
10 Mile-Southfield
18075 NEW JERSEY
4 bedroom, 2 bath colonial. Attached 2 car garage, central air, large family room with fireplace, 2000 sq. ft. excellent condition, many extras. Near schools and synagogues.
SIEGEL REALTY 354-0488



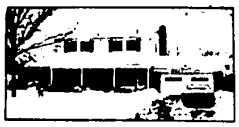
Homes for Living ...

FARMINGTON HILLS $75,900
Outstanding 3 bedroom ranch with super new kitchen, kitchen is desirable Quaker Valley Farms. Formal dining, 2 fireplaces, 3 car garage all on nearly one acre. Ask about mortgage and immediate possession. Call 476-8700

THE PREFERRED HOME
for the prudent buyer. Cozy three bedroom brick Ranch ready for immediate occupancy in West land. Large country kitchen with built ins. Carpeted throughout. Nicely finished basement with full bath. 2 car garage. $29,900 Call 261-5080

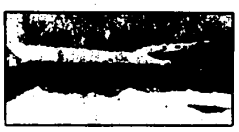


IN THE 'HEART OF RECREATION LAND'
Built in 1967—Three bedroom ranch with full basement, modern kitchen, 1½ baths, extra insulation. Maintenance free home. Near elementary school. On large lot. Tremendous potential. $32,900 642-0703



FARMINGTON HILLS $66,900
4 bedroom family home in beautiful Kimberly Private street, large treed lot, cozy fireplaced family room, large formal dining, gorgeous carpeting throughout and many other features. Reasonably priced. Call 476-8700

THE OLD SOUTH
is reflected in this spacious four bedroom Colonial in Livonia. Enormous master bedroom suite, family room with fireplace, first floor utility. Central air (it never gets warm again). Two car attached garage. $64,900 Call 261-5080

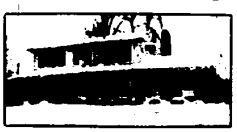


LARGE, ROLLING, BEAUTIFUL LANDSCAPED LOT
is ideal for custom homes. Four bedroom split level home with big bright kitchen, 3 full baths, dining area, family room with fireplace, two car garage, lots of storage space. $63,900. 642-0703

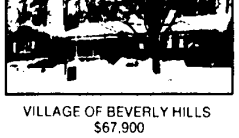
[illegible]

FARMINGTON HILLS $86,900
Spotless well decorated family home in Meadow brook Hills. Features extra large kitchen and dining room, wet bar, first floor utility, 2 redwood decks and many extras. Terms available and immediate possession. Call 476-8700

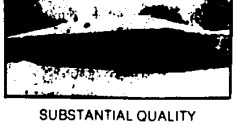
TRADITIONAL CHARM
in this solidly built Cape Cod will win your heart. Oversize living room with fireplace, formal and informal dining space. Three luxurious bedrooms, two full baths, three half baths. Finished basement and two car attached garage. Conveniently located in Redford. $59,900 Call 261-5080



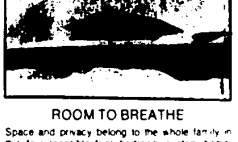
BLOOMFIELD HILLS SCHOOLS
Gorgeous custom built Colonial with four bedrooms, 2½ baths, family room, central air and sprinkling system on large professionally landscaped lot in prime area adjacent to Wabeek. $82,900 642-0703



VILLAGE OF BEVERLY HILLS
$67,900
Gorgeous 3 or 4 bedroom with 3 full baths, formal dining room, deluxe kitchen, family room, finished basement with wet bar and office. Birmingham schools. Call 476-8700



SUBSTANTIAL QUALITY
is offered in this two bedroom, two bath brick Ranch. Wet plaster, thermo windows, impressive closet space. Family room and two car attached garage. Nice lot, nice area of Southfield. $48,000 Call 261-5080



ROOM TO BREATHE
Space and privacy belong to the whole family in this four (possible five) bedroom custom home. First floor master suite with a doorwall to a private patio. Every luxury required whether you enjoy entertaining or just casual fun living. Immediate occupancy. Excellent assumption. $85,900. 642-0703

THOMPSON-BROWN
BRANCH OFFICES
FARMINGTON 476-8700
LIVONIA 261-5080
BIRMINGHAM/BLOOMFIELD 642-0703

308 Rochester-Troy

TROY 3 acres, 3 bedroom brick ranch, $3,900 sq. ft., 2 baths, 2 car attached garage, immediate occupancy. 852-6088

TROY SPACIOUS RANCH
4 bedrooms, family room with fireplace, built in appliances, central air, attached 2½ car garage and much more. Close to schools and shopping. Owner is transferred. Price reduced to $54,900
OPEN SUN. 1-4
689-6137

ROCHESTER
$52,390
NOW BEING BUILT
Pillared 2 story colonial, 3 bedrooms, 2 car attached garage, living room, dining room, plus additional bonus space, almost 2,000 sq. ft. Rochester address and Rochester Schools. Ask about lot #132
Call Mike Lawrence 652-4550

PULTE
Homes of Michigan, Inc.

LUDLOW 737 2 bedrooms, 1 car garage, full basement, excellent neighborhood. 835-3496 Max Marks Realtor 651-7373

ROCHESTER In city. Trickered by owner. 3 bedrooms, 1½ baths, dining kitchen with built in oven and range. Carpeting and drapes. Large lot with fenced yard. Patio and 2 car garage. Close to school and shopping. 681-3900. Open House Sunday 1 PM to 5 PM. 2255 North Hill Circle 651-1587

Stately Pillared
Colonial with circular staircase situated on wooded lot includes 4 bedrooms, 2½ baths, formal dining room, library, family room with fireplace, central air. Beautifully decorated. $121,500
626-8700

Cranbrook
Assoc. Inc. Realtors

IN CITY
Sharp 3 bedroom Dutch Colonial, aluminum siding, large living room with fireplace, formal dining room, beautiful kitchen with breakfast nook. Finished basement, central air, garage. Beautifully landscaped. 681-0000 or 651-0000

TROY 17 Mile-John R. 1½ year old 3 bedroom 1½ bath Colonial, 22 ft. family room, 2 car attached garage. 840-9400 689-6000

AT ROCHESTER
UNIVERSITY HILLS Brick colonial with 2400 sq. ft. beautiful condition, 4 bedrooms and den, 2½ baths, fireplace in family room, 1st floor laundry, full basement. Lowered high on a hill. Phone 651-6900 for quick possession.
Shepard Gallery of Homes
570 Main Rochester

ROCHESTER 3200 Bechtel Court. Lovely 4 bedroom Colonial, 2½ baths, family room with fireplace, 1st floor laundry. Professionally landscaped lot. $77,500. Call Shepard's for appointment 651-7175

TROY
OPEN SUN. 2-5
891 Durham Court between 18 & 17 Mile Rd. off Crooks or the Winding Way. Square Estates 1st offered. Custom 4 bedroom Colonial. Private bath off master bedroom, 1st floor laundry, full basement, family room with natural fireplace, central air, 2½ car attached garage with electric opener, circle drive, patio. Many other extras, much to mention. A West Side home. Priced at low 87's.
CENTURY 21
LIGHT ASSOC 689-6770

308 Rochester-Troy

TROY - By owner. Windmill Pointe Wall Conquistador 4 bedroom 2½ bath colonial. Large dining rooms, fireplace, large professionally landscaped lot with huge sliding patio, central air. A steal for one, many others to choose from.
INVEST IN THE BEST. Truly lovely 4 bedroom Quad in Northern Troy features heated inground pool, family room, attached garage plus many extras. Situated on a secluded ¾ acre range lot with fantastic view.
O'HALLEY REALTY 689-8000

ROCHESTER 3 bedroom Dutch gabled, new kitchen and bath, full basement, 1 car garage. Convenient location, below $30,500. Call 651-0000

rochester glens
A planned community of custom homes
- colonials with country manor floor plans
- multi-level homes with cozy step-down entertainment areas
- cape cods with room to grow, ranch styles with sunken dens
- natural fireplaces
- huge family rooms and more!

PRICED FROM ONLY $49,900
Limited Grand Opening Offer
Your deposit holds lot and price
Over 60 Deposits Already Taken!
Open Daily 10 a.m. esc. Thurs. Sat. 10-6 p.m. Sun. 12-7 p.m.
Model Phone
652-0213
Sales by impact marketing services

BY OWNER Rochester Hills house on wooded 1 plus acre parcel on Paint Creek. 3 year old French farmhouse. 3 bedrooms, 1½ baths, large country kitchen with walk-in pantry, laundry room, living room with rustic fireplace having cross-hewn beam mantel, 2 car garage, huge Rochester Schools priced at mid 80's, must see to appreciate. Buyers only. For appointment 651-7100

TROY BY OWNER
Income producing bungalow potential, assuming Assumable mortgage at 7% 822-240 Mr. Gamber 528-1200 or 642-5750

ROCHESTER 3 ACRES
OPEN SAT. & SUN. 1-3
1900 E. GUNN RD.
Situated on attractive site on Gunn Rd. N. of Rochester. This brick Cape Cod - Ranch style home has 2000 Sq. Ft. plus basement and 2 car Attached Garage. Master bedroom suite with private bath on 1st floor plus ceramic lavatory. Family room, fireplace, 12x25 with fireplace. Den 9x13 is adjacent to living room, dining room 13x13, kitchen - 11 built - with built-ins, breakfast area. 9x11. 4 bedrooms, 2½ complete ceramic baths on 2nd level. There are many of the features which also include a burglar & fire security system. The sparkling Paint Creek meanders along the rear of the property which also contains a horse barn 36x32x20, serviced by electricity and running water. Court orders to be sold at sacrifice price of $125,500. Open Sat. & Sun. 1-4 PM. Rochester Rd. N. to E. Gunn Rd. turn right. (East) in property.
ANNETT REALTORS
335-0400
After 5 pm & Sun. call 693-6071

CLOSE IN TROY with Birmingham schools. Immaculate 4 bedroom 2½ bath Colonial with fireplaced family room, 28 kitchen, separate dining room, full tiled basement, Central Air. Beautifully landscaped. Just listed. $1,PERS 273-3300

chamberlain
646-6000

308 Rochester-Troy

ROCHESTER. By owner. 3 bedroom brick tri-level, 1½ baths, fireplace, ½ acre treed lot. Walkout lower level patio. 9% assumable. Low $38's 375-0720

ROCHESTER. House in town, 3 bedrooms, full basement. 857-2400 Call 651-3200

309 Northville-Novi

Priced for quick sale. South Lyon Schools. 10 acre mini farm with 2 year old custom built colonial. Must see to appreciate. Immediate occupancy. Good assumption.
MARK VII Real Estate
464-0400

RED WING TICKET WINNER
Grant Peters
30151 East Bradford Drive
Birmingham MI 48010

But you must call the Promotion Dept of The Observer & Eccentric by 5:00 p.m. Friday, January 30, 1976 to claim your TWO FREE RED WING HOCKEY TICKETS
261-8600 ext 209
CONGRATULATIONS!

NORTHVILLE $94,900
EXECUTIVE RANCH
Immaculate 3 bedroom ranch family room with fireplace, double attached, central air, professionally landscaped.
Norwood
No. 5 Inc 478-5000

NORTHVILLE $72,900
OPEN 2-5 SAT. & SUN.
IMMEDIATE OCCUPANCY
17003 Winchester. Family room, 4 bedrooms, 1½ baths, natural fireplace, step in and see for entry. Northville home market.
Norwood
No. 5 Inc 478-5000

THE ULTIMATE
in gracious living. Warm elegant decor throughout. ALL WANTED features. GOOD assumption. Approx. 3 bedroom ranch, tri-level in the MOST DESIRABLE area of Novi. MAKE THE MOVE call
ELLIS 476-1700

BY OWNER Northville Hills 3 acres, 3 bedroom 3 bedroom brick Ranch fireplace wet plaster, finished basement, inground pool. Owner transferred. Must sell. Price lowered $2,000 to $73,000. Immediate occupancy. Buyers only. 348-3400

Northville Income
$$$
2 older homes in Northville. A large one (1) family and a duplex (2 units in all) with $600 per month income. Both on the same lot. Asking $57,000. Terms. Call
VERN HACKETT
CENTURY 21
HARTFORD WEST 453-7600

NOVI
IMMEDIATE POSSESSION
If you are looking in the Novi area, call Bill Wilson. The Novi Specialist. Here are just a few of my fine offerings.
RANCH 3 bedrooms, 24 family room with fireplace, attached 2½ car garage, super sharp. $41,900
COLONIAL 4 bedrooms, den, first floor laundry, 2,300 sq. ft. $60,900
BI-LEVEL Sharp 4 bedroom family room, attached garage, no numbers. $54,900
See Bill Wilson and discuss other homes in person. Multi-List.
Norwood
No. 7 Inc 478-2200

NEW HOME
1½ story Cape Cod, country privacy, with lake privileges, and acres of open space. 3½ baths, first floor laundry, family room. $58,700
RIZZO
REAL ESTATE
349-9460

NORTHVILLE
$39,000 zoned commercial, 3 bedrooms, fireplace, basement, L.C. terms. 349-8700
BRUCE ROY REALTY INC

LARGE 1½ story home with attached garage on 2 acres, well on property. Cemetery drive. $63,500 or offer 348-1320

MOVE RIGHT IN
this freshly decorated 2 bedroom condo home in Northville. Features include large foyer, step down living room with fireplace and deck leading to finished patio, electronic air cleaner and intercom. Priced to SEAT the Competition at $32,900. See it TODAY.
CONDO-MART 626-8100

FARMINGTON CITY. Walk to store, transportation. Immaculate 2 bedroom condo, new drapes, curtains, new kitchen, appliances, carpeting, basement. Exceptional condition with $21,000 assumption.

FARMINGTON HILLS 3 bedroom ranch, 1 ACRES and 1 Fireplace, 2½ baths, 2 car garage, basement. Exceptional value.

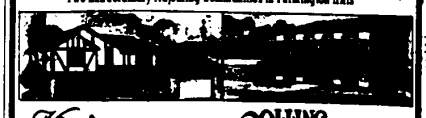
4 BEDROOM COLONIAL. Pheasant Meadows area. Walk to shopping and transportation. Only $44,500.

MILFORD 10 ACRES. Near Farmington Park, modern 4 bedroom, fireplace, basement, plus barn and old farm house. Possible divide. Priced below market.

Farmington Realty Company
ROGER WALKER-REALTOR
23290 FARMINGTON ROAD
476-5900
SERVING YOU BETTER — BECAUSE WE CARE

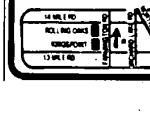
ROCHESTER
$65,500
IMMEDIATE OCCUPANCY
Builder's former model. Completely decorated, air conditioning, 2 story pillared Colonial with 3 bedrooms, 1½ baths, large kitchen with center island. Huge living dining room, plus additional bonus space. Over 2,400 sq. ft. 7.75% financing available. Ask for lot #29. Call Mike Spinella 651-0030
PULTE
Homes of Michigan, Inc.

GRAND OPENING three new models
Two Extraordinary Adjoining Communities in Farmington Hills



Kings Pointe from $76,450
Rolling Oaks from $79,860

Scenically located in the finest area of new Farmington Hills. King's Pointe is the twin subdivision adjoining superb Rolling Oaks. Rolling terrain, gently winding streets, and graceful cul-de-sacs provide excellent traffic control. Distinctively different luxury housing designs for the discriminating home buyer who appreciates but with the convenience of modern expressways, diversified shopping areas, churches and excellent schools nearby.



CALL 626-5710 OR 626-4300
Models Open Daily & Sun. 1-7 P.M. Closed Thursday
Irvine Home Builders & Samuel Welsh Construction Co.