309 Northville-Novi

IMMEDIATE OCCUPANCY
3 bedroom brick ranch built in 1969 Well constructed home in conveniently located desirable area 5½% mortgage assumption possible Walkingdistance to all schools Priced for fast sale at $25,900 MLS 528071

Century 21
478-5900
VINCENT N LEK
EXECUTIVE TRANSFER SALE

Bargain Hunters
32051 Shadowpine fantastic 4 bedrooms 3000 sq ft ranch with 2 full baths fireplace family room in-floor laundry patio with barbecue 2 car attached garage and priced at a low $49,900

RYMAL SYMES
478-9130

RED WING TICKET WINNER

Jay Novak
662 N Mayo
Plymouth MI 48170

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!

CONTEMPORARY COLONIAL
24200 Hampton Hill offers this professionally decorated home with custom window treatment, carpeting and fantastic 18x20 master bedroom suite with a fireplace You'll love the formal dining room and fireplaced family room Owner transferred and must sacrifice $58,900

RYMAL SYMES
478-9130

THE GREAT
Home is waiting for you and your family A beautifully styled Dutch Colonial located in exquisite subdivision of comparable homes situated on large lots 4 bedrooms 2½ baths large foyer 1st floor laundry room full basement family room with fireplace and wet bar Large vanity in master bedroom 2½ car attached garage Asking $64,900

Century 21
Boardwalk Div 459-3600

EXECUTIVE COLONIAL IN NOVI 5 bedrooms fireplace wet bar, country kitchen and much more Immediate occupancy $58,900 or best offer For appointment 349-6796

OPEN HOUSE
SUN FEB 1 1-5
DO NOT WAIT!
For the soon to melt in see the patio deck just off the family room Hobby room in the finished basement 3 bedrooms 1½ baths 2 car attached garage All for only $63,900 215 N Lily Northville
JAMES C CUTLER REALTY
349-4030

OPEN HOUSE
Sun. Feb. 1st. 1-5
HERE IT IS!
Brand new for your family with 4 bedrooms family room with fireplace 1½ baths, country kitchen hillside lot with a beautiful view 49525 W 7 Mile $54,900
JAMES C CUTLER REALTY
349-4030

311 Homes For Sale Oakland County

Super loaded colonial in Rutledge Park reduced to $74,900 Fantastic kidney shaped heated pool, finished rec room Call Phyllis Parner
CENTURY 21
Fair Towne Co.
851-0900

OAK PARK - immaculate brick ranch on Jerome near North. 3 spacious bedrooms, two baths, carpeted and draped living and dining rooms. Fantastic kitchen with appliances, finished basement complete with office, dark room and extra half bath $35,500 557-3500

OAK PARK - on Beverly near Ten Mile Three bedroom brick ranch with new carpeting in living room and dining room Full basement, carport and fenced yard. Easy assumable mortgage Full price only $27,900 557-3500

Cranbrook
Assoc Inc Realtors
30640 Southfield Rd

MUST SEE Phoenix Ridge Colonial 3 bedrooms, breakfast room, dining room Fireplace Huge panelled family room $59,500 541-7907

COMMERCE TWP $66,500
OPEN 2-5 SUN.
*IMMEDIATE OCCUPANCY
Make an offer and move right into this 3 bedroom brick colonial Family room, garage and swimming pool $300 Welch Road

Norwood
No. 9, Inc 478-2000

OAK PARK
$27,500
Brick 3 bedroom ranch, finished basement with bath, garage, gas heat, carpeting 1 year old. 10 Mile, Coolidge area, excellent value
JAMY 537-1950
HAPPY BIRTHDAY AMERICA

311 Homes For Sale Oakland County

100 GIANT PINES
Wooded retreat in a family-oriented neighborhood 4 bedrooms huge playroom, super bath with bad dom laundry, central vacuum, drying room off family room Owner Broker, after 5 PM 398-6086

Immediate Occupancy
Accompanies this 4 bedroom Bi Level, located in a super family neighborhood Elementary School in subdivision and Day Care Center BUY NOW to have use of the beautiful kidney shaped pool with patio and circulating fountain in the spring Completely fenced rear yard and 2 car attached garage, all for only $38,900

CRANBROOK
Realtors
645 5790

OPEN SAT 1-4
18851 Devonshire in Beverly Hills, W of Southfield, N of Beverly. Spacious 3 bedroom, 1½ bath brick Cape Cod with formal dining room, fireplace screened porch, 2 car garage $54,900

EARL
KEIM
Realty North Inc 539-1300

LAKEFRONT 3 bedroom brick Ranch attached 2 car garage finished walk out basement, family room with fireplace underground sprinkler system, dock Many extras Waterford Schools 10 Mile W of Pontiac off M 59 in Tara Lakes Village 6042 Sandy Ridge Dr Open Sun 900,900 666-1425

Cannot Be Duplicated
For the asking price this 3 story Contemporary in the Builder's own home with extra large rooms and premium quality construction Four bedrooms 3 full and 2 half baths fireplaced family room with wet bar library 60 x 29 indoor pool Deluxe features include central air central vacuum system sauna children's pool automatic sprinkler system and all appliances and fixtures All of this and more in friendly White Lake Twp with the excellence of Walled Lake Schools Truly a bargain $179,500
REAL ESTATE PROFESSIONALS
669-6300

MILFORD
COZY 3 bedroom Ranch finished recreation room with built in cabinets and doormat walk-out 2 car garage has covered terrace $29,500

LAKE PRIVILEGES
Outstanding decor and warmth in this 3 bedroom Ranch dining room beautiful family room 2½ baths features custom living room with built-in bookcase $43,900

EXEC LAKEFRONT
Immediate occupancy 4 bedroom Quad Level huge country kitchen has 3 pantries gorgeous family room $64,500

3 ACRES
Sturdy 4 bedroom Farm home 42 x 36 ft workshop wired with 220 and heated Land contract terms $38,900

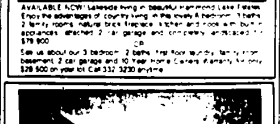
CARRIAGE REALTY
M-59 at Milford Rd
1-887-4197

HIGHLAND Lakes area Cedar & Brick Front Aluminum siding 3 Bedroom acre basement carpeted near school $36,500 887-5084

OPEN SUNDAY 2-5
3046 Caterham - For the family that needs a large 4 bedroom colonial with a full basement plus a family room with fireplace and a formal dining room this is it With $15,000 down payments would be $244 plus taxes and insurance This home is priced at $43,900 Drive Loon M 59 right to Williams Lake Rd., left on Caterham
NIEBAUER REALTY
624-3015

LCT OWNERS & HOME BUYERS
FREE CUSTOM HOME DESIGNING TO MEET YOUR IMMEDIATE AND FUTURE NEEDS
Custom Building By
C & N Building Company

AVAILABLE NOW Lakeside living in beautiful Hamptons Lake Estates Enjoy the advantages of country living in this lovely 4 bedroom 2 baths 2 family rooms natural brick fireplace kitchen and nook with built-in appliances attached 2 car garage and completely air-conditioned $79,900
See us about our 3 bedroom 2 baths first floor laundry family room basement 2 car garage and 10 year home builders warranty for only $28,900 on your lot Call 332 3230 anytime



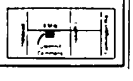
WEST BLOOMFIELD
$52,990
NOW BEING BUILT
California contemporary 2 story, 3 bedrooms 2 car attached garage, living room, formal dining room, plus additional bonus space, over 2,000 square feet West Bloomfield School District Call Bill Gibson 851-5700 or 681-0473
PULTE
Homes of Michigan, Inc

green hill commons
The New Concept in Residential Living

"FARMINGTON HILLS"
•COLONIALS
•RANCHES
•QUADS

GET IN NOW—BE THE FIRST TO ENJOY AN EXCLUSIVE AND DISTINCTIVE LIFE STYLE
• Private park, Completely landscaped • Bike Trails • Country Like Surroundings • Swimming Pool • Tennis Courts • Paved Streets • Underground utilities

Numerous Elevations and Designs to Choose from Choice Commons and Tree Lined Lots Available
italo-American Bldg.
Italo American
Model Hours 1-6 P M Call 478-5035 or 477-0189



312 Livonia

Countrified
Over one half acre striking long low brick broadfront features 4 bedrooms family room 2 natural fireplaces central air a large Florida room Full basement and an attached 2½ car garage $57,500 Call 522-4300
Integrity
Realtors

GRACIOUS LIVING
Approximately 2 000 Sq Ft in this most desirable Tri Level with 3 spacious bedrooms central air and family room in the beautiful Hearthstone Sub Full price $41,500 Call 522-4300
Integrity
Realtors

Room to Roam CUSTOM
BUILT on ¾ Acre is this all brick broadfront 3 bedrooms natural fireplace a full basement complete with a brick 2½ car garage $66,500 Call 522-4300
Integrity
Realtors

COVENTRY GARDENS 3 bedroom brick ranch 2 baths family room Franklin stove fireplace finished basement 2 car attached garage

FORCED SALE $35,900
3 bedroom 1½ bath brick ranch family room with fireplace dining room 2 car attached garage in ground pool with heater and fabric private backyard Good assumption with 6¾% Call BOB CASCADEN One Way 522-6400

NEEDS WORK
A three bedroom frame Colonial with family room 2 car garage, on half acre Only $29,500 Call for details
Century 21
Gene Darke Realty
535-7700

WOODED LOT
Backs to the park 3 bedroom brick ranch family room fireplace 2½ baths full finished basement garage central air low $40's Call DON RAMEN 522-6400
One Way

PRICED BELOW all competitors 3 bedrooms full basement family room fireplace North of 6 Mile west of Levan Asking $44,500 Fast occupancy Call DON RAMEN 522-6400
One Way

312 Livonia

MERRIMAN - JOY AREA
20806 Hess Attractive 3 bedroom, 1½ bath Ranch. Rec room with wet bar Central air. Fireplace air filter, much more
R.C. LESLIE CO. 981-8180

EXECUTIVE RANCH
Situated in Burton Hollow Estates is this immaculate 3 bedroom brick ranch home Highlights within this fine home include a large family room with a natural fireplace, and a door wall leading to a beautiful patio 1½ baths full tiled basement and a 2 car attached garage with a door opener Asking $48,900
HARRY S
WOLFE
COMPANY
33235 Seven Mile 427-8733

SUPER BUY!
Situated in Northwest Livonia is this 3 bedroom brick ranch less than 2 years old, featuring a family room and fireplace, 1½ baths, modern kitchen with built ins, and a dishwasher Full basement and a 2 car attached garage Won't last at only $43,900
HARRY S
WOLFE
COMPANY
33235 Seven Mile 427-8733

FOUR BEDROOM Quad $48,900
Unique layout fireplace extras more air conditioner Save a bundle Deal with owner Qualified buyers only 425-5790

TRY A TRI!
More living space in this brick home with an open, spacious feel Featuring 3 large bedrooms, kitchen with built-ins and a snack bar 24 foot family room and in an excellent area Close to schools and shopping Asking $34,900
HARRY S
WOLFE
COMPANY
33235 Seven Mile 427-8733

BY OWNER
OPEN SUN 1-6 3 bedroom brick ranch large kitchen finished basement 2 car garage close to schools Good assumption 9% Brookfield off Plymouth Rd East of Farmington 422-8713

LIVONIA $44,500
DELUXE TRI-LEVEL
Lovely 3 bedroom brick large kitchen with built-ins 1½ baths family room covered terrace attached 2 car garage
Red Carpet
REALTORS 522-3500

312 Livonia

BE READY
For Spring in this 4 bedroom Colonial on 1½ acre treed mini estate Some of the features include family room fireplace, large country kitchen plus a formal dining room, a small barn and car for 2 car garage All this in the heart of Livonia for $55,900
First Federal Realty
478-3400

BY OWNER 6 Mile and Levan area 3 bedroom brick ranch Family room with fireplace 1½ baths Rec room attached garage beautifully decorated and landscaped Many extras $40,500 After 5 PM and all day Saturday and Sunday 522-0014

5 MILE LEVAN Immaculate 3 bedroom brick Ranch w Country Kitchen Features include basement family room with fireplace attached 2 car garage Asking $43,900 Vacant Key in office Langton & Assoc 591-4383

312 Livonia

FIRST OFFERING
A spacious 4 bedroom quad level with full bath off master bedroom This is truly a show place A formal dining room a huge kitchen plus separate dinette a family room You have never seen before with natural fireplace and doorwall to covered patio with gas grill and three steps up to a raised patio with log pit looking out at a nine lot with redwood steps leading to the pool area After that a stream running through the end of the lot What a buy at $64,900
HARRY S
WOLFE
COMPANY
32390 Five Mile GR 1-5400

312 Livonia

LIVONIA brick Contemporary Split-level Cathedral ceilings throughout 4 bedrooms or 3 bedrooms and den 1½ baths large kitchen dinette entrance redwood terrace 21 ft living room with open staircase overlooks large lot Hardwood floors Hardy
CENTURY 21
HARTFORD 616 478-6400

Wonderland Area
Clean 3 bedroom brick Ranch 2½ car garage gas fireplace in basement large patio 4 great area and an excellent price at only $23,900
Century 21
Boardwalk's Div 459-3600

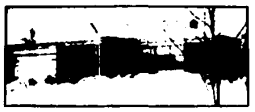
312 Livonia

MUST SELL
Super sharp all brick 3 bedroom ranch center hall foyer family room with natural fireplace large family kitchen full basement, 1½ bath 2 car attached garage Excellent area $46,900
Cardinal
West Inc Funk Realty Div
522-5333

BIG & BEAUTIFUL
Central air electronic air filter 2 furnaces are only few features in this super sharp carpeted throughout 3 bedroom brick ranch Huge living room with dining el extending kitchen 1½ baths attached 2 car garage Asking only $39,900
Cardinal
West Inc Funk Realty Div
522-5333

OPEN SUNDAY 1-4
2824 Saddlewood, W. of Hilger Rd. N. of Commerce
CHOICE! NO CHANGE - brings you this magnificent bi-level hilltop ranch offering 3 big bedrooms, 3 baths, family room with fireplace formal dining room, first floor utility room, walkout lower level, include an additional family room and 2 more bedrooms. Two zone heating and air conditioning, central vacuum system and intercom throughout. $129,900 Make this a Must See 559-8333

OPEN SUNDAY 2-5
28539 Tavistock E. of Bel Road S. of Lanore Ave.
Spacious and stylish Colonial home in excellent condition. Four bedrooms, den, 2½ baths, 2 half baths, formal dining room, massive kitchen and fantastic family room, central air, sprinkling system, and many other custom features. Only $89,900 with assumable mortgage assumption 559-8333



BEAUTIFUL BI-LEVEL
Charming and Neat as a Pin - Gracious Living. Lovely large kitchen raised hearth fireplace in family room 4 bedrooms and 2½ baths. Floor plan you needed for a growing family. Fruitwoods trim, large patio. Birmingham Schools. Financial assistance available. Shirley Cornell at 626-4800

OPEN SUNDAY 2-5
2700 Marshall North of Huron Mile West of Greenfield Charming 4 bedroom with extras. Four bedrooms, 2½ baths, family room, first floor laundry, dining room, 2½ car garage with opener, central air, fireplace and much more. Immediate occupancy available. $59,900

LAKEFRONT 2 BEDROOM MILFORD $34,900
2 bedroom 1 bath home with added bonus—inground heated swimming pool. Rare opportunity to own an this prestige home and your money. Owner must sell immediately. Price to match. REDWOOD 437-2040

MARVELOUS AND SPACIOUS
Four big bedrooms, 2½ baths, large family room with fireplace, library and music room. Three bedrooms with golden kitchen, separate dining room, master bedroom with bath, lounge storage and indoor pool deck. Brand Features of the lake will impress you. $79,900

CAMBRIDGE VILLAGE
Charming brick ranch with the perfect price at $32,900. Good sized living room with fireplace. Dining room. Full basement. Attached garage. Fenced yard. Clean kitchen including oven range and refrigerator plus 2 car garage. $32,900

WEST BLOOMFIELD ON ACME LAKE
Immaculate and home for just about anyone. Large bedrooms, 2½ baths, huge family room with fireplace, wet bar, sliders to deck. Well located, well maintained and well priced. $79,900

PLUMBROOK GARDENS SUBDIVISION
Lovely ranch with 3 bedrooms on a spectacular wooded lot. This home has been well taken care of and is ready for the new owner. Family room, fireplace, attached garage, large dining area in the kitchen. $[illegible] Approximately [illegible] years left on mortgage 15% [illegible]

OLD FRANKLIN TOWN
Bright and fresh as a daisy. Super brick Colonial with 2½ master bedroom suite. This home has all the extras you've ever wanted overhead with gutter, construction throughout. Family room with fireplace, sliders, premium and wine figure for a real $49,900 $46,900

CENTRALLY LOCATED $37,900
Clean brick bi-level in Brookfield Orchards, just perfect for the young family or retirement couple. Three good sized bedrooms, 1½ baths, large living room, formal dining room. Extra bonus—oven range, refrigerator, washer and dryer. Lower level porch overlooking fenced yard. Close to schools, shopping and fun, fun, fun. [illegible]

COUNTRY LIVING IN LIVONIA
Lots of room for this custom Colonial built to please the one. Four very bedrooms, 2½ baths, family room with fireplace plus library. Patio with gas hookup, inground pool. Recreation room with bar and bathroom. Premium extras throughout, central air, intercom, air cleaner and sump system. $[illegible]

COUNTRY LIVING
Bitten Lake Estates
RANCHES & COLONIALS

1 BEDROOM full brick ranch with 1400 sq ft of living area. Kitchen with deluxe cabinets, dishwasher, family room with fireplace, 2 baths with ceramic tile around tub and floors. 2 car attached garage. From $44,900 Immediate occupancy. 10% tax credit. Models open Sat and Sun. Noon to 6 P.M.
Take I-96 to I-275, north to exit 16 (Six Mile) left on Old 21 left on Taylor Rd., then left on Lakeside Lane Dr. to Models.
LAKE OAK BUILDERS
Call 313 227-7100 Discriminating

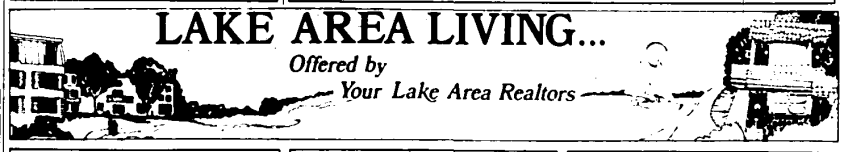
AETNA REALTY CO.

559-8333
24469 Greenfield
Southfield

Member of Birmingham-Bloomfield & South Oakland County Multi-lists

626-4800
5640 West Maple
West Bloomfield

LAKE AREA LIVING...



Offered by
Your Lake Area Realtors

OPEN SUNDAY 1 TO 4
YOUR CHOICE!
One and one half acre (twin transferred) UPPER STRAITS LAKE privileges. West Bloomfield 1½ acres, 2 fireplaces, 3 bedroom brick home with 2 car attached garage. You will want to move in when you walk into the family room $59,900 Commerce Rd to Green Lake Rd. south to Upper Straits Blvd and west

OPEN SUNDAY 1 TO 4
MODELS
Boss Lake 6 lots left in new subdivision North 1,000 acres of Oakland County Recreation land 3 bedroom family home, 1½ baths, 2 car attached garage paved drive and streets, thermal windows, stove, range, dishwasher, disposal, carpeting full basement, excellent schools $41,900 Tyler Haggerty Rd north on Dixie Park and then West to Benstein Rd and right to model sign

REMEMBER
When you could buy a good solid home with 3 bedrooms, finished basement, nice neighborhood, and 2 car garage on a corner condition with a big lot. Well you still can at Union Lake Asking $11,900

NEED LOTS OF SPACE
3 bedrooms, plus an in law apartment. Large apartment kitchen, dining room, living room with fireplace, screened mudroom porch. Large lot, lake privileges, $16,900 with attractive land contract terms

NEW TUDOR COLONIAL
Quality built, spacious and 1 more spacious 3 bedrooms, base mens family room, fireplace, 2 car garage in West Bloomfield For real dining room, big breakfast area with all the new extras $64,900 Choose your colors and carpeting

TRANSFERRED
3 or four bedroom in level, lake privileges, and a four floor plan. Large country kitchen for room with island range Family room and a fourth bedroom or office for dad. 2 car attached garage asking $41,500 Owner transferred, must move

OLD ORCHARD INC REALTORS
363-8307

Greenfield Pointe
BRIGHTON'S FINEST SUBDIVISION

Cathedral beamed ceiling family room with natural corner fireplace 3 bedrooms country size garage, main floor laundry

Greenfield Pointe FROM DETROIT: [illegible] Pleasant Valley exit to Lee Rd. [illegible] and W. on Spencer [illegible] ANN ARBOR take US-23 N. to Brighton [illegible] 23 East Grand River [illegible] Spencer

MODELS OPEN DAILY 12-6
227-5071

ACCENT
666-2770

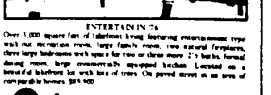
We CUSTOM build for the Very Particular home buyer who is looking for the QUALITY home unique to the family's needs

PROFESSIONAL BUILDERS we cater to the individual personal and sincere interest

Projects available acreage lake homes sub divisions built to a price the home construction in your [illegible]

[illegible] satisfied customers are our best reference

666-2770 363-8431



ENTERTAIN IN 76
Over 1,000 square feet of fabulous living featuring entertainment room with our marvelous movie, large family room, two natural fireplaces, three large bedrooms each spacious for two or three more 2½ baths formal dining room, large innovatively equipped kitchen. Located on a beautiful lakefront lot with lots of trees. On paved street in an area of comparable homes $[illegible]

Century 21 Tom Hook Realty
of the Lakes
624-7900
363-7119
6900 Commerce Rd
UNION LAKE

Make Life Easier...

Your family will enjoy the pleasant environment in the lakes area. We have many homes now ready for occupancy and would like to show them to you at your convenience. Call your Lakes Area Realtor today!

THIS LONG LE RANCH has to impress you with three bedrooms, two full baths, eye-catching fireplace in family room, 2½ car garage, basement and appliances. This Irwin Shy-Lo home is located on large lot in Finest subdivision in Highland Township. See this and other new models Open Saturday and Sunday 1-5 Directions West on M-59 to north Harvey Lake Road. Follow open signs. Price $49,900

HURON RIVER FRONT. With good access to lake. This three bedroom colonial has first floor laundry, mud room, finished basement with walk-out fireplace, well decorated, two car garage and more. Call for details $49,900

R. D. SHIMMIN INC.
3133 Union Lake Road
363-1591 MULTI-LIST
If no answer, 698-1924