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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 accepted after noon Tuesday for Thursday editions or noon Friday for Monday editions. 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.

BANKAMERICARD — MASTER CHARGE

Now you can charge your classified ad by over the phone. Bank Americard or Master Charge accepted. Please have your card handy whenever you call!

CALL CLASSIFIED DIRECT

644-1070	852-3222	522-0300
OAKLAND COUNTY	ROCHESTER AVON TWP.	WAYNE COUNTY

306 Southfield-Lathrup

SUPER Brick-aluminum colonial on 70 x 300 lot, including 4 bedrooms, dishwasher and disposal. Ready for you $31,500

LAVERNE EADY & ASSOCIATES 626-4711

MT. VERNON SUB
Between 11-12 Mile/Hills near Lahser. Southfield. By owner 2,700 sq. ft. quad level. 3 bedrooms, 2½ baths, living room, dining room, large foyer, large panelled family room, library or fourth bedroom, laundry room, many extras including 2 car attached garage, gas BBQ, custom carpeting and drapes, 13 x 30 inground pool, air conditioning, two fireplaces. Asking $68,500. Call after 3 PM 353-9116

303 Rochester-Troy

TROY by owner. 4 bedroom brick ranch carpeting, drapes, fireplace, gas heat, ½ acre. Beautifully landscaped. 879-6354 $79,900

Century 21

Boardwalk Div. 459-3600

Yes, your children can walk safely from home to school in a few minutes. This 3 bedroom, 1½ bath brick ranch is in a favored City setting. Below market price all it needs is a little loving care. If you have some to give and want a good investment, here's the place. $31,900 and possible 5¼% assumption.

Century 21

478-5900
VINCENT N. LEE
EXECUTIVE TRANSFER SALE

NORTHVILLE COLONY ESTATES
colonial featuring 28x13½ master suite, sunken family room with full brick wall fireplace, country kitchen with nook, formal dining & living rooms, first floor laundry. Professional landscaping, custom drapes and carpeting included. Walk to new elementary and middle schools. $59,500 634-9283

ROCHESTER $53,565

IMMED OCCUPANCY
Builder's former model. Beautifully decorated two story colonial home with approximately 1,800 sq. ft. of living and bonus space. 3 bedrooms (2 full baths). Schools. Call Mike Lawrence at 652-4550 and ask about Lot #146

PULTE

Homes of Michigan, Inc.

TROY OWNER. 4 bedroom colonial on large lot. 1½ baths, finished basement, 2½ car attached garage. Includes carpeting, dishwasher, stove, many extras. $34,500 689-4379

OPEN HOUSE SUN. 11-6
TROY Beautiful Greenfare Estates. 6382 Houghton. Tri-level. 1800 sq. ft. 1 acre wooded lot. 33 trees. Rolling terrain. Walking distance to school. 3 bedroom with walk-thru bath to master, wet bar with refrigerator. 2½ car attached garage. 18x18 screened in porch with storms. 2 additional patios, newly painted inside out. New carpeting. Assumable mortgage $55,900. 879-1888

AT ROCHESTER
Why buy someone else's home? We have a new 3 bedroom with big dining room, full basement and a garage. Priced to sell at only $34,500. 10% down buys

Weaver Real Estate
3369 Walton Blvd. Rochester
Call Livernois 651-8100

309 Northville-Novi

Executive Colonial

Four excellent sized bedrooms, 2½ baths, family room with fireplace and bar, 2 car attached garage, large vanity in master bedroom, walk-in closets, formal dining room. This home is extremely well decorated, gorgeous color combinations. All this and more for $64,900

Century 21

Boardwalk Div. 459-3600

Yes, your children can walk safely from home to school in a few minutes. This 3 bedroom, 1½ bath brick ranch is in a favored City setting. Below market price all it needs is a little loving care. If you have some to give and want a good investment, here's the place. $31,900 and possible 5¼% assumption.

Century 21

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NORTHVILLE 2 ACRES +

3 BEDROOM Brick Ranch. Full finished basement. 18x36 inground pool. 1½ Baths, carpeted, fireplace, garage. Beautiful setting.
$77,900
BERNAL RLTY 534-9788

EXECUTIVE COLONIAL IN NOVI
4 bedroom. Fireplace, wet bar, country kitchen and much more. Immediate occupancy. $39,900 or best offer. For appointment 348-4739

NORTHVILLE

IMMEDIATE OCCUPANCY
4 Bedroom colonial adjoins 34 acres natural woods
43134 WESTRIDGE LANE
WESTRIDGE DOWNS
$38,900 Call Owner Buyers Only
349-0006

311 Homes For Sale Oakland County

BY OWNER Royal Oak Colonial, near schools. 3 bedrooms, 3 baths, dining room, family room, central air, plus extras. 543-4218

311 Homes For Sale Oakland County

WATERFORD HILLS Home, vacant, 3 bedrooms, 2½ baths, fully carpeted, drapes, central air conditioning, gas heat, underground sprinkler, 2½ car garage, 6 years old. By owner. Mr. Gustavson 623-1278, 47

SOUTH LYON

3 bedroom tri-level. Nicely landscaped fenced yard. Family room and hobby room. $32,900. Call DEE or KIRK WANGBICHLER
CENTURY 21
HARTFORD 414 478-6000

BERKLEY, unique Contemporary of rough sawn plank siding. Features family room, 2 car attached garage with electric door, large country kitchen and much more. Move in condition. Quick acceptance and a high assumable mortgage balance $37,500 547-2222

ST. JOHNS WOODS, for sale by owner. 3 bedroom colonial, family room, formal dining room, fireplace, finished basement, professional landscaping and decorating. 6121 Cumberland, Berkley. $31,500. Call for appointment 549-7504

312 Livonia

LIVONIA
A bucket of nails and a few buckets of paint, some elbow grease and time, can transform this 3 bedroom asbestos home on ½ acre lot into a beautiful family home. Can help, carpeting, family room, natural fireplace, garage. $29,900 Terms
525-7700

Century 21

Gene Doelle Realty

BUY OF A LIFETIME
3 bedroom brick Ranch. Country kitchen with dishwasher, in area of large homes. Close to schools and shopping. $26,500. Call
FERN McCORMICK
One Way 522-6000

LIVONIA SCHOOLS

Better than new, 6 bedroom brick ranch, 1½ baths, finished basement, all kitchen built-ins and a 2½ car garage. $32,950. Call 525-4220

Integrity

Realtors

Countrified

Yet not too far away, attractive ranch features family room, fireplace, large lot and a brand-new 3½ car garage. Well cared for and just $28,900. Call 525-4220

Integrity

Realtors

BY OWNER
Four bedroom, Livonia, prestigious location, prime lot cul-de-sac, Nankingham West. 1½ years old has arbors for entertaining or just casual fun living. Qualified buyers only. $38,500 525-4179

GLEAMING WHITE COLONIAL
with 4 large bedrooms, 2½ baths, kitchen built ins, 1st floor laundry. Clean & tastefully decorated. Assumable mortgage. Good occupancy. $44,900. Call 261-6533

Thompson-Brown

312 Livonia

GLEAMING WHITE CAPE COD
Appealing bungalow on half acre lot with tall trees in Belle Creek area. 3 bedrooms, 4th store finished. Built in range and dishwasher. 2½ car garage. Call 425-7300
OWNER LEAVING STATE
QUICK OCCUPANCY
$3,400 DOWN

1st United

WELDON CLARK REALTORS

T.N.

Immediate occupancy. Family room, 1½ story home. Garage, good location on corner. Bargain at $22,900 and Contract terms.
Phone 453-7733
Tom Notestaine Rep. Esquire
12051 Main, Plymouth

LIVONIA $29,500
SPACIOUS TRI
Lovely 3 bedroom brick, spacious kitchen, 1½ baths, family room, central air, kitchen patio with above ground pool. Assumption.

Red Carpet

REALTORS 522-3500

LIVONIA $31,900
Big Family Room
LOVELY 3 bedroom ranch, country kitchen, 2 full baths, inground pool, 2 car attached garage

Red Carpet

REALTORS 522-3500

LIVONIA $34,900
ONE ACRE
Spacious 4 bedroom colonial, full wall dining room, country kitchen, family room, 3 full baths, recreation room in ground pool.

Red Carpet

REALTORS 522-3500

LIVONIA $31,900
FAMILY ROOM
3 bedroom brick split level, large kitchen, 2nd floor balcony off living room, 1½ baths, attached 2 car garage

Red Carpet

REALTORS 522-3500

LIVONIA SCHOOL DISTRICT
½ ACRE
Beautifully decorated 3 bedroom brick ranch, large living room with fireplace, lovely eat-in kitchen, bar, oversized brick garage on park-like fenced lot. $31,900

Red Carpet

REALTORS 522-3500

FIRST Offering - custom ranch, 4 bedrooms, 2½ baths, attached garage, all built-ins, fireplace, panelled family room, custom shrubs, huge custom finished basement, built-in sale. Zero mortgage. Buyers only. 478-6233

LIVONIA
Most beautiful subdivision. Tri-Level on large 133 x 225 lot. 2½ car garage. New carpet throughout. Many extras. $28,950 525-3484

GOOD BUY
LIVONIA Extra sharp one year old, 3 bedroom brick and aluminum split level. Large family room with brick walled fireplace. 1½ baths, large lot. Attached garage. Many extras. Owner Anxious. Make offer
"JOY" 255-3960

312 Livonia

LIVONIA
ONLY $21,900
CHARMING Ranch, super modernized kitchen, spacious family room, garage, low down payment. Call Joe

Red Carpet

REALTORS 522-3500

LIVONIA RANCH
ONLY $37,750
Lovely 3 bedroom brick, spacious kitchen with built-ins, 1½ baths, fenced basement, 2 car attached garage, central air. Immediate occupancy. 31116 Roycroft

Red Carpet

REALTORS 522-3500

LIVONIA $25,950
½ ACRE
Spacious 5 room brick ranch with large kitchen. 525-6133 Intercept AREA

Red Carpet

REALTORS 522-3500

4 BEDROOM COLONIAL
Prestigious Grenmar Estates, ... 2½ baths, family room, ... 2 car attached garage. Immediate occupancy. $32,900 ... 522-3500

LIVONIA $29,900
LARGE LOT
A vacant home is hard to find. Five bedrooms, this one has ... 2 car attached garage. Fenced yard, a 3 bed room home ... $29,900

WOLFE COMPANY

22338 Five Mile GA 1-5622

312 Livonia

TOWERING TREES
On a good size wooded lot and priced right at $46,900. The family room with natural fireplace is a gigantic 27 x 18 ft. 3 bedrooms, the master 19 ft. long, family style kitchen, 1½ baths, full basement, attached 2 car garage. Quick occupancy.
HARRY S
WOLFE COMPANY
22338 Five Mile GA 1-5622

½ ACRE CUSTOM RANCH
You will be overwhelmed with this rambling brick ranch with real quality all the way through. A beautiful family room with natural fireplace, formal dining room, 3 bedrooms, 1½ baths, family style kitchen, 1½ baths, full basement, attached 2 car garage. Quick occupancy.
HARRY S
WOLFE COMPANY
22338 Five Mile GA 1-5622

RED WING TICKET WINNER
Dave Gawlas
1555 Kenmore
Detroit, Mich. 48223

Buy your tickets at the Frontier Desk of the Observer & Eccentric by 5:00 p.m. Tuesday, February 17, 1976 to win your "RED WING FREE FLYING HOCKEY PICK" (Valued at $5.00) ad 209

CONGRATULATIONS!

IMMACULATE "B" LEVEL
First offering! A beautiful home for spacious family living. Brick home, carefully decorated throughout. Large 24 ft. family room, 3 bedrooms, 1½ baths, kitchen with built-ins, ceiling fan. Air. Outside 2 car attached garage. $41,900
HARRY S
WOLFE COMPANY
22338 Five Mile GA 1-5622

Century 21

478-5900
VINCENT N. LEE
EXECUTIVE TRANSFER SALE
4 BEDROOM RANCH
New in the market brick quality built home with full basement, 2 car attached garage, family room with fireplace, modern kitchen, quality carpeting throughout, manicured and mature landscaping. Located in one of Livonia's most prestigious neighborhoods. Only $48,900

IMMEDIATE OCCUPANCY
Charming 3 room expandable 4 bedroom 2½ baths formal dining room, family room with fireplace, modern large kitchen, full basement and 2 car attached garage. $32,900 will assume existing 8% mortgage. $38,900

NEW ON THE MARKET
Custom built almost new quad level with large basement, abundant storage space, large beautifully carpeted family room. This property is designed with 3 bedrooms and could be used for a Mother-in-law apartment. If you are looking for a newer large 3 or 4 bedroom home in the suburbs with mature landscaping and all the extras call now.

Century 21

478-5900
VINCENT N. LEE
EXECUTIVE TRANSFER SALE

VINTAGE COLONIAL
Situated in desirable Riverside, Gardens, this 5 bedroom brick Colonial featuring a natural fireplace and a 20 ft. living room, separate dining room, 1½ baths, full finished basement, Florida room and a 2 car garage. All on an 80 ft. wooded lot. For only $46,900
HARRY S
WOLFE COMPANY
22338 Seven Mile 437-6733

TREE TREES TREES
Large 1½ acre lot backing to the park is the setting for one of the most beautifully decorated homes you'll see. Brick ranch with family room and fireplace, formal dining room, finished basement, central air. Asking $48,500. Call DON RAMEN
One Way 522-6300

OVER AN ACRE
Small brick ranch nestled among towering trees on a rustic setting. Just listed. Asking in high $20's. Call DON RAMEN
One Way 522-6300

312 Livonia

NEWLY Decorated, 3 large bedroom brick ranch. Carpeting throughout, air conditioning, drapes, 2½ car garage, carport. $28,500 522-7123

Bicentennial Bargain

Four bedroom Colonial with formal dining, 2½ baths, family room with natural fireplace, full basement and large 2½ car attached garage. $31,500 Call 535-4230

Integrity

Realtors

312 Livonia

1 ACRE CUSTOM RANCH
You will be overwhelmed with this rambling brick ranch - with real quality all the way through - a beautiful finished rec. room with natural fireplace and attached 2 car garage. ROOM GALORE 3 (non size bedrooms), 1½ baths, spacious entertaining size formal dining room, center entry hall, modern kitchen with built-ins and separate dinette. Owners transferred, quick occupancy. $43,900
HARRY S
WOLFE COMPANY
22338 Five Mile GA 1-5622

EASY ASSUMPTION. Low payments. 3 bedroom Ranch. Fireplace, carpet, 2 car garage, extra large fenced yard. $21,900 478-6727

312 Livonia

LIVONIA $45,900
⅓ ACRE
Elegant brick ranch with all these features: 3 bedrooms, huge living room with bay window, 22 ft. dining area, FAMILY ROOM with natural fireplace, finished basement, 2 car attached garage, 400 sq. ft. redwood terrace overlooks inground pool.
CENTURY 21
HARTFORD 414 478-6200

LIVONIA $41,900
2 FULL BATHS
Fantastic landscaping on this 3 bedroom brick tri. Spacious kitchen, extra large family room with fireplace, garage.

Red Carpet

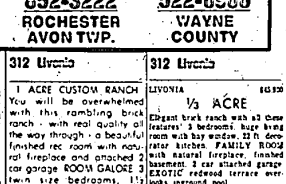
REALTORS 522-3500

BY OWNER. Cute 3 bedroom brick Ranch. Country kitchen, partially finished basement, gas forced heat, central air conditioning, 2½ car garage. Very clean & lovely. Small down payment. Assumption or mortgage. $24,500. Open Sunday 1-5 PM. Call weekdays after 5 PM 425-3443

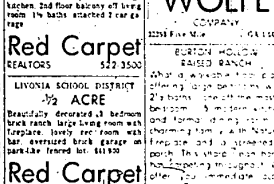
LIVONIA Sharp 3 bedroom, 1½ bath brick and aluminum colonial. Trulaire in nice area. 21ft. carpeted family room, 400 sq. ft. 2½ car garage. $37,900 or best offer. By owner. Call for appointment after 6 PM 477-4813

BOATING AND FISHING PARADISE!
ST. CLAIR SHORES,
Between 10 & 11 Mile Roads

4 large bedrooms, 2½ baths, living room, dining room and breakfast room, beautiful carpets and drapes. Kitchen with all appliances, (includes washer, dryer, and laundry sink on first floor), family room with large stone fireplace, attached 2½ car garage, power door, basement. Central air-conditioning. Lot 70 x approximately 130 ft. deep. Lot high and dry on good deep canal. Curved concrete drive and concrete patio off family room. Excellent schools and public services. $125,000. Call owner for appointment 778-1097.

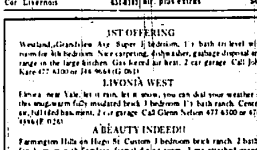


BLOOMFIELD SQUARE
$84,500
OCCUPANCY AT CLOSING
Bloomfield Township 4 bedrooms, 2½ baths, library or den, and family room, on a mile lot. Beach privileges. Or custom design your own home with our architect at no additional cost. Bloomfield Square offers hills, trees, curved street and lake lots. See this luxury home development with its many varied architectural styles.
OPEN DAILY 1 to 8 PM
Located on Strickland Drive (3½ miles West of Telegraph and North off Quarton Rd.)
GREEN LAKE REALTY
6120 W. Maple
FORCROFT BUILDING
Birmingham, Michigan
7070 Commerce Rd.
Orchard Lake Rd.
851-1027 363-1501

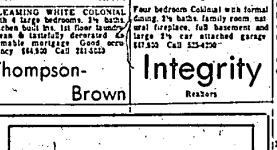


ROCHESTER
$62,500
IMMEDIATE OCCUPANCY
Builder's former model. Completely decorated, air conditioning, 2 story pillared Colonial with 3 bedrooms, 1½ baths, large kitchen, with center island, huge living dining room plus additional bonus space. Over 2,400 sq. ft. 7¼% financing available. Ask for lot #29. Call Mike Spinetta 651-0030
PULTE
Homes of Michigan, Inc.

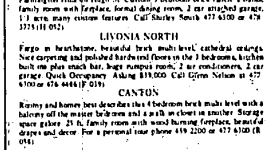
Buy the HOME You Want Now.
AND LET CHAMBERLAIN SELL YOUR HOME THE GUARANTEED WAY!



DESERVE THE BEST but can't afford it? Then see this Southfield five room brick ranch, with all aluminum trim. Attractive carpeting, drapes, shutters and light fixtures. Large patio with high brick privacy fence. $30,900. 557-6700



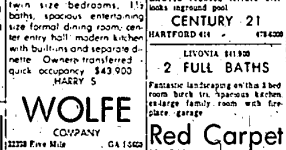
MOVE RIGHT INTO this super clean three bedroom home. Great Southfield locale. Family room with parquet floors and fireplace, recreation room, central air, attached garage with opener. $44,500. 557-6700



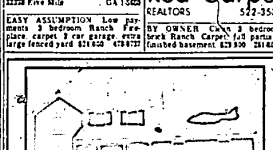
COUNTRY LIVING with city conveniences in this lovely Southfield ranch. Fireplace in living room, dining room, modern kitchen, three bedrooms, heated Florida room. Full basement, 2½ car garage. Almost an acre of gorgeous trees and landscaping with complete privacy on all sides. $52,900. 557-6700

MAJESTIC IS THE WORD for this grand four bedroom, 2½ bath Colonial situated on almost a half acre in prime Southfield area. Large family room with fireplace, dining room, breakfast area, basement, attached garage. Central air and much more. $64,900. 557-6700

Chamberlain
Southfield Village Office
26600 Southfield at 10 Mile
557-6700

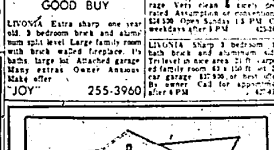


WABEEK. On a wooded ravine lot. Bi-level home with 5 bedrooms, 3½ baths, large family room and 2 fireplaces, plus central air and vacuum system. Wood deck. 3-car garage. Bloomfield schools.



WITHIN WALKING DISTANCE to ST. REGIS. This 4 bedroom, 2½ bath ranch has both family room and heated Florida room, 2 fireplace and separate heated workshop. Assumable mortgage. $74,900

EXCEPTIONAL farm home on over 10 acres of choice Rochester property. 5 bedrooms, 2 full baths and 17x24 family room with state floor. 3 bedroom tenant house, barn and outbuildings. 3 car garage.



CONSIDER APPEAL of maintenance free living in Rochester. 2 and 3 bedroom condominiums with multiple baths. Well equipped kitchen. Most with carpeting, draperies and finished recreation rooms. From $38,900

Weir, Manuel, Snyder & Rankie
851-3500 851-3500