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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. 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.

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306 Southfield Lathrup

LIVE & WORK IN OR CONVERT On Lahser, just S. of 10 Mile on 1 acre lot level. Zoned office 1 bed rooms 1½ baths all brick 2 story with basement. 2 car garage Newly carpeted and decorated Ideal for small service type of business Call for details

TRIAD REALTY
358-4663

NEW COLONIAL 3 bedroom 2½ baths Central air attached garage Choose your colors Sidewalks & trees $47,500 258-5340

MINT MOVE IN CONDITION 3 bedroom brick Ranch with 1½ baths, 2 car garage extra large beautifully wall to wall trees View carpets and drapes $32,200 Excellent starter

TRIAD REALTY
358-4663

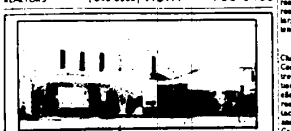
9 MILE LAHSER 6 rooms, 3 bed rooms 1½ baths, with fireplace Gas heat 1st $36,250 wooded Low $30's 32,000 down Land contract or interest Nelson Realty 557-7300

OPEN SUN. 2-5
20839 LEE BAKER of Ever green N of 8 Mile 3 room spread ing ranch 3 bedrooms, fireplace in living room, family room rec room, new carpeting on large lot $33,500

TEPEE REALTY
538-1 M. 851-3722

SOUTHFIELD
Delight in the charm of this 3 bedroom, 1½ bath contemporary in the heart of Southfield. Kitchen with built-ins, dining room, living room with beautiful view of tall pines and garden. Panelled family room with fireplace, library, wrought iron fenced yard and 4 car garage $55,000

HANNETT
REALTORS 646-6200 VISTA 755-5400



Lovely 5 bedroom brick colonial, beautifully carpeted 2½ baths, family room with natural fireplace, patio, side barbeque, first floor laundry room, full base ment, central air & appliances Stay in country style & yet commute to Lathrup Village or Detroit in minutes Many features available only $57,500 Shown by appointment

FENKELL REALTY COMPANY
835-0700

306 Southfield Lathrup

CONDO BY OWNER Good mortgage, 10 Mile west of Telegraph Desirable end unit near pool Management fee includes gas water insurance, maintenance 3 bedrooms, 2½ baths, extra bedroom in basement, air conditioning, carpeting, appliances, private courtyard Occupancy is August Priced to sell $60,900 By appointment only 356-0857

SPARKLING CLEAN
Well decorated 3 bedroom, 2½ bath Colonial on quiet Cul de sac in desirable area of Southfield Family room with fireplace, glassed in porch makes this a super buy at $49,900 (T-185)
643-0100

Cranbrook
Assoc. Inc. Realtors

BY OWNER TELEGRAPH 3 Mile area 3 Bedroom Ranch family room 2 baths, central air, new carpeting drapes gas barbeque in kitchen 2½ car garage Very good condition Priced for Quick sale $60,900 553-0148

Lathrup Village
OPEN SUN. & MON. 1-5
27256 Lathrup Blvd
3 bedrooms 1½ story beautiful ranch 2½ garage family room fully carpeted 2 fireplaces 1½ baths, rec room, farm kitchen, dishwasher built ins, washer & dryer 2 car attached garage automatic doors, 100 X 150 ft lot Out of state owner must sell Only $44,500

CARTER
REALTOR
398-0200 or 398-7242

LATHRUP 18310 Rainbow Cul-de-sac 3 bedroom brick ranch heated swimming pool family room with fireplace formal dining room central air 2 car attached garage built in kitchen sprinkler system Call for appointment

VISTA 755-5400

306 Southfield Lathrup

COLONIAL 3 Bedroom, family room with fireplace, large country kitchen, full carpeting, 1 car attached garage, extra large lot $40,900 557-1487

Charming Colonial
On beautiful shaded lot, offers central air 4 bedrooms, 2½ baths, 2 fireplaced family room, first floor laundry and extras in cherry kitchen $73,900

643-2300
CRANBROOK
Assoc. Inc. Realtors
Birmingham

HOME FOR SALE, by owner 12 Oaks Lahser rd. Ranch 3 bd. 1½ story brick & aluminum 3 car garage 4 bedroom third den, new kitchen & bathroom, dishwasher, disposal, double range oven, side by side refrigerator freezer Natural fireplace in 18'x13'6 living room, studded room, cedar closet, full basement, new carpeting Fenced yard Close to United Nations School, St. Ives & Highland Baptist Christian School $59,500 Shown only Call for appointment Days 335-7797, evenings 353-1857

SOUTHFIELD Air conditioned 3 bedroom 1½ bath Ranch, 2½ bath master, large newly carpeted family room with raised hearth, attached garage, immediate occupancy Shown by Owner $53,900 557-0095

BEAUTY
ON CUL DE SAC, 3 bedroom ranch, scenic area, clean, tasteful decor Great Price-Terms

Century 21
Gene Darke Realty
851-8700

BY OWNER 3 bedroom 1½ baths Colonial on large pie shaped lot Panelled family room with brick fireplace, large country kitchen, carpeting throughout, full base ment 26' x 17' redwood deck Gas grill attached 2 car garage $53,900 557-3726

SOUTHFIELD
Spacious brick ranch on over half acre treed lot, 3 bedrooms family room and fireplace 1½ baths, large patio attached garage Excellent value $47,500

LATHRUP VILLAGE
Charming 3 bedroom 2 bath Cape Cod, newly decorated on beautiful tree lined street Many custom features home features central air panelled library fireplace in living room and basement 3½ car attached garage all kitchen appliances priced to sell at $53,500 Call Florence Abel or Judy Stein 569-6181
The Durbin Company

SOUTHFIELD Addison sharp 3 bedroom ranch fireplace, family 3 fully carpeted 80 x 122 lot Assum able mortgage
KIN KAY 751-3000

LATHRUP By owner, charming Cape Cod in lovely neighborhood, large bedroom family room rec room bathroom private backyard $53,900 After 5 PM 569-4538

306 Southfield Lathrup

BIRMINGHAM SCHOOLS on executive 6 bedroom tri-level, 2500 sq ft living space 21 ft. paneled family room with raised hearth fireplace, panelled rec room, breakfast room, formal dining room, all carpeted, laundry room 2½ baths, patio, 2½ car attached garage with automatic opener By owner $68,900 646-3579

306 Southfield Lathrup

A Country Setting
for the 3 bedroom brick ranch on a treed lot, family room full fireplace in living room, enclosed porch Terms available Priced at only $36,5 Call JERRY MORRIS

Norwood
No 12, Inc. 478-2000

LATHRUP VILLAGE Sharp 3 bed room ranch Convenient location, 2 years old 2½ car attached garage 1st floor laundry 2 baths family room, dining room, central air but laundered Beautiful yard and patio By owner $57,500 569-2076

"Newly Weds"
Tastefully decorated 3 bedroom with modern kitchen plus dinette carpet throughout, gas heat, shade trees and screens 1½ car garage FHA-VA $18,900
ALGER F.
QUAST
REALTORS 538-2000

LATHRUP by owner, ranch, 3 to 4 bedrooms, 1½ baths, fireplace, carpeted, spacious kitchen, $40,500 Open Sun 12 to 5 PM 569-2720 or 569-7740

306 Southfield Lathrup

OPEN SUN 2-5
E of Evergreen S of 9 Mile
18800 GREENWALD Don't just drive by stop in and see this gorgeous custom 3 bedroom ranch 2 car attached garage finished basement with wet bar kitchen with built ins, stream home nestled among the trees Asking $60,900

CENTURY 21
Hartford 401 537-6800

LATHRUP VILLAGE
Unusual layout, fireplace in living room country kitchen 3 bedrooms, one with own bath and dressing room, attached garage Gorgeous lot $50,900

CAMBRIDGE VILLAGE
Neat 3 bedroom ranch on lovely lot, full basement, 2½ car garage immediate occupancy Owner must sell $37,900
Ask for Joe Tannehaus
569-1000 537-6000

Chamberlain

SOUTHFIELD 3 bedroom brick and aluminum ranch, has large kitchen, carpeting 780,200 ft. lot IRC Marksberg 476-1420

306 Southfield Lathrup

OPEN SUN 2-5
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Ask for Joe Tannehaus
569-1000 537-6000

Chamberlain

SOUTHFIELD 3 bedroom brick and aluminum ranch, has large kitchen, carpeting 780,200 ft. lot IRC Marksberg 476-1420

306 Southfield Lathrup

SOUTHFIELD-N of 13 Mile W of Southfield neat executive 3 bedroom colonial, family room, attached garage $43,900
RAVINE OF SOUTHFIELD roughly 1 acre trees, stream Gentleman's lot treed $13,500 Also other homes HAROLD A. HEDINGER INC 569-4400

SAN MARINO VILLAS
A fine residential community offering lovely sloping and treed lot sites
Custom 3 bedroom, 2 bath ranch Finished rec room, spacious living room with fireplace, central air 2 car attached garage with opener many extras Asking $67,500
ALSO
Elegant quad level on beautifully landscaped 120x156 lot Circular drive, side entry garage Gracious formal living room and dining room, panelled family room with fireplace and wet bar lovely panelled library, 3 spacious bedrooms, 2½ baths, 1st floor laundry, under ground sprinklers and much more Asking $69,900

FANTASTIC VALUE 4 bedroom colonial, 22 ft master suite with walk-in closet, spacious family room with fireplace 1½ baths, attached garage openers and central air Landscaped treed lot in every way Asking $48,900

UNUSUAL FIND Excellent 3 bedroom brick ranch, professionally landscaped lot with sprinkler system Panelled family room with fireplace, lovely terrace full tiled basement, 2 car attached garage with opener, central air conditioning, air filter, beautiful decorating throughout Only $50,900

CLOSE OUT BUILDERS MODEL
Excellent location close to South field Center and commuting facilities 3 bedroom brick ranch, central air, spacious family room with fireplace and wet bar, 1st floor laundry, 2 car attached garage Fully sodded front Immediate possession Low $50's

POMEROY
559-3344

BY ORIGINAL OWNER
Walk To Birmingham Schools
New listing Greenbriar Sub North of Lincoln 23000 Sq. Ft. 4 Bedroom custom Ranch On quiet Cul-de-Sac Full basement finished Rec room 3½ baths, country kitchen with built ins 2 Fireplaces, formal dining 1st floor laundry Glassed porch off family room fenced yard Attached garage with opener Walk in closets 4 Years old Mirrored vanities $62,900 SAVE $6000 THIS WEEK ONLY Qualified buyers only Call for appointment

642-1434

308 Rochester-Troy

BY OWNER
TROY warm and inviting 2,000 sq ft brick and aluminum colonial with cathedral ceilings 3 rooms custom panelled 2 fireplaces, family room with arched raised hearth fireplace, fully landscaped & professionally decorated, central air, 12 ft stained custom screened porch 24 x 12 stone patio with built in grill Custom extras throughout Assumable mortgage 7¾ 25yrs $400 month Priced to sell $57,900
879-1638

Rochester Glens
A fine community of custom built homes in a setting of trees and rolling terrain
- colonials with country manor floor plans
- multi-level homes with easy step downs to entertainment areas
- cape cods with room to grow
- ranch styles with sunken dens & natural fireplaces
- huge family rooms and more!

PRICED IN THE MID $60's
Some models soon to be completed Buy now and save $2,000
Your deposit holds lot and price
Over 70 Deposits Already Taken
Open Daily 1-8 pm exc Thurs & Sat 1-5 pm Sun 12-7 pm
Model Phone 652-0213
Sales by impact marketing services

308 Rochester-Troy

CONVENIENT AREA Birmingham schools 3 bedrooms 1½ baths, basement, 1st floor laundry, hardwood floors, living room, dining room, and panelled family room Patio Comfortable house, made special by good neighbors, right for commuter, children MAPLE ASSOCIATES 642-6300

LAST CHANCE for 7¾% money at GEORGETOWN
We will buy your home at market value
CALL 334-7830

TROY Somerset Woods by owner Lovely 4 bedroom, 3½ bath colonial on wooded lot, living room and formal dining room, kitchen and breakfast area open one family room with fireplace and built in bookshelves Quality carpeting and drapes throughout, central air, charming patio with gas barbeque, excellent condition $71,500 643-7360

AT ROCHESTER
Sharp 2 bedroom home with fireplace and modern kitchen on a 100 x 250 foot lot with lots of trees Breezeway, full basement and 2 car attached garage, Excellent location, $39,900

Weaver Real Estate
Rochester 651-8140

APPROXIMATELY ½ acre 1 bedroom brick colonial Air conditioned, side entrance garage Family room with fireplace, bookshelves and doors 1½ baths Close to Lake Orion schools Low $40's 693-6000

ROYAL OAK Must see inside to appreciate the livable features Smart brick ranch 3 bedrooms, 2½ baths, family room, rec room with wet bar Dishwasher disposal, carpeting, curtains, drapes, gas BBQ It's a honey! Priced to move
The Brey Co 645-1744

EXCELLENT PRICE
JUST LISTED 4 bedroom 2½ bath Colonial with many extras Central Air, complete Burglar Alarm system, 1st floor laundry, full carpeting, 2½ car attached garage with opener PLUS fireplaced family room all built in kitchen Close to shopping $63,900
ASK FOR BOB TENNANT

chamberlain
646-6000 435-6136

TROY BY OWNER Newer bi-level 4 bedroom 1½ bath family room 2 car garage extra storage, excellent condition Close to Lake $45,900 Assumable 7¾% mortgage Village Woods Sub 689-7424

ROCHESTER SCHOOLS beautiful modern cape cod, on 3 rolling wooded acres 1 miles north of Auburn 4 bedrooms, 2½ baths formal dining room full panelled with oak basement, 2 fireplaces, carpeted through out many other features included attached 2½ car garage, intercom system and inground pool By owner $68,500 752-9462

Charming
3 bedroom brick ranch on 2½ acres of high rolling land with lovely view All new kitchen and appliances loads of storage walk-out basement $62,500

Owner Anxious
to sell this 3 bedroom brick ranch family room attached carport fenced rear yard, full finished basement with office or sewing room $63,900

SNYDER KINNEY & BENNETT
ROCHESTER 651-8100

ROCHESTER 3 bedroom ranch 2 baths, garage patio on ½ acre Close to schools shopping churches $44,100 651-4900

OPEN SAT SUN 1-5
Troy By Owner Lovely 4 bedroom Colonial in Troy's finest subdivision Living room and formal dining room Kitchen and breakfast area opens onto 20 foot panelled family room with fireplace and built in bookcases Fully carpeted and draped Excellent floor plan, central air 2½ baths basement, 1st floor laundry mud room 2 Car attached garage Completely landscaped level lot Paint Walk to elementary schools swim tennis club membership available Must rent! Low Ready to move in $72,900 643-6094

308 Rochester-Troy

TROY WINDMILL POINT
Long Lake Rd between John R and Dequindre New 3 & 4 bedroom homes full basements, family rooms, fireplaces and many more extras All have been REDUCED for quick sale No reasonable offer will be refused
FROM $40,000
Models open daily 1-7 PM
CUMMER MANCIC REALTY
689-0411 689-5549

TROY 3 bedrooms, large living room, dining room & kitchen, acre, 66 ft. pool $29,900 After 6 PM 689-5388

IMMEDIATE OCCUPANCY
Keatington Hills
From $49,950

COLONIALS RANCHES
QUAD LEVELS
With private beach on 240 acre Lake Voorhies

BING
MASTER BUILDER
391-1565 or 338-4033
ROCHESTER

BY OWNER 4 bedroom Colonial 2½ baths family room 1st floor laundry Library Excellent condition Basement to school and town 651-3487

HAZEL PARK
PASS
WINNER

Building permits issued by the Department of Buildings and Safety Engineering, City of Hazel Park, during the week ending June 25, 1976, total 209. Of that total, 209 were issued to HAZEL PARK residents and 0 were issued to NON-RESIDENTS.

IMMEDIATE OCCUPANCY
$57,235
ROCHESTER SCHOOLS
2 story colonial over 2,400 sq ft 3 bedrooms 2 car attached garage, formal living room, formal dining room plus additional bonus space Ask about lot #34
Call Mike Spinella
651-0030 or 851-5700
PULTE
Home of Mich., Inc

ROCHESTER save $6,000 4 bedroom colonial golf course view immaculate $77,500 OPEN SUN 12-5 652-2389

309 Northville-Novi

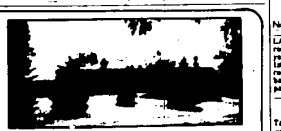
Northville Area
9971 W Seven Mile Beautiful Home Completely updated throughout Fine gas rights (no gas bills) Four bedrooms, 1st floor laundry Three acres $68,900

Real Estate One
851-1904

NORTHVILLE NOVI
Sellers loss can be your gain First offering on this BRAND NEW custom built 1540 square feet home in lovely Pioneer Meadows Must be sold Call now to make an offer

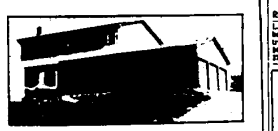
Mark VII
Real Estate
464-0400

BEAUTIFUL SETTING Overlooking wooded 3 bedroom ranch, family room with fireplace, 2½ baths, central air & appliances Many extras Priced at only $57,900 Shown by appointment only



CUSTOM BUILT RANCH with 5 bedrooms and 2 full baths 13x27 lower level family room and country kitchen with built ins and breakfast area 3 fireplaces, study room, kitchen and lower level $59,700 651-3500

ATTRACTIVE 3 bedroom ranch with 2½ baths family room with raised hearth fireplace and large basement, recreation room with wet bar Excellent mortgage assumption Bloomfield schools $68,500 851-5500



EXCEPTIONAL VALUE at $57,900 This 4 bedroom bath and a half colonial has a full basement and features a living room with fireplace, family room, separate dining room and three car garage (651-3500)

WEST BLOOMFIELD OFFICE
7295 Orchard Lake Road

ROCHESTER OFFICE
1205 W. University Drive

Weir, Manuel, Snyder & Ranke

LAKE AREA LIVING...

Offered by Your Lake Area Realtors

5.9 SECLUDED ACRES on LITTLE SILVER LAKE
Unique 3 bedroom ranch with 1½ baths, ranch beach plus 700 ft of spring fed channel joining one side of the property. Last minutes from X-way or shopping Shown by appointment only. $69,900 Land Contract terms Call 629-2214

LAKE FENTON CUSTOM BUILT
Choose your own colors on this 3 bedroom all cedar lake home. This home features family room, 2 fireplaces, decks, 2 baths, plus Call today for an appointment 629-2214

CUSTOM RANCH ON 5 ACRES
All custom and quality on this 6 bedroom ranch set on 5 acres, 2 fireplaces, 3 bedrooms, 1½ baths, lots of beauty point, and carpet. To view this fine offering call 634-4475

OPEN SUNDAY
11 A.M. - 5 P.M.

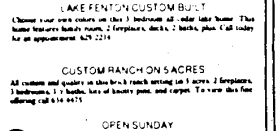
Century 21
HOLLY (313) 634-4475
FENTON (313) 629-2234
PARK PLACE, LTD. Hundreds of Listings To Choose From

JUST LISTED
Try the extra sharp treated ranch in Wolverine Village

Boasting 3 bedrooms up and 1 down, family room with fireplace, recreation room with wet bar and much more! This home is a MUST SEE on a great area. $44,200

WEST BLOOMFIELD AREA
3 bedroom home with possibility of 4 bedrooms, natural fireplace, over 2000 sq. ft., full finished basement, 2½ ft. sun porch, 11 ft. patio and an extra large 234x124 ft. lot with Middle Straits Lake privileges. Easy land contract terms and a price of $54,900

Niebauer Realty
624-3015



A glorious array of trees surround this all new four bedroom Dry Le Colonial. This fine executive home has many unique features including 2½ baths, family room, formal dining room, as opposed by a fireplace, insulated doors for your added appearance and many more custom features. $80 ft of privileged beach on area golf courses and subdivisions, four seats and much more $66,900.00

R.D. Shimmin, Inc.
REALTY WORLD 363-1591

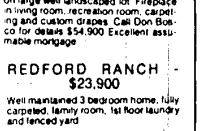
JUST LISTED
Immaculate 3 bedroom, 1½ bath ranch on large well landscaped lot Fireplace in living room, recreation room, carpeting and custom drapes Call Don Bosco for details $54,900 Excellent assumable mortgage

REDFORD RANCH
$23,900
Well maintained 3 bedroom home, fully carpeted, family room, 1st floor laundry and fenced yard

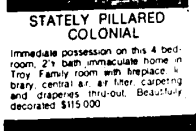
NEW LISTING
Immaculate brick ranch offers 3 bedrooms, large living room with fireplace, full basement, central air, hardwood floors, and excellent landscaping Across from Hammond Lake Asking $44,000 Call Don Bosco for details

400 Ft of LAKE FRONTAGE
Enhance this exciting contemporary nestled among 7 acres of towering pines This 7000 sq ft home offers total privacy and elegant living 5 bedrooms with private decks and 4½ baths are only a beginning Call for details

SPACIOUS - CUSTOM RANCH - SOUTHFIELD
On beautifully landscaped lot 3 bedrooms, 1½ baths, hardwood parquet floors, double closet thru out Immediate possession $37,200



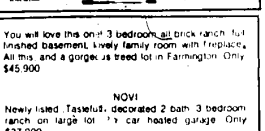
FARMINGTON - HILLS - MUST SELL - OWNER ANXIOUS
Immaculate 3 bedroom, 1½ bath ranch on large well landscaped lot Fireplace in living room, recreation room, carpeting and custom drapes Call Don Bosco for details $54,900 Excellent assumable mortgage



STATELY PILLARED COLONIAL
Immediate possession on this 4 bedroom, 2½ bath immaculate home in Troy Family room with fireplace, library, central air, air filter, carpeting and draperies thru-out. Beautifully decorated $115,000

Cranbrook REALTORS
ASSOC. INC.
FARMINGTON HILLS
31455 Northwestern Hwy.
626-8700

SPECIALIZING IN CUSTOM HOMES



Now is the time to build the home you have dreamed of Available plans or our architect will design your personal home Build on your lot or ours Custom Quality Building Lots in W. Bloomfield, Oxford and Independence Township

COME IN AND SEE US!

666-2770 ACCENT 363-8431

You will love this one! 3 bedroom all brick ranch full finished basement, lovely family room with fireplace, All this and a gorgeous treed lot in Farmington Only $45,900

NOVI
Newly listed Tastefully decorated 2 bath 3 bedroom ranch on large lot ½ car heated garage Only $37,900

LAKEFRONT
3 bedroom ranch Ouaker made kitchen (homemakers delight) 2 fireplaces family room master bedroom and living room face lake Deck 2 car garage Land scaped What a beautiful place to relax! $54,500

WEST BLOOMFIELD
Maple and Orchard Lake
Snow to shovel? Lawns to mow? Trim to paint? Do you say NO? First floor 3 bedroom No-Care Condo for $58,950 It's loaded! Call us PRONTO!

WEST BLOOMFIELD
Professionally decorated 4 bedroom Colonial in prestigious Rutledge Park Sub, ceramic tile in foyer, Solarium floor in kitchen, Central Air, wet bar in recreation room and a gas grill are just a few of the special features in this beautiful home for $77,500

Century 21
Fair Towne
851-0900

VILLAGE ACRES - NEW HOMES
THREE BEDROOM COLONIAL Family Room with fireplace, Full basement and 2 Car Attached garage, 1565 sq ft $47,950
THREE BEDROOM RANCH with full basement 2 full baths, family room with fireplace and 2 car attached garage $47,450
FOUR BEDROOM COLONIAL Formal Dining Room, Full Basement, and 2 car attached garage $47,450
QUAD 3 BEDROOMS and den, two full baths, Family Room and basement, 2 car attached garage $48,490
Prices include lot, community water and allowances for septic, carpeting, and light fixtures

Century 21
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"of the lakes"
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UNION LAKE