308 Rochester-Troy

Fairview Farms
IMMEDIATE OCCUPANCY
$57,215

Rochester Schools. 2 story colonial over 2400 square feet. 2 car attached garage, formal living room, formal dining room, plus additional bonus space. Ask about lot #34 Also about lot #135
Call 652-4550 or 851-5700

PULTE
Homes of Michigan, Inc.

308 Rochester-Troy

Rochester Farms
IMMEDIATE OCCUPANCY
$55,845

Brand new 2 story colonial home. Approximately 2100 square feet of living and bonus space plus full basement and 2 car attached garage. Lovely cul-de-sac lot. Ask about lot #135
Call 652-4550 or 851-5700

PULTE
Homes of Michigan, Inc.

308 Rochester-Troy

Rochster 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 cozy step-down entertainment areas
- cape cods with room to grow, ranch styles with modern demand

Some Ready to Move In

- Site 9
  Model Ranch
- Site 8132
  4 bedroom colonial with den $68,400
- Site 85
  Model Colonial $63,500
- Site 876
  Tri-level $64,900

Deposit holds lot & price
Open Daily 1-6 Closed Thurs
Sales by IMPACT MARKETING SERVICES OR
652-0213 CALL YOUR BROKER

Sun Inspired Homes
Dramatically designed & custom built Contemporary in Rochester, featuring cathedral ceilings & special window treatment. 1,800 sq. ft. includes 4 bedrooms, 2½ baths & 30 x 12 ft deck adjoining master bedroom suite & breakfast room. Very reasonably priced at $71,800
851-1397

309 Northville-Novi

NORTHVILLE
Country Setting
Custom built 2 bedroom ranch backing to the golf course. Including dining room, rec room, attached 2 car garage and more. Asking $49,900
Century 21
HARTFORD S 261-4200

309 Northville-Novi

BETTER THAN NEW
Custom 3 bedroom ranch in desirable Cottonwood Hills on one large lot. Beautifully decorated and newly carpeted throughout. Spacious and handy kitchen with excellent eating space and a cozy fireplaced family room. Master bath, side entry garage and a huge basement. Perfect location with Northville Schools. Don't miss this one! $54,500 Call 476-5700
Thompson-Brown

NORTHVILLE. By owner. 3 bedroom bungalow type. Full dining, large corner lot walk to everything. $38,500 349-6726

NORTHVILLE, by owner. Custom featured 3 bedroom Colonial, formal dining room, family room with fireplace, first floor laundry, full basement, central air, underground sprinkler system. Beautifully decorated, well maintained, many extras, quality throughout. $67,500. Assumable 7¾% mortgage or balance of $52,200 enabling payments $330 including taxes 348-7723

309 Northville-Novi

NOVI
ROOM TO SPARE
THIS 3 BEDROOM BRICK RANCH has a big 17x30 ft. spare room that could be a den, library or sth bedroom. It also features central air conditioning, 12x28 ft. living room, formal dining room, huge 13 ft. country kitchen, spacious 13 ft family room, carpeting, lovely terrace, 1½ car attached garage. Only $39,900 at 40000 Ten Mile in Walnut Creek, Novi
RYMAL SYMES
478-9130

NORTHVILLE OWNER sale. Lexington Commons, 4 bedroom Colonial, premium lot overlooking Commons. Central air, carpeted living family room, natural fireplace, 2½ baths, professional landscaping, buyers only. June occupancy. 667-3481 348-1304

309 Northville-Novi

Open Sat.-Sun. 12-5PM
NORTHVILLE
Something Extra Special $63,900 400 Welch, N. of 8 Mile, W. of Novi Rd. Elegantly decorated, immaculately maintained, 3 bedroom colonial in Northville's finest of neighborhoods. Offering natural fireplace, formal dining room, lovely decked patio, door-wall walk-out, graceful landscaping, huge basement & plush carpeting.
Host The Sellers's 349-2363

NORTHVILLE TWP
New home within walking distance of town. 3 full baths, 4 bedrooms, country kitchen, full basement, attached garage. $68,700
RIZZO
REAL ESTATE
349-9460

NOVI
JUST ADD JULIET
A ROMANTIC BALCONY and door wall off the master bedroom distinguishes this country heritage condominium in Olde Orchard Association. Formal to family room gives access to a private patio. Stunning rust carpeting and decorator drapes. Formal dining room, modern kitchen with range, refrigerator, dishwasher and disposal. Full basement, 1½ baths. A great value at just $28,900. See it at 24611 Olde Orchard, Novi.
RYMAL SYMES
478-9130

311 Homes For Sale Oakland County

3 ACRES
Attractive 3 bedroom ranch, huge country kitchen, first floor laundry, small barn for the horses $33,900

DUNHAM LAKE
Estate, unique, oriental design, 3 bedroom home, full stone fireplace in family room, 3 baths, inside fleuring fountain, beautiful view from three large decks. $53,900

DUCK LAKE
PRIVILEGES. 2 bedroom home, family room, peaceful setting of pine and large trees on a 100 x 178 ft. lot. Land contract terms $24,900

LAKEWOOD VILLAGE
New contemporary 3 bedroom ranch, 2½ baths, lake privileges on Lake Nora. $58,900

CARRIAGE REALTY
8649 at Milford Rd.
437-4137

BERKLEY
SOMETHING SPECIAL!!!
That's this Brand New Construction ready for immediate occupancy!! This 4 bedroom 1½ bath Colonial features carpeting throughout, drapes, washer in the very country kitchen, insulated windows and decorator tile baths. All for just $31,900
559-8333
AETNA REALTY

311 Homes For Sale Oakland County

MADISON HTS
OPEN SUNDAY 1-4
1740 MILLARD (S. of 10 Mile, E. off Campbell) Free offering on this sharp 3 bedroom brick ranch with 1½ baths, large family room (32x11) with fireplace, center island kitchen, tiled basement, fenced backyard and room for a 2 car garage for only $41,900
SNYDER
KINNEY & BENNETT
Parker Associates
851-0300

SHELBY, approx. sq. ft. colonial, 4 bedrooms, 2½ & 1½ baths, air conditioned, formal dining, finished basement with 12 ft. wet bar, landscaped with sprinkers $71,900 652-3135

CLARKSTON HOME 8½ ACRES
Prime location with Clarkston River frontage. Close to the Village, schools and I-75. The outstanding offering includes 4 bedrooms, fireplaced family room, outdoor pool and many bonus features. $78,500
HARGREAVES & PILARCIK
625-1122

CUSTOM CAPE COD
Features double master suite with dressing room, beamed ceilings, five bedrooms, 4 full baths, family room with fireplace and Lake Vanrhea privileges. New only $82,900
CRANBROOK
Assoc. Inc. Realtors
645-5790

Great Family Area
Children can walk to elementary school located in subdivision. A great family home featuring 3 bedrooms, fireplaced family room, central air, gas BBQ, AM-FM stereo, paved patio and fenced yard. All only $38,900
CRANBROOK
Assoc. Inc. Realtors
645-5790

312 Livonia

YOUNG MODERNS
Super sharp, clean, A-1 ship shape home. Three generous rooms, large kitchen with built in dishwasher, carpeted throughout. Must see to believe. Only $23,900
HARRY S
WOLFE
COMPANY
32398 Five Mile GA 1-5660

LIVONIA
Clarenceville School District. Sharp & clean aluminum 3 bedroom ranch. Wood burning fireplace in the 22 x 18 beamed ceiling family room. Door walls in family and dinette. Also shag carpeting. $27,500
chamberlain
476-9100

Settle Estate
LIVONIA 3 bedroom family room on 12 ft. frontage. Paved street. Immediate occupancy. $24,900
LOVE
422-9278

312 Livonia

SUPER SHARP
Beautifully decorated and clean clear through in this 3 bedroom split level with loads of storage. 1½ baths, family room with natural fireplace, dining room, carpeting throughout, 1 car garage. Excellent assumption. $43,900
Cardinal
West, Inc. 522-5333

CITY FARMER
Two acres is the setting for this 3 bedroom, 1½ story home featuring a large living room and dining ell, full basement and a 2 car garage. Horses allowed. Asking $52,900
HARRY S
WOLFE
COMPANY
32223 Seven Mile 477-4733

EXTRA NICE 3 bedroom ranch. 2 baths, master bedroom has own bath. Family room, natural fireplace, attached living room. Finished garage, full basement. Convenient to shopping & Xways. Immediate occupancy. $34,900
GEORGE O'LEARY REALTOR
464-1000

BARGAIN BUNGALOW
Land Contract Terms available with this 3 bedroom aluminum siding home. Features a 22 ft. living room, large dining room and garage. Fall Occupancy. $25,900
HARRY S
WOLFE
COMPANY
32223 Seven Mile 477-4733

QUAD LEVEL
Become the first to see this beautiful nearly new 4 bedroom quad level located in one of Livonia's choicest areas. A real family home that is situated on a quiet cul-de-sac and features sunken family room with fireplace, 4 large bedrooms, dining room, eat-in kitchen, finished basement, garage plus a fenced backyard. A real buy at only $45,500
HARRY S
WOLFE
COMPANY
32398 Five Mile GA 1-5660

OPEN SUN 1-4
13154 HALLER
S. of S. Mile E. of Middlebelt
If You Have A LARGE FAMILY
This Is Your House
3 bedrooms & den, large lot, maintenance free interior, swimming pool, 1½ car garage, formal dining room, large kitchen, eating space, tiled & panelled basement with fireplace. Public transports. Low & Much Much More. Priced in Mid Thirties
MOVE IN IMMEDIATELY
Owner Transferred
Milligan Realtors
427-5050

RED WING TICKET WINNER
Tom Cassis
16267 Edgewood Drive
Livonia, Mich. 48154
But you must call the Promotion Dept. of The Observer & Eccentric by 5 p.m. Friday November 26, 1976, to claim your TWO FREE RED WING TICKETS. 261-8600, ext. 209

CONGRATULATIONS!

RANCH ON LARGE LOT
An all brick 3 bedroom ranch with a modern kitchen. This home is in beautiful condition and maintenance free with an oversized 2½ garage. All on a ½ acre treed lot. $30,900

LAND CONTRACT
Buckingham Village. 3 bedroom brick ranch, dining room, 2½ baths, central air, finished basement, 1½ car garage. $3000 to assume $273 monthly payments 843-9300 Open Sun. 1-5 Owner Days 351-6400 Ext. 422 Evenings 525-8464

SPACIOUS LIVING
For more living area look at this very attractive tri-level with a warm charming family room, 3 large bedrooms, 1½ baths, a kitchen with all built-ins and an attached garage. $42,500
HARRY S
WOLFE
COMPANY
32398 Five Mile GA 1-5660

LARGE RANCH
You'll love the neighborhood, the tree lined streets, this attractive brick ranch, a full tiled basement and an oversized 2 car garage and so convenient to everything. 3 good sized bedrooms, gas heat, and priced to sell at $33,900. Ideal for your first home
HARRY S
WOLFE
COMPANY
32398 Five Mile GA 1-5660

SPECIAL SPECIALERS
Sharp 3 bedroom brick ranch that is close to everything. 16 ft. living room with dining area, finished basement, florida room, 2 car garage. EXCELLENT ASSUMPTION. Only $34,900
1st United
JERRY F. EDWARDS & ASSOC.
477-4700

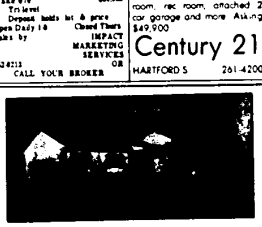
FOUR BEDROOM brick ranch, 1½ baths, partially finished basement, carpet, close to schools, 8% mort. gage, can be assumed. Immediate occupancy. $33,500 553-4360

BOTH OPEN SAT. & SUN. 1-4
WAREEK, 2142 COACHWAY (South of Long Lake Road, East off Middlebelt—Follow signs) Exciting new Cathedral contemporary ranch with 3 bedrooms, study area, 2½ baths, sunken living room and conveniences per each fireplace. Many other deluxe features. Reduced for immediate sale at $127,900.

BLOOMFIELD ON THE LAKE, 3204 BLOOMFIELD SHORE DRIVE (South of Lone Pine. West off Middlebelt). This tri-level (Colonial offers) exceptionally large bedrooms, library or fourth bedroom, plus 21 ft. family room with fireplace. Two story foyer with circular staircase, wood deck patio and custom decor make this home a show place. Immediate occupancy and realistically priced at $122,900.

OPEN SUNDAY 1-4
COVINGTON BY THE LAKE, 4273 MONAT COURT N. (East of Orchard Lake Road, lake Shoreview Drive, South off Long Lake and follow signs). Great floor plan and superb decor on this 1972 built lakefront Colonial. 4 large bedrooms, 2½ baths, full brick fireplace and step down family room make this a lovely home ready to move in before Christmas. Many other extras including self cleaning oven, carpeting, drapes, plus much more. Bloomfield Hills Schools $115,900

SNYDER, KINNEY & BENNETT
PARKER ASSOCIATES
851-0300

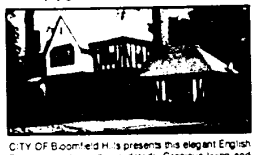


HOWELL AREA
Immaculate aluminum sided, riverside country ranch with finished walk-out basement, complete with natural stone fireplace, 2 baths, 2 car attached garage, 30x32 pole barn, all setting on 3 professionally landscaped acres. $47,500, terms. 313-629-7785

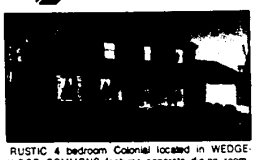
LAKEFRONT home with warm, cozy interior. Panoramic view of lake from lovely open living room. Master bedroom features natural fireplace (his and her bathrooms), and study area. Exterior features free-form decking leading to sandy beach and 250 feet of lake frontage.

SHARPLY decorated Colonial in area of fine family homes features large family room with brick wall fireplace, three bedrooms, and fully finished recreation room. Convenient to schools, day care center and shopping. This home is priced to sell at $42,500. Call our office for an appointment.

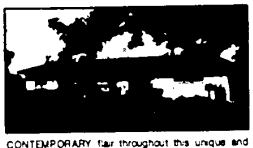
Hannett, Inc. Realtors
2523 W. MAPLE
at Cranbrook
646-6200
BIRMINGHAM
Michigan 48009
646-6200
REALTOR



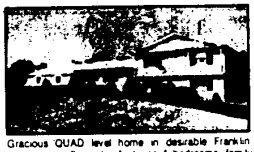
CITY OF Bloomfield Hills presents this elegant English Tudor home (recently up-dated). Gracious living and dining rooms, private library, 3 fireplaces (one in Master Suite) and large spacious bedrooms plus exciting lower level game area just in ht at the many amenities of this fine home.



RUSTIC 4 bedroom Colonial located in WEDGEWOOD COMMONS features seperate dining room, panelled library, fireplaced family room and modern kitchen with breakfast nook. Delight in the nature areas which feature bike paths, tennis courts and play area, right out your back door. Owners transferred!



CONTEMPORARY flair throughout this unique and lovely ranch. Spacious living and dining room, light airy kitchen all beautifully situated on rolling treed lot with private drive. Many extra features abound in and out of this home. Barbecue house with fireplace makes entertaining a pleasurable experience.

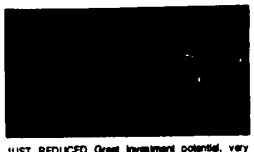


Gracious QUAD level home in desirable Franklin boasts open floor plan featuring 4 bedrooms, family room, dining room and finished recreation room (great for entertaining). Fireplaces in living room and family room, marble foyer, parquet flooring are just a few of the excellent appointments of this custom home.

FOR THE DISCERNING BUYER, elegant Colonial in Franklin features exceptional living space. Four bedrooms, family room with full brick wall fireplace, library, kitchen with built-ins, first floor laundry and powder room. Treat yourself to an inspection today.

ELEGANT brick ranch, a handsome home with minimum upkeep features elegant parquet flooring in living room, dining room and also in the spacious foyer. Many custom features include burglar and fire alarm system, 25 x 16 porch, sprinklers and gas grill. Call our office today for more details.

MAINTENANCE FREE living in the beautifully decorated CONDO in Farmington Hills. Convenient location and access to lovely Clubhouse and pool for fitness. Call [illegible] for a change of life. $38,900.



JUST REDUCED. Great investment potential, very charming 2 bedroom duplex. Live in one, rent the other. Well priced. For more information call our office.

Hannett Inc. 646-6200

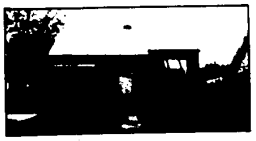
GREEN LAKEFRONT
Brick ranch with four bedrooms, large living room, with fireplace, and lower level recreation room. Ideal beach and house for children. Large deck and metal dock have panoramic view of Green Lake. Immediate Occupancy $69,900

WEST BLOOMFIELD
Ranch with three bedrooms and 2½ baths partially finished basement has a wide open living room, family room and dining room. This large lot has trees, a fenced rear yard with storage shed. Call now to see. $39,900

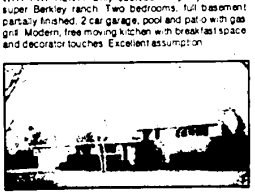
MODEL HOME CONDITION
3 bedrooms plus 21x25 expandable area for bedroom or use your imagination. 1½ baths plus roughed plumbing for Master Bath. This West Bloomfield Colonial is on a large corner lot. Call for appointment. $58,500

FARE KEIM REALTY
NORTHVILLE
681-5700
642-3500
41120 Orchard Lake Rd.
West Bloomfield, Michigan

MAINTENANCE FREE brick bungalow with three bedrooms, full basement, dining room, Florida room, 1½ car garage and central air. Carpeting and all appliances stay. Convenient Berkley location, close to everything. Just reduced to $33,450



WHY PAY RENT? Only $23,900 will put you in this super Berkley ranch. Two bedrooms, full basement partially finished, 2 car garage, pool and patio with gas grill. Modern, free moving kitchen with breakfast space and decorator touches. Excellent assumption.



MINT CONDITION Tri-level on premium size lot with many trees. This well kept home features three bedrooms, 2½ baths, family room, large laundry and 2½ car garage. Excellent assumption. Asking $54,900

REAL ESTATE PROFESSIONALS
649-0200

SUITE 123
SHEFFIELD OFFICE PLAZA
3250 W. BIG BEAVER ROAD
TROY, MICH.
649-0200

SOUTHFIELD

19183 CORAL GABLES, OPEN SUN. 1-4 (1 MILE EVERGREEN). Enjoy this tranquil secluded setting amid Blue Spruce trees just a few conveniences. Nicely maintained 3 bedroom ranch with fireplace, 2 car attached garage, full basement, freshly painted, walk to Civic Center and playground. Only $34,900

21741 KALONG CIRCLE WEST, OPEN SUN. 1-4. BEAUTIFUL SAN MARINO VILLAS (12 MILE INKSTER). Outstanding 3 bedroom ranchlike brick ranch on breathtaking treed and landscaped lot. Large living room with fireplace, plus oversized dining room with fireplace, spacious family room, full basement, 2 car side entry attached garage. Beautiful custom patio with gas barbecue. Excellent decor throughout. Priced at only $43,900 and definitely a home for those who appreciate quality construction and well maintained appearance.

CRANBROOK VILLAGE. 4 bedroom brick colonial on scenic treed lot backing to running stream. Full dining room, spacious remodeled kitchen with built ins, fully carpeted, lower level recreation room or family room with walk out to patio area with gas barbecue, central air conditioning, attached garage, excellent wallpaper and carpeting throughout. Be the first to see.

W. BLOOMFIELD

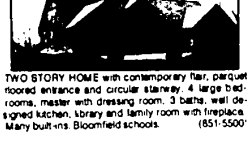
6463 HARDWOODS OPEN SUN. 1-4. BLOOMFIELD OAKS N. OF WALNUT LAKE ROAD, W. OF ORCHARD LAKE ROAD. Spacious 4 bedroom, 2½ bath brick Colonial, family room plus panelled library, dramatic 2 story foyer with circular staircase, first floor laundry, 2½ car side entry attached garage, central air, full basement, oversized wooded lot, with loads of space for recreation. A terrific value. Asking $82,900 with good assumable mortgage. OFFERS INVITED NOW.

CONTEMPORARY SPLIT LEVEL. Stained Cedar and brick with walk out lower level and circular drive. Sits on lovely landscaped 1½ acre site in area of $150,000 and UP homes. New carpeting and wallpaper throughout. DRAMATIC 2 STORY LIVING ROOM. 3 large bedrooms of which 2 have balconies. Attached 2½ car garage. AN EXCEPTIONAL BUY AT $69,900. Immediate occupancy.

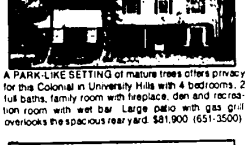
FARMINGTON HILLS

Great value for the growing family in this 4 bedroom brick Colonial. Large treed and fenced yard with separate play area. Panelled and heated family room with cathedral ceiling, fireplaced living, dining and natural fireplace. Family kitchen with built ins in new suburban floor. Excellent carpeting, full basement, 2 car attached garage. Only $46,500. Don't miss this fine opportunity.

POMEROY CO. Realtor
559-3344



TWO STORY HOME with contemporary flair, parquet floored entrance and circular stairway. 4 large bedrooms, master with dressing room, 3 baths, well designed kitchen, library and family room with fireplace. Many built-ins. Bloomfield schools. (651-5500)



A PARK-LIKE SETTING of mature trees offers privacy for this Colonial in University Hills with 4 bedrooms, 2 full baths, family room with fireplace, den and recreation room with wet bar. Large patio with gas grill overlooks the spacious rear yard. $81,900 (651-3500)

CONDOMINIUM—3 bedroom, 2½ bath unit with exceptional courtyard landscaping. Burglar and smoke detector alarms. Walk-in condition. Maintenance fee includes heat, water, central air and pool. Good access to freeways. $53,000. (651-5600)

QUAD-LEVEL HOME in Avon Heights Subdivision, convenient to schools and shopping. There are 3 bedrooms and 2½ baths, fireplaces in both the living room and family room, den on lower level and eating space in the kitchen. $64,900. (651-3500)

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road

ROCHESTER OFFICE
1205 W. University Drive

Weir, Manuel, Snyder & Ranke