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We reserve the right to classify, revise or reject any ad we think improper. 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 credit allowed 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. Wayne County 522-0900 Oakland County 644-1070

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## 302 Birmingham Bloomfield

BIRMINGHAM — BY OWNER — Brick Cape Cod. 4 bedrooms, 1½ baths, 2 full baths. Central air. Excellent condition. $80,500. 645-1768

BIRMINGHAM OWNER transferred late and has reduced to large corner lot. 3 bedrooms, 1½ baths, kitchen with breakfast area & pantry. Living room, family room, paneled office in basement. Walking distance to schools, shopping & Church. Maintenance free exterior. Reduced to $43,500. 644-0380

BIRMINGHAM — TROY
Adams Rd and Big Beaver. Charming 4 bedroom sprawling ranch. 2 baths, unusual fireplace, spacious living room & family room. Many beautiful features such as underground wiring for trees & front for Christmas. Mid 80's.
George Davis — 348-1800 — Penn

PINE LAKE CLASSIC. By owner. 4 bedrooms, 2½ baths. 200 ft. of sandy beach. Bloomfield Hills schools. Bordo Darks. The Works. $39,900 firm. 674-1363

BY OWNER. 3 bedrooms, Birmingham. Fireplace, new carpet, gas heat, large garage. 646-6382

## Bloomfield Hills

Custom all brick ranch built 1973 with 2500 sq. ft. of living area. Features better than average 3 large bedrooms, 3½ baths with 2 master bedroom suites. Fireplaced family room in basement. Fireplaced living room. Especially spacious dining room. Big eat-in kitchen with walk-in pantry. Gas heat, central air, 2 car attached garage. Lot 100 x 300. Bloomfield Hills Elementary schools. Priced for $98,700. Call 851-5700.

REAL ESTATE ONE

BY OWNER. Transferred. Must sell. 3 bedroom custom built Cape Cod. Close to Walnut Schools. Birmingham. 171 Bowers. 646-7944

BIRMINGHAM. 3 bedroom brick ranch. Kitchen/Maple area, living room, dining, 1 kitchen with built-ins & eating area. 2 baths, full basement. 2½ car garage, move in condition. $44,500. Days 343-6230, nights 642-7133.

## Bloomfield Hills

Beautiful, immaculate 3 bedroom ranch. Kitchen with all the extras. Family room with 4 beds, quiet exclusive section. Lot 200 x 300. Well landscaped. Fireplaced family room, beautiful family room. Finished basement with bar. Gas heat, central air. Attached garage with basement. Gas range, gas barbecue. Gas grill. Asking $65,900. Call 851-3920. 433-3741.

REAL ESTATE ONE

## 302 Birmingham Bloomfield

CONVENIENTLY LOCATED
3 bedroom Ranch with large basement. Fireplace in good sized living room. Birmingham schools. 3010 Bradford between Cole and Maplefield. $33,500

SPARKLING BRAND NEW 3 bedroom Ranch with huge basement. Super fireplace in family room. Close of Pine Lake Bloomfield Hills schools. 2581 West Long Lake Rd., just east of Middlebelt Rd. 540. To view these and other homes, contact:
J. DEPORRE

chamberlain
626-9100 626-6330

GREAT neighborhood. Long Lake privileges. Bloomfield schools. 3 bedroom, 1 bath brick ranch, new kitchen & appliances, furnace & central air. Large lot. Price & possession negotiable. 850-3400. Open December 12, 2-4 P. M. 851-6511

COUNTRY CHARM and privacy but near city conveniences in Bloomfield Hills. Cape Cod appearance with 3 bedrooms, 1½ baths, extremely attractive fireplaced family kitchen with wood and built ins breezeway with 3 doorwalls. 2 car attached garage. Just listed VACANT. $39,500.
ASK FOR JOHN OLSON

chamberlain
6 4 6 - 6 0 0 0

BEVERLY HILLS by owner, 4 bedroom, 2½ baths, spacious colonial. 863-9240. 642-6984

BIRMINGHAM AREA
$39,965
WILLIAMSBURG ROW
by Pulte Homes
2 story colonial homes, 1,250 sq. ft. plus basement. Charming interior living with Birmingham schools and shopping. 3 bedrooms, 1½ baths, formal living room, foyer and separate formal dining room. Bright kitchen with breakfast area. Attached garage. Lot 50 x 150.
For further information call Bev. Morenky, 851-5700 or 391-3400.

PULTE
Homes of Michigan, Inc.

BLOOMFIELD HILLS. Luxury condominium. 3 bedroom Colonial. 2½ baths, basement, attached garage. $57,500. Eves. Herman 855-9740

## 302 Birmingham Bloomfield

BLOOMFIELD HILLS schools. 4 bedroom colonial. 1½ rooms, 2½ baths. 2 car attached garage, basement, large treed lot. $60,500. Immediate possession. Days 1-643-2961. After 6 P.M. 1-643-6879

## 304 Farmington West Bloomfield

West Bloomfield
For the young at heart. This West Bloomfield two story with open staircase, 3 bedrooms, formal dining room, large living space, and 1½ car attached is only $39,900. Call 363-6207. Crossroads

West Bloomfield
Brand new English Tudor styled two story has 3 large bedrooms, 2½ baths, first floor laundry, wood burning fireplace, full basement, 2 car attached garage in West Bloomfield's newest prestige subdivision in the heart of the lakes area. Immediate occupancy. $64,900. Compare. Call 363-6207. Oldness

OLD ORCHARD
Inc. Realtors

West Bloomfield
WANTED!!
Attractive buyer to love this huge four to six bedroom, three and one half bath Quad with so many extras it will get lost even Mrs. Fussypot. Only $84,900

Century 21
ROBEC PROPERTIES
851-7711

OVER AN ACRE of gorgeous trees and winding stream in Quaker Valley. Exceptional custom home with 3½ baths, 3 fireplaces, library, and recreation room. Your own personal tennis court and many more important features. Land contract terms available. Call for tour and details now. $137,500. Call 478-8700

Thompson-Brown

FARMINGTON HILLS. 1600 square ft. quad, 3 bedrooms, family room, natural fireplace, central air, gas barbeque, ½ acre treed lot. $63,500. After 5 P.M. 477-3423

SQUEAKY CLEAN
And spacious too! Excellent decor 3 bedroom brick, master bedroom has its own bath. Features Florida room and rec room. $63,500. Call 525-4200

Integrity
Realtors

DISCOURAGED?
TIRED OF LOOKING? See the desirable 3 bedroom brick ranch family room, fireplace, close to schools, 2 car garage and beautiful lot. TREES GALORE. Don't miss this DREAM COME TRUE.
ELLIS 476-1700

SPARKLING NEW
This lot space offered with this lovely over 2,500 sq. ft. colonial with a unique living of its own, complete with 4 large bedrooms and walk-in closet, dressing room and full bath upstairs, 2½ baths, first floor utility, formal dining room, beautiful family room featuring natural fireplace and walnut wet bar for entertaining. A custom kitchen with all the improvements, plus carpeting throughout, a full basement, 2½ car attached garage. All this package on oversized lot. $87,500. Another Custom Home by Uhlis Builders.
HARRY S.

WOLFE
COMPANY
22200 Five Mile GA 1-3400

## 304 Farmington West Bloomfield

BY OWNER. 10 Mile—Orchard Lake area. 3 bedroom brick. Good condition. 1½ baths. Finished basement. 1½ car garage. $30,900. After 4 P.M. weekdays, anytime Sat. & Sun. 474-6380

Farmington Hills
Spacious executive ranch in secluded rural setting. Made for gracious living! In-ground pool. 2 fireplaces. 3 baths. 1st floor laundry. Must be seen to be appreciated! $77,000. Call 525-0990. (42996)

REAL ESTATE ONE

Farmington Hills
Three bedroom 1972 brick ranch in perfect condition. Unbelievably beautiful. 24x28 carpeted recreation room with wet bar and game area. 22x24 garage with oversize sectional door with electric opener. Good assumption, gas available. $30,900. Call 477-1111. (43244)

REAL ESTATE ONE

FARMINGTON HILLS. By Owner. 3 bedroom Brick. full basement, 2 car garage, living room, dining room, kitchen, carpeted. 3 story, barb gas grill, 1½ acre, fenced yard, drapes. $27,500. 684-6283

## 304 Farmington West Bloomfield

Farmington Hills
Charming and functional. 3 bedroom ranch planned for family living in good area. 2-way fireplace separates living room and family dining room. The kitchen is large with exceptional table space. Finished recreation room, central air conditioning. $55,900. Call 644-4700. (42335)

REAL ESTATE ONE

WEST BLOOMFIELD quad West. 3 bedrooms, plus den, family room with fireplace, 2 full baths, kitchen with eating area, living room and formal dining room. Full basement. 2½ car attached garage. Lake privileges. $79,900. 626-6421

West Bloomfield
Elegant contemporary on quiet cul-de-sac. Striking decor. Outstanding landscaping. Heated gunite pool. Lobstons and redwood pool side terraces. Picturesque pond with dock. Ideal for paddle boating or ice skating. $178,700. Call 851-1900.

REAL ESTATE ONE

$25,000 DOWN
(No!) will assume the existing 8¾% mortgage on this California style colonial at 34,000 OAK FURST DR. Located in a prestigious development on a heavily landscaped site, this home offers 4 bedrooms, 2½ baths, formal dining room, family room with fireplace and 1st floor laundry. Extras include central air conditioning, full basement with Odor Eaglass Pub recreation room, redwood patio deck, and 3 car attached safe entrance garage. Only $83,240. MLS 29488

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
478-5904

FUSSY BUYERS
(No!) Never immaculate home. Owner transferred. Immediate occupancy. Large quality built colonial. 4 rooms, 4 bedrooms, 2½ baths, spacious dining room, family room with fireplace, and first floor laundry. Quality carpeting. Area of property appreciates. Priced below market value for fast sale. $73,900

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
478-5904

SECLUDED $68,500. 8 lot with 3 bedroom, brick ranch, 42x18 patio, extra large driveway, country kitchen, 1½ baths, $57,500. 477-0400

FARMINGTON HILLS. 1½ story, full basement, 3 bedrooms, needs minor repairs. Lot 80 x 120. All features including paved street. Immediate occupancy. $33,900. Call GARY L. TOURKEY REAL ESTATE 476-2000

REASONABLY PRICED RANCH with everything! Original owners during area. Home has 3 bedrooms, 1½ baths, partially finished basement, rustic "basement" kitchen, fireplaced family room, attached 1½ car garage, large yard with sprinklers, "in the city, close to country". $40,900. Call 476-6700

Thompson-Brown

SPACIOUS 3 bedroom brick ranch, 2 baths, stove, carpeting, double fireplace, attached garage. $48,500. 553-4084

## 304 Farmington West Bloomfield

PRIVACY & TREES surround this neat 3 bedroom brick ranch in Rural Forest. Cozy fireplaced family room, dining room, finished recreation room, central air, wet bar, inground pool and many extras you'll enjoy. Condition is excellent and there is an excellent assumption. Call weekend to shopping and schools. Call and see it for yourself. You'll be glad you did. $68,900. Call 478-8700

Thompson-Brown

## 304 Farmington West Bloomfield

OVER AN ACRE of gorgeous trees and winding stream in Quaker Valley. Exceptional custom home with 3½ baths, 3 fireplaces, library and recreation room. Your own personal tennis court and many more important features. Land contract terms available. Call for tour and details now. $137,500. Call 478-8700

Thompson-Brown

A beautiful natural setting for this 4 bedroom brick ranch. Many custom features. Two furnaces, large master bedroom suite with huge master bath TV and Telephone. Carpeted, table rectangular 3 pieces overlook pond in back yard. Land contract terms available.

Century 21
Gene Darke Realty
851-6700

FIRST TIME OFFERED. Good location. Freshly painted throughout, large living room, 3 bedrooms plus den, 1½ car garage, all aluminum home, double lot with trees. West Bloomfield "super buy". $24,900. Call 478-6700

Thompson-Brown

W. BLOOMFIELD
$53,990
QUICK OCCUPANCY
2 story California contemporary home, approx. 2,100 sq. ft. of living and bonus space. 3 bedrooms, 1½ baths, formal living room, formal dining room plus bonus space, family room and bonus space, master bedroom suite. Ask about Lot #81-A.
Call Bev. Morenky
391-3400 or 851-5700

PULTE
Homes of Michigan, Inc.

WEST BLOOMFIELD
New 4 bedroom colonial, 2½ baths, 2 car side entrance attached garage, family room, fireplace, patio, built ins, stained woodwork, large treed lot. Includes your choice carpet, tile, ceramic, formica. 6628 Bastry Drive, 3 blocks S. of Walnut Lake Rd., off of Farmington. $73,900. 553-8783 Eves. 626-6450

## 306 Southfield Lathrup

LOOKING for your "at home"? Super starter home has three bedrooms. Brick ranch on large wooded lot. Two car garage. Large kitchen, first floor utility. Come see, relax buy. $30,500.

chamberlain
557-6700

SUPER SHARP brick colonial. 4 bedroom, 1½ baths, carpeted kitchen with built ins, family room with brick wall fireplace and doorwall. Basement. 2 car attached garage on a super wooded lot. Transferred owner. $38,900. 352-4838

## 306 Southfield Lathrup

SOUTHFIELD
Lovely 3 bedroom brick ranch in beautiful area. Attached 2 car garage. Large lot and extras! $44,900. Call 525-0990. (43235)

REAL ESTATE ONE

SOUTHFIELD
Quality reins in this newly redecorated 2 bedroom brick home in lovely neat area. It has features like central air, fireplace, attached garage which you'd expect to pay for but owner wants to sell fast! Priced at only $26,500. Call 559-2300

REAL ESTATE ONE

IMMACULATE
four bedroom brick home in a real dollhouse. 1,800,000 wooded lot very spacious two car garage. Family room is a 33 x 18 deck, plenty of storage. Fireplace in living room. Nicely decorated, fenced yard, about 2000 square feet. Don't miss this. $33,900.

chamberlain
557-6700

OPEN SUN 2-5
29400 BROOKS LANE, Bingham Farms. Large 3 bedroom brick ranch, country living on over 3 acres of woods, running stream, all kinds of wildlife including pheasants and all within minutes of shopping and schools. Particularly inviting is a 24x30 summer house with fireplace, stove, and additional 1 car attached garage including storage area. Ask about the many other features this property has to offer! $64,900. Call 646-1600. (43047)

REAL ESTATE ONE

OPPORTUNITY — this home in perfect condition. 4 bedroom Colonial with 1½ baths located on beautiful landscaped lot with large patio. Family room has beamed ceiling and raised hearth fireplace. Full finished basement. $41,900. Call 261-5000

Thompson-Brown

## 306 Southfield Lathrup

CHARMING RANCH in country setting, quiet neighborhood. 3 bedrooms and family room. Carpeted throughout, fenced yard with patio. Low taxes. Quick occupancy. FHA approved. $29,500.

Century 21
Gene Darke Realty
851-6700

SOUTHFIELD
Bird Road South of 12 Mile at Cemetery Lane. Corner 1 plus acre lot. Charming older brick home. 4 bedrooms, 1½ up, 2 down, 1½ baths, modern kitchen dishwasher, separate breakfast area, large paneled family room, hardwood parquet floors on 1st floor. Carpeting on 2nd floor. Garage. $37,900. Assume low interest mortgage. Owner. 354-0330

## 308 Rochester-Troy

ROCHESTER, three bedroom tri-level Colonial with 3/4 acres, family kitchen with fireplace. Priced lower $34 Byowner. 852-6345

Fairview Farms
IMMEDIATE OCCUPANCY
$58,715

Rochester, 4 bedrooms, 2½ baths, colonial, over 2400 square feet, 2 car attached garage, formal living room, formal dining room, plus additional bonus space. Ask about #852.
Call A. Balch
651-0030 851-5700

PULTE
Homes of Michigan, Inc.

SHELBY, in the Lake, 3 bedroom Weatherly ranch, 2 baths, family room, 2½ car garage, extras, immed. occupancy. $63,500. 781-3926

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. Lake privileges. Models open daily. Ask about Lot #135.
Call 652-4553 or 851-5700

PULTE
Homes of Michigan, Inc.

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FARMINGTON HILLS
Newly decorated 3 bedroom ranch, new carpeting throughout, panelled basement. Immediate occupancy. $29,900

REDFORD TOWNSHIP
Call today, spotless brick home. 3 bedrooms, carpeting throughout, 2 car garage, aluminum siding, sod, 2 car attached, fenced yard. $26,900

SOUTHFIELD
All brick home with acres of loads of trees. 3 bedrooms, breezeway, attached garage. $28,900

LIVONIA
OWNER ANXIOUS. 2 bedroom with family room, fireplace, 2 car garage, treed lot, immediate occupancy, without down terms. $27,900

1st UNITED 535-2720 Sanderson REAL ESTATE 474-3900

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INDOOR RECREATION AT ITS FINEST
Beautiful indoor heated pool, spacious Quad-Level has spacious game room, plus recreation room and fireplaced family room with wet bar, center island kitchen and 3½ baths. $112,000

CUSTOM TAUBMAN COLONIAL
Located in the village of Bingham Farms. Features include 4 bedrooms, beamed cathedral ceiling, family room with hideaway, wet bar, natural fireplace and wood panelled library. Reduced to $113,900

CUSTOM CAPE COD
Features double master suite with dressing room, beamed ceilings, 5 bedrooms, 4 full baths, family room with fireplace and Lake Voorhees privileges. $63,900

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 barbeque, AM/FM stereo, raised patio and fenced yard. All only $38,900

Cranbrook 645-5790
ASSOC. INC. REALTORS

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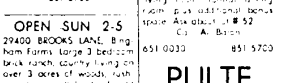

WINTER WONDERLAND
Best describes the beauty of this Farmington Hills ranch. 3 king sized bedrooms, custom drapes and wall carpeting throughout, 2 natural wood burning fireplaces, basement finished with full bath. A gorgeous recreation room with sliding glass doors to patio with a scenic pond view. All on 1 full acre 235 property. Priced reasonable. Call Harvey Bender 477-5600 (1-01)

WONDERLAND TRANQUILITY
In NORTHVILLE. Finest of neighborhoods offered in this super beautiful and immaculate COLONIAL tastefully decorated, 4 large master carpeted, kitchen built ins, super partial family location. $44,900. Call Bob Smith 477-6300 or 476-0317 (W-74)

FARMINGTON HILLS
Take over the elegance of the Southern charm of a "BY GONE ERA" combined with the convenience of today in this farm style 2 story with 5 huge rooms, 3 bedrooms, 1½ baths, and an updated kitchen, sun porch, 2½ car garage all on a lovely treed lot. Call John Kaye 477-6300 or 348-9664 (R-72)

FAMILY GATHERINGS
In this 2,000 sq. ft. tri-level will be loads of fun. Formal living room and dining room for parents, huge family room with fireplace for the kids, 3 bedrooms, 2½ baths, lovely kitchen on each level, refreshing hot tub season. 2 car garage, reasonable mortgage. Quick occupancy. $47,900 (M-104) Call Bob Smith 477-6300 or 476-0317

Good people to know Westdale REALTORS 100 of the nation's best

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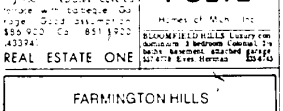
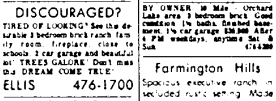
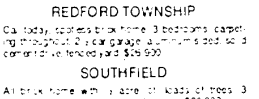


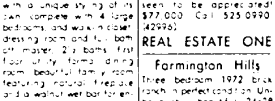
MORE THAN YOU EXPECTED in this excellent Southfield Colonial. Living room, dining el, large kitchen with built ins, warm and cozy family room with fireplace, four bedrooms and 2½ baths. Excellent floor plan, large driveway. Central air, electric air cleaner, basement and 2½ car garage. $49,900. 557-6700



COUNTRY LIVING with city conveniences. This lovely brick ranch overlooks beautiful Plum Hollow Golf Course. Three bedrooms, 1½ baths, living room with fireplace, dining room and kitchen with table space. Full basement, 2½ car garage and lovely treed lot with circular drive. $43,900. 557-6700



MINI ESTATE. 2½ acres of tall trees is the setting for this three bedroom brick home. Two fireplaces, living room and recreation room. Family room, wine cellar, roofed terrace. Super investment in Southfield. See it today. 557-6700



STORAGE GALORE in this sharp contemporary Tri-Level with 1st floor laundry and mud room. Close to school. 40x14 3 garage. Wet plaster, family room. Smart buy at only $39,000. 557-6700

We Can Guarantee The Sale Of Your Home!
Call today for details.

SOUTHFIELD/LATHRUP VILLAGE OFFICE
26840 Southfield Rd. at 11 Mile
557-6700
Chamberlain

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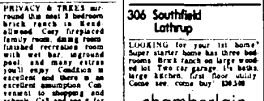
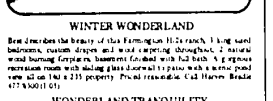


OPEN SUN. (12-19) 2-5 p.m., 5351 Pocono (E. of Drake, N. of Walnut Lake Rd., off Greenbriar). NEAR GOLF CLUB, plus lake privileges. 4 bedroom Colonial with extra-large dining room, jalousied porch, step-down living room and fenced yard. W. Bloomfield schools.

ATTRACTIVE CAPE COD with 4 bedrooms and 2 full baths, separate dining room and enclosed porch. Recreation room with bar. Gas heat, good storage and built-ins. Birmingham schools. $45,900. (851-5600)

HOME TO TREASURE on a large lot with privacy. This tri-level has 3 bedrooms, 3½ baths and a sauna. Living room and dining room, plus family room and a den with fireplaces. Many built-ins and extras including a workshop, dark room and lots of storage. $74,500. (651-3500)



HANDSOME BI-LEVEL on exceptional hilltop site in Christian Hills. This beautiful 4 bedroom home has 2½ baths, living room with fireplace, dining room, family room, den and a study. $73,900. (651-3500)

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road

ROCHESTER OFFICE
1205 W. University Drive

Weir, Manuel, Snyder & Ranke