303 West Bloomfield

SWIM - FISH
SAIL & SKATE
On beautiful Hammond Lake & live in a custom quality built 3 bedroom, 2½ bath Quad with two decks, patio & more. Immediate possession. L/C terms available $144,900.
Ask for LILLIAN HOARD
851-1300
THE
DURBIN
COMPANY REALTORS

TREES! New England Charmer on spacious private lot loaded with mature Maple and Oak trees. 3 bedrooms, 2½ baths, fireplaces in living and family rooms, lovely patio off back. Super rec room finished in rough cedar. New England Estates. $127,000.
Chamberlain
W. Bloomfield
851-8100

WEST BLOOMFIELD
BUILDERS MODEL
9¾% Land Contract
$154,950
4 bedroom, 3 full and 2 half baths, professionally decorated, many extras. Fireball Farms. Walnut Lake Rd. at Middlebelt.
BINDER HOMES
474-9300

Wrap It Up For Christmas
OPEN SUN 2-5
Pine Lake Privileges
SKATE & SNOWMOBILE NOW
SWIM & BOAT NEXT SUMMER
Serene, contemporary bi-level, Bloomfield Hills Schools. 5 bedrooms, 2½ baths, beamed family room with wet bar, cathedral ceilings, dumb waiter, 2 fireplaces, sprinkling system, simple assumption. Priced reduced to $175,900. Must be sold. 2383 Pine Estates Drive. W. of Middlebelt, N. of Long Lake Rd.
CENTURY 21
SECONTINE ASSOC.
626-8800

W. BLOOMFIELD LAKE ESTATES
Prestigious area, owner has it priced to sell, large 4 bedroom colonial, 2900 sq. ft. many extras, take privileges, assumable mortgage. 683-2171

W. BLOOMFIELD
Just listed - full brick, 4 year old custom built Quad, large country lot, 4 bedrooms, 2½ baths, full wall brick fireplace in beamed family room, 2 zone heat, central air. $129,000.
Century 21
ROBEC PROPERTIES
851-7711

W. BLOOMFIELD
SPACIOUS COLONIAL, 5 bedrooms for the larger family in a treed sit. quality built, 2 full and 3 half baths, family room, den, full basement, and plenty of extras. $189,900.

PRICE PLEASER, with Birmingham schools, extra living space in this 3 bedroom ranch, basement, trees, large lot. $74,500.
EARL
KEIM
REALTY, BLOOMFIELD, INC.
681-5700

$99,900
Almost new, 2700 sq. ft. 4 bedrooms, 2½ bath colonial. 9% assumption.
AB-NO REALTORS 477-3762

304 Farmington Farmington Hills

FOUR NEW SPECS
We have 4 unique & stately colonial models available for immediate occupancy. Each home has 4 bedrooms, 2½ baths, library, 2 or 3 car garages and are $500 to $600 Sq. Ft. Homes are priced from $128,500. Visit Green Hill Woods in Farmington Hills, just west of Drake on the north side of 9 Mile.
BENVENGA REALTY
476-1577

BY OWNER - land contract, 3 bedroom ranch, natural fireplace, family room, kitchen with breakfast nook & dishwasher, finished basement, patio area, 2 car attached garage, all on ¾ acre. Completely landscaped corner lot. $78,900. 24555 Oakland. 474-5858

CALIFORNIA Bi-level on rolling land 3 or 4 bedrooms, large family room, large living room, 3 full baths, 2 kitchens. Must be seen, super condition. $185,000. By owner.
Days, 535-4740 Evenings, 851-6029

CAMELOT COURT SUB.
11 MILE - INKSTER
3 bedroom brick ranch, 2 full baths, charming family room with fireplace and doorwall leading to patio, 2 car attached garage, $82,500.
LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

304 Farmington Farmington Hills

ALL FARMINGTON HILLS
SUPER 1¼ ACRE
Quiet country living - secluded wooded grounds. Immaculate 3 bedroom, family room, garage, appliances. Only $53,000.

⅓ ACRE
Park-like setting - beautiful brick ranch, 3 bedrooms, 1½ baths, family kitchen, 2 car garage, finished basement, $69,900.

Early American
In-town Farmington - brick cape cod, magnificent condition. 3 bedrooms, 1½ baths, formal dining, finished basement, 33 ft. game room, garage. $70's.

BRICK TRI-LEVEL
Immaculate 2 year old 3 bedroom, 20 ft. kitchen, family room with fireplace, 2 car attached garage. $70's.

GIANT QUAD
Winding scenic area. Spacious brick 3 bedroom, 2½ baths, 30 ft. family room, fireplace, basement, 113 ft. lot. Just listed. $80's.
CENTURY 21
Hartford 414, Inc. 478-6000

A LOVELY wing colonial in quiet, prestigeous Meadowbrook Hills. This home is a charmer - great home for entertaining. 3 bedrooms, 2½ baths, family room with fireplace and wet bar.
BALDWIN ASSOCIATES
REAL ESTATE, INC.
642-9010

Barrington Green
Farmington Hills
9% INTEREST
AVAILABLE
IMMEDIATE OCCUPANCY
4 bedroom, 2½ bath 2600 sq. ft. Colonial on court lot. $102,265.

4 bedroom, 2½ bath 2600 sq. ft. Colonial with formal dining room, family room with fireplace, $109,975.
CALL BARB KOTULA
at...553-7120
PULTE
Homes of Mich., Inc.

BEAUTIFUL home at 33641 Brittany Dr, Farmington Hills. Decorated by Albert C. Kahn. Part of his estate. Listing price $145,000. Call Mrs. Kahn, 478-1164

BEAUTIFUL TREED LOT
Approximately ¾ acre, attractive brandfront ranch, aluminum trimmed, all brick, updated kitchen, gas furnace - new 1979, prepped for air. Also newer roof and water heater, side entrance garage - door opners, close to downtown Farmington. Land Contract or simple assumption available. $89,900.
Call 553-8700.
Thompson-
Brown

BRICK BUNGALOW
4 bedroom, 24 ft. kitchen, ideal for the large family. Enjoy country living on this 112 X 158 ft. lot, fruit trees galore. $69,900. $18,400 assumes present mortgage or use our trade in plan.
SUMMIT
427-3200

BUILDER'S OWN CUSTOM HOME
All quality built, located in beautiful Old Homestead Sub. New construction and immediate occupancy, full walk-out basement. $132,900.
Call 553-8700.
Thompson-
Brown

BY OWNER - Farmington Hills prime area, 3 bedroom custom Brick Ranch on lovely 2½ acre country setting, corral & horse barn with water & electric. Formal dining room, paneled den, large full basement & screened porch, carpeted throughout, 2½ car garage. $140,000. 476-0529

RANCH, 2 bedrooms, basement, 2½ car garage, land contract, Farmington Hills. By appointment. Immediate occupancy. Buyers only. 8 PM. 849-2054

304 Farmington Farmington Hills

COLONIAL
(1-ern). 8 room, 4 bedroom, 2½ bath colonial with formal dining room, full basement including under family room, family room with wall to wall fireplace. Owner transferred. Home overlooks commons park area at rear. Looks like $150,000, only $109,500. MLS 44976.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

CUSTOM Contemporary ranch, 3500 sq. ft. 4 bedrooms, 3 baths, built-ins, alarm system, finished basement, 3½ car garage, swimming pool, tennis court. Farmington Hills. $245,900. Owner. After 6 PM or weekends. 851-3458

E-Z LC TERMS
10% INTEREST-25% DOWN
(67-ba). Beautiful 4 bedroom colonial with space to spare. Located in prime area. Attractive decor - cathedral ceiling in living room, fireplace for cold winter nights, updated kitchen. Santas gift to you at $103,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

FARMINGTON HILLS. Immediate occupancy, 2 or 3 bedroom ranch. By owner. Large living & family rooms with fireplaces. Garage. Short term LC 10% interest. Reduced to $41,900. 21949 Middlebelt. After 6 PM 553-4168

FARMINGTON HILLS
An executive colonial with a den and large master bedroom with dressing room and balcony overlooking ravine setting. Almost 3,000 sq. ft. Close to schools and shopping. Call today!
ASK FOR BETTY JO HAMMER
Norwood
No. 12 North Inc. 851-7190

YOUNG BUILDER'S OWN HOME, warm contemporary, 3,000 sq. ft. quad level on wooded ravine lot, a fieldstone fireplace, island kitchen, deck off kitchen, studio ceilings, carpeted basement, 4 bedrooms & playroom, air conditioned, many extras. Land contract available. Farmington Hills. $139,900. 476-1064 or 474-5548

FARMINGTON HILLS
Woodcreek Farms, an area of exclusive homes and estates. This elegant home set between the pines and the beautifully landscaped ravine with a terraced 24x44 swimming pool, features 3 fireplaces, a 28 ft. living room with dining area, a large family room, step-saver kitchen with built-ins, 2½ baths, large bedrooms, studio and 3 car garage. This is a custom home with a breathtaking view on approximate 1 acre. Land contract available to qualified buyer.
George O'Leary Real Estate 453-1920

FARMINGTON HILLS
IMMEDIATE OCCUPANCY
OPEN SUN. 2-5
22730 Camille. (Lot 104), 1 block N. of 9 Mile, 1 block E. of Halsted. Lovely 4 bedroom brick colonial with 2400 sq. ft. of fine living on a corner lot. Family room with fireplace, cathedral ceiling, plus den, (could be 5th bedroom), 2½ ceramic baths, full basement, attached 2 car garage with side entry. Yours for only $121,900.
PERRY REALTY
478-7640

Farmington Hills
Attractive 3 bedroom Ranch on lovely large treed corner lot. Includes 1½ baths, fireplace, dining room, large 1st floor laundry and attached 2½ car garage. $84,900.
Century 21
FAIR TOWNE CO.
626-8000

WHY RENT?
When you can BUY this cute clean home on fenced lot with garage for only $29,900.
MASTER
ASSOCIATES
478-7550

304 Farmington Farmington Hills

Farmington Hills
Brick custom built wing Colonial, 3 bedrooms, 2½ baths, library, full wall fireplace in family room, super flowing pattern, in area of fine homes. Newer large above ground pool with redwood deck. $117,000.
Century 21
ROBEC PROPERTIES
851-7711

FARMINGTON HILLS
10% LAND CONTRACT
TERMS AVAILABLE. ½ acre surrounds this 3 bedroom, 1½ bath, family room brick ranch. Gorgeous fireplace and 2 car attached garage. Quick occupancy. Only $73,900. Open to offers.
AETNA
REALTY
"Everything we touch turns to SOLD"
544-1700

Farmington Hills
-Normandy Hills-
SIMPLE ASSUMPTION ... Private grounds, Quad Level, 4 or 5 bedrooms, 2½ baths, large dining room, family room with fireplace, workshop, circular drive, 2 patios, screened-in porch, alarm system, in-law suite - for $139,900.
Century 21
ROBEC PROPERTIES
851-7711

Farmington Hills
Meadowhills Estates
NOW
4 bed.rom, 2½ bath Colonial. Fully carpeted, dishwasher, range, no-wax floor, full wall fireplace, large family room, 2410 square feet, side entry garage. 140 x 125 lot.
9¾ MORTGAGE
AVAILABLE
ASK FOR LOT 19
Models located on Halstead Road between 8 & 9 Mile. Open Daily 12-7.
CALL RAY ABRAHAM
at...478-9292
PULTE
Homes of Mich, Inc.

FARMINGTON - Land Contract possible, brick 3 bedroom, 1½ bath, central air, oversized garage, finished basement with bath, immediate occupancy. Buyers only $61,200. 474-0361

FARMINGTON
NO DOWN PAYMENT
3 bedroom brick bungalow, country kitchen, 62 ft. lot, low taxes, VA terms, $31,900.
RYMAL
SYMES
REALTORS SINCE 1923
851-8770

OPENSUN 2-5
25853 BRANCHASTER, S. of 11 Mile, W. of Inkster. Land Contract terms available. Priced to sell now! Complete with inground pool, 4 bedrooms, study, family room with full wall fireplace. Super Sharp. $139,500.
EARL
KEIM
MAPLE, ASSOC. 855-9100

304 Farmington Farmington Hills

IMMEDIATE OCCUPANCY
11% Land Contract Terms
(No Tax) Brand new Spanish design brick ranch with 3 bedrooms, 2½ baths, formal dining room and cozy family room with wood burning fireplace. Custom crafted kitchen with wood cabinetry. Stain woodwork, premium ceramic baths and much much more. Builder offering short term land contract at 11%. $105,500. For more details call
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

INDEPENDENCE COMMONS presents another beautiful Colonial backing to the treed Commons. This executive home has 4 spacious bedrooms (3 with walk-in closets). There's an attractive library, 24' family room and a very generous dining room for entertaining. Other features include central air, maintenance free aluminum trim and a 10% % Mortgage Assumption. $147,900. Call 553-8700.
Thompson-
Brown

PRICED TO SELL! Prime location for this charming 4 bedroom colonial with fireplaced family room, first floor laundry and assumable 11% mortgage. Best buy around! $97,500. 25550 Fox Grove, N. off 12 Mile, W. of Orchard Lake, Canterbury Commons.
ASK FOR J. DePORRE
Chamberlain
W. Bloomfield
851-8100 626-6330

RAMBLE WOOD
The ultimate gate house community offering a 3500 plus sq. ft. custom quality Tudor style colonial situated on one of the largest lots in the area. Completion of these fine features in 30 days - like sunken 34 ft. family room with fireplace and wet-bar, den, dramatic foyer, 1st floor utility, formal dining, 3 or 4 bedrooms, fireplace in living room, basement, attached garage and much, much more. 8¾% simple assumption or contract and assumption in combination available. $239,000.
CENTURY 21
Hartford West, Inc. 453-7600

304 Farmington Farmington Hills

NEARLY AN ACRE
Well treed - this home offers a beautiful family room with fireplace, 3 bedrooms, basement, attached garage, circular drive, for only $60,500. Land Contract terms.

IMMEDIATE OCCUPANCY
Priced for quick sale. Brick ranch in Kendallwood Sub, handy to expressway, shopping and schools. Large living room, fireplace, 3 bedrooms, 1½ baths, tiled basement, excellent landscaped lot. 110x144.

LAND CONTRACT
Or VA Buyers. Check this immaculate3 bedroom home, full basement, all appliances plus carpeting and drapes, $55,000.
Real Estate
NETWORK
Omar Sanderson, Inc.
474-3000

NORTH WOODS
SETTING with 3 bedroom, 2½ bath brick ranch in prime Farmington area. Large foyer has cathedral ceiling. Super country kitchen, first floor laundry, fireplaced family room, intercom, garage openers. Truly an executive home. LAND CONTRACT terms. $109,900.
Chamberlain
6 2 6 - 9 1 0 0

OPEN SATURDAY 1-4
(1-QU). 36747 QUAKERTOWN, Old Homestead Development, N. of 11 Mile, W. of Drake. 5 bedroom colonial in nature setting offering natural fireplaces in both family room and living room. Immediate occupancy. Quality, almost new, 9 room home with basement and 2 car garage. Priced below market value for fast sale. Owner transferred. Act fast, won't last. NL 45593.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

OPEN SUN. 2 - 5
Farmington Hills
Seller's new home is nearly complete although they reluctantly leave this 4 bedroom Contemporary Colonial complete with many energy saving devices, a gorgeous ravine lot and a warm, lovely decor. $114,900.. 3115 Verona Drive - off 14 Mile, W. of Farmington Rd.
Century 21
ROBEC PROPERTIES
851-7711

304 Farmington Farmington Hills

SPACIOUS
Beautifully landscaped & decorated Franklin Knolls ranch in move in condition. Large private lot. 3 bedrooms, 3 full baths, dining room, 3 way fireplace, family room with fireplace, new carpeting, central air, new insulation. 2½ car attached garage huge finished basement with storage, many built ins, deck, patio, owner. $66,900. 855-1993

304 Farmington Farmington Hills

FARMINGTON HILLS
OPEN SUNDAY, 2-5 PM
Beautiful 5 bedroom, 2½ bath colonial. Move-in condition. Formal living room and dining room, family room with brick fireplace, den, 1st floor laundry, central air, private patio with gas grill, finished basement. 24823 Raleigh. E. of Middlebelt, S. of 11 Mile. By Owner. $139,500. 476-2369

304 Farmington Farmington Hills

JUST REDUCED
Large family room situated on country type lot, 5 large bedrooms, in-law quarters, $129,900.
EARL KEIM
MIDWEST, INC. 477-0880

Since 1906

TROY
LAND CONTRACT AVAILABLE. Brick and aluminum quad level on 2¼ acres. Maintenance free exterior. Three bedrooms, family room with fireplace, basement and attached two car garage. 3 zone baseboard heat. $99,900 689-5600

TROY
Well cared for brick and aluminum tri level in Village Woods. Three bedrooms, 1½ baths, dining room, family room with fireplace, central air and attached two car garage. Beautifully landscaped with wood deck and gas grill. $86,900 689-5600

TROY
Lovely pillared colonial in a beautiful setting in Stoneridge. Four bedrooms, 2½ baths, formal dining room, family room with fireplace, first floor laundry, full basement and attached two car garage. Sprinkling system. $109,900 689-5600

FARMINGTON HILLS
NEW CONSTRUCTION
Choose your colors in this Custom Quality 4 bedroom plus library home. Special features include sun ceilings as stained woodwork, 1st floor laundry, carpeting and fixture allowance. Excellent location near expressways, schools, churches and new shopping centers. Attractive Land Contract available. Call for personal inspection. $118,500.
M. D. HARWELL CO.
626-3800

HAVE THE HIGH INTEREST RATE BLUES???

BUYERS

Wouldn't you rather pay 11% or less instead of 14% or more?

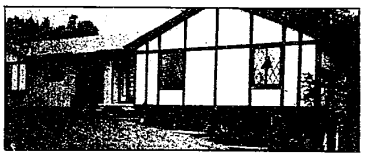
We have new and used homes available RIGHT NOW in every price range with terms to suit **YOU!**

CALL US FOR AN APPOINTMENT...

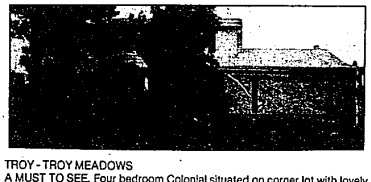
SELLERS

Looking for the solution to selling your home? **WE'VE GOT IT...**

CALL US FOR A CONSULTATION...



BLOOMFIELD TWP - FOREST LAKE COUNTRY CLUB
Exceptional buy in prestigious Bloomfield area! Custom built 3 bedroom, 2½ bath Tudor Ranch on large rolling lot. Extras include quarry tile foyer, oak floor in dining room, family room with natural wood siding, den, and much more! Immediate possession! Only $109,900 528-2277



TROY - TROY MEADOWS
A MUST TO SEE. Four bedroom Colonial situated on corner lot with lovely kidney shaped gunite pool and patio beautifully landscaped. Dining room, 2½ baths, first floor laundry, outstanding finished basement with office and attached garage, central air, two fireplaces. $146,500 528-2277

TROY - RAINTREE
One of the prettiest Colonials in popular Raintree Sub - and a super simple assumption, too! Four bedrooms, formal dining room, large family room with fireplace, basement and 2 car attached garage. This cozy home would be perfect for your family! $88,900 528-2277

Member: South Oakland County, Birmingham/Bloomfield and Macomb County - Multiple Listing Services.

LADD'S Inc., Realtors

LADD'S REALTORS
4086 ROCHESTER
689-5600
3525 ROCHESTER
528-2277
REALTOR
EQUAL HOUSING OPPORTUNITIES

OLD WORLD CHARM on private Green Lake in West Bloomfield. Enjoy year-round vacation living and panoramic views from large window areas. Library or fourth big bedroom, 2 full baths (plus a third for swimmers and skaters), stone fireplace in 25' x 17' living room, micro-wave kitchen, hardwood floors, 28' family room, Central Air, 2½ car garage. Must see this one! Owner transferred.
851-8100 $165,000

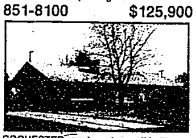
4.4 ACRES with pond and spacious 2710 sq. ft. colonial in Rochester. Library or fourth bedroom, 3½ baths, 2 fireplaces in great room and walk-out recreation room. Thermo windows. Built in 1974.
651-8850 $164,900

TOTAL CHARM! Large New England colonial in prestigious neighborhood. Solid brick walls, heavy wood beams, cathedral ceilings, exquisite decor. Bloomfield Hills schools.
626-9100 $179,900

NEW, ready for occupancy. Custom 3 bedroom, 2½ bath colonial on lovely half acre court. Fireplaced family room, brick-aluminum exterior, many many extras. Lake privileges.
626-9100 $102,500

GOLF COURSE quad. Ultra-spacious, 4 finished levels. Five bedrooms, library, fireplaced family room, walk-out recreation and studio rooms. West Bloomfield. Lake and beach privileges.
851-8100 $125,900

CALIFORNIA RANCH just across from Sylvan Lake. Spacious, open plan with large windows, wood beams, family room, fireplace, kitchen barbeque, central air. Must see inside! Prime investment.
851-8100 $89,500



ROCHESTER ranch on tranquil half acre. Brick, oak plank and slate floors enhance 3 bedroom, 2 full bath interior. Fireplace in 22' x 20' living room. Attic fan. Immediate occupancy.
651-8850 $79,900

FARMINGTON HILLS - FRANKLIN OFFICE 626-9100
ROCHESTER OFFICE 651-8850
WEST BLOOMFIELD OFFICE 851-8100

Chamberlain
REALTORS

WEST BLOOMFIELD
LAND CONTRACT-V.A.-F.H.A.
BEAUTIFUL DECOR. 4 bedroom, 2½ bath colonial with attached garage. Circular staircase off large foyer, magnificent Florida room overlooks impressive landscaped lot, family room, formal dining room, finished basement, 1st floor utility. Includes HOME WARRANTY. $129,900.

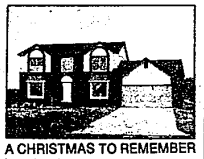
LATHRUP VILLAGE
3 bedroom, 2½ bath all-brick colonial. 1st-floor utility, family room with fireplace, formal dining room, EXTRA INSULATION, built-ins, full basement, auto sprinklers front and rear, attached garage. $84,900. PSST - MAKE YOUR BID!!

Pomeroy ASSOC. INC. Realtors
AFFILIATED OFFICES IN ALL FIFTY STATES
559-3344

OPEN SUNDAY 1-5
5252 Wright May East, (North of Maple, West of Farmington, Assumable Mortgage. Immaculately maintained 2 bedroom, 2½ bath West Bloomfield condominium with many extras. Oak plant flooring, crown moldings, beamed ceiling, family room, central air, plush beige carpeting, marble fireplace, basement and 2 car garage with openers. $89,900

10% LAND CONTRACT AVAILABLE
You won't be able to resist this immaculately maintained 3 bedroom brick colonial located in desirable Birmingham. 1½ baths, lovely den, recreation room, 2 fireplaces, new carpeting, dishwasher and freshly painted with 2 car garage. $104,900. IMMEDIATE OCCUPANCY

PRICED TO SELL!
Immediate occupancy—3 bedroom brick ranch featuring separate dining room, 2½ baths, central air, underground sprinkler and more. All appliances included for $45,900



A CHRISTMAS TO REMEMBER
Immediate possession on this full front brick colonial in great area of appreciation. 4 bedrooms, 2½ ceramic tile baths, raised hearth fireplace with mantle in family room, wood windows and garage door and many more extras. Builder will pay interest over 11% to maximum of 3% for 1 year period from date of closing. Maximum of $70,000 mortgage. $113,900.

POTOMAC TOWNE—W. BLOOMFIELD
Immediate occupancy on this 3 bedroom, 2½ bath beautifully decorated condominium in prime area. Ceramic tile, oak plank flooring, marble fireplace, crown moldings, 6 panel doors, neutral carpeting & wall papers. 2 car garage with openers, central air, finished recreation room and more. $99,500

CRANBROOK ASSOCIATES, INC. REALTORS
32440 FRANKLIN ROAD • FRANKLIN, MICHIGAN 48025 • (313) 626-8700