CLASSIFIED REAL ESTATE

320 Other Suburban Homes For Sale

Low Assumption at 10¾% interest 1 year old 3 bedroom ranch in South Lyon. Has everything you could want. Family room with fireplace, full basement, attached garage and gas heat. $68,900.

ASSUMPTION AT 12%

1 year old 3 bedroom colonial in South Lyon. Great room with fireplace, large master bedroom, full basement, attached garage. Owner transferred. $69,900.

LAND CONTRACT TERMS

A very private setting on 5 wooded acres. 4 to 5 bedroom executive style brick ranch. 2 natural fireplaces, formal living room & dining room, family room, walk out basement with a large gathering room. 2 car garage, access to 3 lakes. $129,900.

TERMS NEGOTIABLE

New construction super custom 3 bedroom Tri Level in a country setting. 2½ ceramic baths, 2 car attached garage, central air and many extras. 1 year home warranty includes landscaping. $78,000.

NOLING REAL ESTATE
522-5150 437-2056

321 Real Estate Services

FREE SEMINAR ON TODAY'S HOUSING MARKET. Pick our brains at our Question/Answer session on Tuesday, April 22nd at 7:30 PM., 28722 Plymouth Rd., Livonia. Call for a complimentary reservation. Free literature, gifts & refreshments. REAL ESTATE ONE.
525-0990

322 Condominiums For Sale

ABANDON YOUR HUNT

Homes - By Owner

Rochester Condo, end unit, indoor-outdoor pool, 3 bedrooms, 2½ baths, finished basement, 2 car attached garage. Clean, beautifully decorated, $75,900. Assumable at 7¾ % or 11% LC.
SHARE LISTINGS 642-1820 or 375-0137

BLOOMFIELD HILLS

TOWNHOUSE CONDO

Exclusive area. 3 bedrooms, wood burning fireplace, attached garage, full basement. Plush carpeting throughout. Custom drapes & window treatments. Immediate occupancy. Must sell, best offer. Location assures superb future resale gain.
626-0927 862-8443

322 Condominiums For Sale

ADULT COMMUNITY

BRADBURY-PLYMOUTH

First time offered. Excellent condition. 2 bedroom, 1 bath, appliances, formal dining room, air, California blinds, eating space in kitchen, upgraded carpet throughout, full basement. Assumption or Land Contract.

ALSO

St. Petersburg model, superior location, 2 bedroom, 1 bath, formal dining room, air, all appliances including washer & dryer, full basement, carport. Immaculate. Land Contract available.

Offered by BRADBURY REALTY.
455-3001

ASSUMABLE 11% BLOOMFIELD
2 bedroom, 2 bath, carport, balcony. Only $59,000 OWNER/BROKER
643-7850 week days. Other 628-3883

ASSUMABLE 9¾ % MORTGAGE
Or 11% L.C. if qualified. Ranch condo, 2 bedrooms, garage, central air, all appliances, mint condition. 14 Mile & Decker Rd. $52,000. 476-3759

CO-OP APARTMENT 7 mile & Telegraph, large 1 bedroom newly decorated, $9,000. Immediate possession.
425-8355

322 Condominiums For Sale

BEAT HIGH INTEREST
Land Contract or Simple Assumption

$87,900 Lee's Anton carpeting, combined coquileum flooring and custom draperies grace this 3 bedroom 1½ bath townhouse with attached garage, barrowood panelled basement, private wood deck, formal dining. Low monthly fees and gorgeous spacious grounds and clubhouse.

$84,900 with 5 year Land Contract possible. Super clean Townhouse in Bedford Villas. Metro Detroit's finest condo value. Attached garage, private patio. Finished basement, huge master bedroom, 1½ baths. Beautiful grounds and low monthly fees. Call 459-3700

Realty World
CHAPMAN WEST

ROCHESTER - Kings Cove. End unit, rear pool, clubhouse, tennis courts. 3 bedrooms, 3½ baths, living/dining room, breakfast area, large family room, laundry room with built-in wardrobe closet, automatic furnace humidifier and electronic dust control, garage door opener, basement freezer, elegantly carpeted and draped throughout, refrigerator, stove, dishwasher, compactor, fenced yard, assumable 9¼% mortgage. $88,500 - by owner. After 3 PM. 651-2974

322 Condominiums For Sale

BIRMINGHAM

Enjoy all the amenities of In-Town living at Patrick Place Condominiums. 2 & 3 bedrooms with 1½ & 2 baths, fireplace. Modther kitchens, central air, basement and 1 car garage. Terms available. From $115,000.
Open Sat. & Sun. 2-5PM or shown by appointment.
Call Avedian Properties
Ask for Rocky Gust
or Dale Young
642-1225

BIRMINGHAM - Land Contract townhouse/condo. Prime residential area. Two bedrooms, excellent condition. $60,000. 646-1718; 646-6057

CANTON, BEDFORD VILLA 41714 - $62,500. By owner, 2 bedroom, 1½ baths, townhouse, formal dining, snack bar, simple assumption, or land contract. Gracious quiet living. Ford Rd.-Haggerty area. 981-2671

NO. ROYAL OAK-14 & CROOKS AREA 1 bedroom Condo, appliances, air conditioning, new carpeting. Pool and beautiful garden courtyard. $39,900 with 11% mortgage. Call: 342-6470

FARMINGTON HILLS-beautiful 2 bedroom ranch Condo, professionally decorated, 2 baths, laundry room, pool, tennis, carport, $64,900. LC with low down payment. 644-1017 or 851-8156

322 Condominiums For Sale

DELIGHTFUL 2 BEDROOM UPPER RANCH in the Oakland County Lakes area, north of Pontiac Trail, west of Haggerty. Enjoy a view of towering pines and walnut trees from your living room balcony. Carpeted throughout, completely equipped kitchen, attached garage. Immediate occupancy. Negotiable land contract terms. $55,900. Call 261-5910.

Thompson-Brown

ESPLANADA CONDO, ROYAL OAK. 2 bedrooms, 1½ baths, central air, assumable at 12%. 858-0000. 288-1557

BLOOMFIELD
Tiverton Place Condominium
A Lovely 4 unit Development in Country setting. Spacious 2 & 3 bedroom units. Fireplace, central air conditioning 1½ baths, full basement, 1 car garage.
Open Sat. & Sun. 2-5PM or shown by appointment
Call Avedian Properties
Ask for Rocky Gust or Dale Young
642-1225

322 Condominiums For Sale

FARMINGTON - 1 bedroom condo. Completely furnished. Carpet, drapes, washer-dryer, $32,000. Land Contract terms. 476-5466, after 6pm 437-3263

HIDDEN HILLS
30 year Mortgage at 10¾%
Luxury 2 bedroom Townehouses with garage, basement, fireplace, appliances & carpeting. From $85,950. Just a few of these choice units left, so don't wait!
Call JUNE CONNOR
652-2922 - 852-4775
Herbert Lawson, Inc.

LIVONIA CONDO
1 bedroom, covered parking, pool. Assumable mortgage, $26,000.
591-2385

NOVI CONDO
Contemporary townhouse styling with 3 bedrooms, 1½ baths, 1 car garage (with storage space), completely finished basement, eat-in kitchen, large (16 ft. x 30 ft.) raised wood deck off living room. Assumable mortgage at 9¾% interest or owner financing with 30% down payment minimum. $69,900.
349-6520

FARMINGTON - BY OWNER
1 bedroom Condo, clubhouse, indoor pool. 9¾% assumable mortgage, $32,000. 349-6528

322 Condominiums For Sale

ROCHESTER ranch Condo, fireplace in living room, 2 bedrooms with 8 ft. closet plus full basement. Dishwasher, range. Assume $19,800 mortgage 8 ¾% interest. $240 monthly payment, Interest, Taxes, Ins. Owner. Agent 652-9399

ROCHESTER
Spacious 3 bedroom Townehouses with garage, basement, fireplace, appliances & carpeting. From $85,950. Just a few of these choice units left, so don't wait!
Call JUNE CONNOR
652-2922 - 852-4775
HERB LAWSON, Inc.

ROYAL OAK TOWNHOUSE
Quaint residential area, on Sanandoah off 13 Mile. 2 bedroom, 1 bath, $41,000.
852-1253

SOUTHFIELD - 2 year old condominium townehouse. Professionally decorated. Gas fireplace, large patio. $62,900. 557-2108

West Bloomfield
Centaur Farms
(1-pa). 2200 sq. ft. 4 bedrooms, 2½ bath end unit luxury condominium. This property offers luxurious interior appointments, immediate occupancy, full basement and 2 car garage. Attractive 8¾% assumption or land contract terms. ML 59722

Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

11%
LAND CONTRACT
25% down, $346 per month, 5 year term. Great decor, 3 bedroom brick, 1½ baths, OVERLOOKING LAKE. Natural fireplace in family room, basement, central air, full use of tennis courts and pool. Just can't beat it. $66,900.
TEPEE REALTY
28200 7 Mile 533-7272

324 Macomb County

STERLING HTS. By Owner. Quad, 16 Mile-Dodge Park area. 4 bedrooms, 1½ baths, family room with fireplace, Utica Schools. Fenced corner lot. 24x24 gas range. $78,000. Conventional or $44,000 to assume 12% mortgage. 939-7219

326 Duplexes For Sale

CANTON. Choice of 3 bedroom Colonial style or 2 bedroom ranch style, both nearly new. Basements, air conditioning. 1½ baths, yards. $20,000 down. 11% Land Contract. After 4pm.
455-1887

330 Apts. For Sale

BEAUTIFUL

12 spacious units in Dearborn Heights - Wayne area. Assumable 10% mortgage, 8 year old building in excellent condition. Will not last!
334-1503

??????
WHEN YOU
RETIRE
Will your only rewards be a GOLD watch, and a SOCIAL SECURITY check??

Oak Park-Ferndale, 4 unit, $70,000, terms, 25 years, 20%.

ROYAL OAK'S finest, 5 unit, brick, $130,000, terms, 100% occupancy.

GARDEN CITY'S finest, 5 unit, brick carport, lawn sprinkler, custom built.

PLYMOUTH AREA, 5 unit, 1 acre, stone, (separate utilities), $125,000, terms.

"Most people are too busy making a living to make any money."

APT. SPECILIST
PERRY
478-7640

332 Mobile Homes For Sale

A BRAND NEW 1979 14 x 56 Fairmont. Front kitchen, 2 bedrooms. Partially furnished. Barely lived in. Located in Novi. 522-9286

AMHERST, 1972, 2 bedrooms, central air, carpeted, appliances, storage shed, can stay on lot. $6,200.
Quick occupancy. 722-3943

BAYVIEW, 1979, 14 X 70, with 24 X 7 expando, 8 ft. ceilings, 2 bedroom, 2 bath, garden tub, appliances, shed. $18,000, Plymouth Hills 453-2691

BELLEVILLE, Belle Villa Park, 12x65 with 8x22 expando, 2 bedrooms, sewing room, 1½ baths, furnished. $12,500.
697-6737

CHOICE
Westside Location
Over 30 pre-owned homes to choose from.
Darling
Manufactured Homes
349-1047
NOVI RD., NOVI
(½ Mile S. of I-96)
Closed Sundays

COLONADE 1978, $13,500. 14x65, 2 bedroom, 1 bath, excellent condition, fireplace, carpeting, bay window. Can stay on lot in Belleville. Call after 5pm, weekdays. 461-1867

COLONADE 1979, 14 x 65, 2 bedrooms, island kitchen, bay windows, nice lot, assume mortgage, Novi. $16,500.
669-1377

FAIRMONT, 1978, 14 X 70, fireplace, 2 bedrooms, den, stove, refrigerator, dishwasher, deck, $16,900. After 6 PM, call: 459-3415

LONG'S Mobile home court, Lot 4, Redford, beautiful area, near stores and bus. Asking $7,500. 326-1738

REVERE 1974 14 x 65, good shape. After 6pm 455-1985

SYLVAN 1971, 12 x 65 ft. 2 bedrooms, 1½ baths, excellent condition, Country Estates, S. Lyon. 437-1979

336 Florida Property For Sale

SINGER ISLAND
NORTH PALM BEACH
If you are house or Condo hunting, I'd like to be your guide. Many lovely homes & condos available with anxious owners. Call or write Marolyn Dineen, Assoc. Southeast Real Estate Planning Corp, Reg Real Estate Broker, 230 Royal Palm Way, Palm Beach, Fla 33480. (305)832-8500 or 848-4409

338 Lots & Acreage For Sale

BEAUTIFUL building sites in W. Bloomfield and Farmington Hills area (1/2 to 1 1/2 acres.) Build to suite only. 855-2010

BEAUTIFUL WOODED lake lot. Bloomfield Hills Schools. Sewer, water, paved streets. Half acre, ready to build. $60,000. Land Contract available. 353-4840, After 6PM. 559-1248

BEAUTIFUL 1¾ acres on paved rd. In Salem Township. Close to X-Ways, perk OK, $25,000. Land Contract Terms. 535-1563

BLOOMFIELD HILLS (Lammy 14 acres), partly zoned cluster. By owner. 388-4373 or 645-1202

BRIGHTON AREA-Choice lots. Buy now and build later. One lot with lake view. Some with trees. All have natural gas. Land Contract. By owner, 227-7487

338 Lots & Acreage For Sale

BY OWNER - 3 large lots, Ann Arbor Trail in Plymouth Twp. Possible land contract. 459-3399

CLARKSTON: Approximately 200 x 400 wooded buildable lot in exclusive Subdivision. Paved roads, all lin. ground utilities. Private beach, must sell. Week days. 628-3256

CLARKSTON
2 to 10 acres
8¾% interest Lowest LC Terms
Bloch, Owner/Developer 625-1340

FARMINGTON HILLS, over 1 acre lot, sewer and water available. Near Lady of Sorrows Church. 476-7907

FARMINGTON, Woodcreek Hill, Danvers Court. By owner, 2 acre residential lot, gently rolling hills, stream. $12,900. L. C. negotiable. 855-3130

FIVE (5) ACRES
15 min. from Ann Arbor. Rolling, hilly area; near lakes. Dexter Schools.
426-8602

LIVONIA - Country residential lot 75 x 127. Asking $12,500. 10¾% contract available with $2,500 down, monthly payments of $90. Call One Way.
464-0850

LIVONIA - PRIME RESIDENTIAL
⅓ ACRE LOT
Nice lot, ready to build, sewer, water & utilities in. Only $11,900.
Red Carpet
RICHTER & ASSOC. 522-3500

LOT FOR SALE-7 Miles N. of St. Helen, 7 miles E. of Roscommon. Black top and electricity. One acre. $4500 cash.
455-8164

MILFORD, assume LC on outstanding treed 10 acres with oaks, hills, & pond site, on secluded cul de sac. 2,700 ft. house plans included 887-3815

MILFORD RD area Lyon Township on Martindale Rd. & 12 mile Rd. 3 lots, 2 acres each, supervisor. From $26,500.
463-0114

MILFORD TWP. 3 acres, rolling and treed. On private road. By owner.
534-2714

OAKLAND COUNTY-HIGHLAND
Between Duck & White Lakes. 64 x 240, $5,700. Century 21, ABC. 625-3250

ONE ACRE - 100 x 435, prime area, Livonia schools, all utilities, ready to build. Country atmosphere, horses permitted. $27,500 terms. 525-9323

ROCHESTER - AVON
Residential lots for sale in Avon Hollow Sub. from $31,000. Call:
Brookdale Realty. 652-2244

SAVE GAS SAVE MONEY
Move your trailer to Lake Chemung Resort, in Howell. Golfing, tennis, boating, & swimming. Site for sale. Price $13,500 or best offer.
Call after 6pm, 981-0047

SOUTH LYONS, Livingston County, Pontiac Trail-8 Mile area, one acre, paved road, perked, gas & electric. $14,900. 420-0632

TROY - custom 1 acre building loss, Sussex Rd. between Long Lake & Sq Lake Rds. off Adams. 645-1027

TROY - 4 lots for sale. 75' by 120'. $100,000 price range sub. These are the only vacant lots remaining in Stonecrest Sub. All utilities. Land Contract Terms or Discount for Cash Buyer. Real Estate Professionals, Inc. 644-8100

TWO LOTS FOR SALE
Large, all facilities, one next to creek. Cash or land contract. Easy terms. $20,000 each. Owner days 476-4727

WABEEK
LAKE ACCESS LOTS
A few choice lots with magnificent view and privacy left at the exclusive Wabeek Manor Sub. Bloomfield Hills schools. For information call
649-3761

WIXOM 1- and 2-acre homesites. Only 4 lots this sub. West Mapel & Wixom Rd. Sewers and gas. Close to schools. Excellent garden soil. 10 minutes from Twelve Oaks shopping. $16,500 per acre. Terms. 685-8440

WOODED LOT, over 1½ acres, in beautiful area of fine homes, near Clarkston. Walk to elementary school. Under priced for area at $29,000. 10 year land contract, down payment and interest negotiable. 394-0179

W. BLOOMFIELD - LOT - two acres wooded in developed sub. Lake privileges. Sewer. Asking $57,000 851-7844

12.8 ACRES. Partly wooded hills. Nice view. Private road. Between Lake City and Cadillac. $5,900. Liberal terms.

105 ACRES, hunting land, wooded. Some swamp. Small game and deer. $35,000 terms. Everett Real Estate one, Lake City, Michigan. 49651.

340 Lake-River-Resort Property For Sale

EXECUTIVES! Owning a lot in Lakes-of-the-North, Gaylord - entitles you to use of private Air Strip, Golf Course, 2 stocked lakes with Boat Rental, Clubhouse with Indoor Pool, Horse Stables, Campgrounds, etc. Twenty (20) minutes to 3 large Ski Resorts. The Development sells these lots for $15,000 - Buy ours for $10,500. Negotiable... 628-1166

HOMESTEAD Wilderness Condo on Lake Michigan at Glen Arbor. 2 bedroom, 2 bath.
313-332-5331 or 313-332-0210

LAKE MICHIGAN - 15 ACRES
Off Lake Shore Dr. Port Sheldon Twp., Grand Haven. $28,000. Call after 6 PM.
525-4806

NEAR New Home on St. Clair River, over 4000 sq. ft. with full basement. Sandy beach with 3 acres. $635,000. Reply to Box 724, Observer & Eccentric Newspapers, 36251 Schoolcraft Rd., Livonia, Michigan 48150

THE HOMESTEAD
Your choice of an outstanding lot backing up to Sleeping Bear Dunes National Park or a Condominium high on a wooded Dune overlooking Lake Michigan & the Manitou Islands. Both great for investment or retirement enjoyment. Call Armstrong & De Graaf Real Estate, Inc., 205 Nickels Arcade, Ann Arbor, 48104313- 663-1768 or 663-1797

342 Lakefront Property

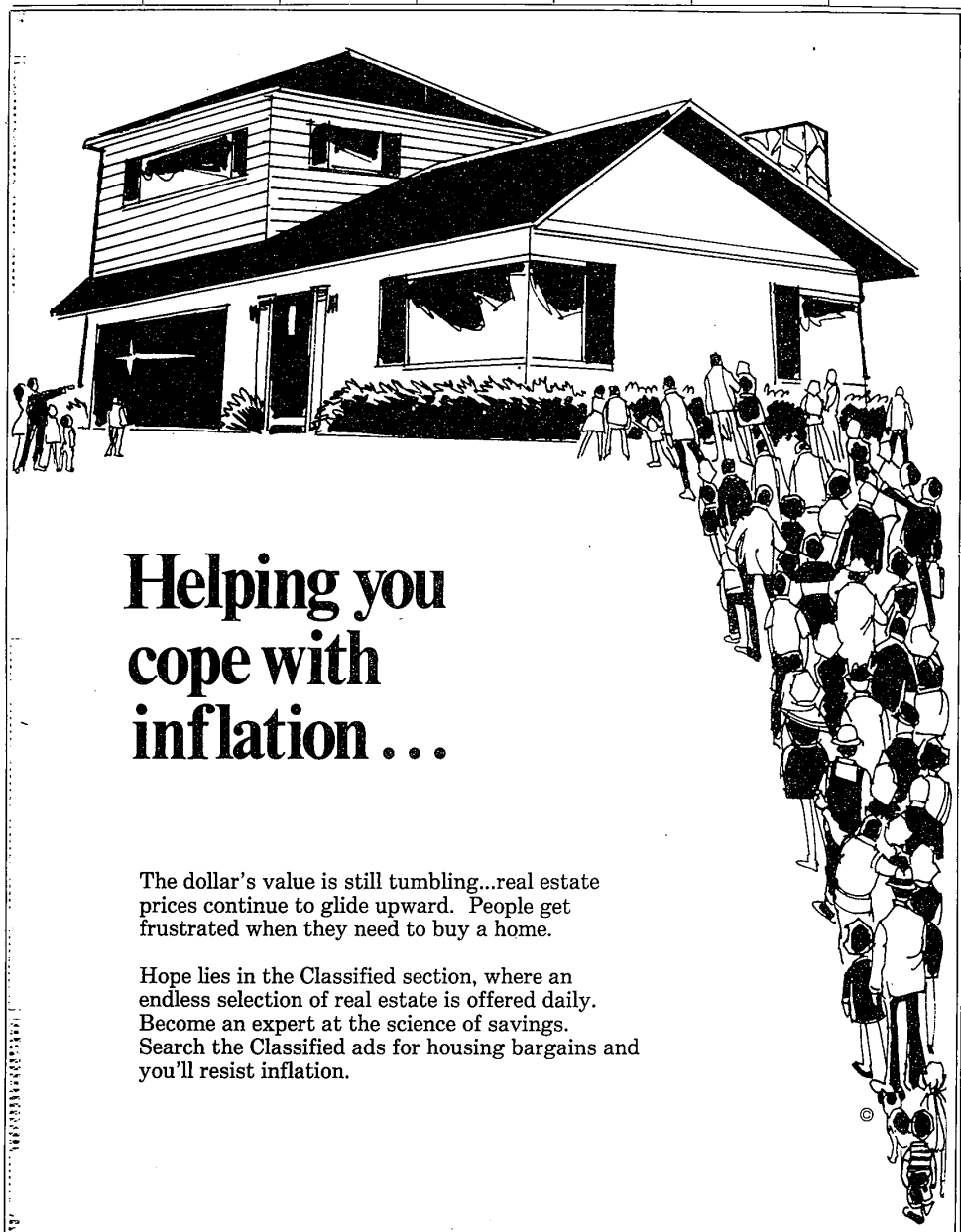
A PLACE TO HANG YOUR HEART
Sail, swim, fish in peaceful harmony on Lake Chemung, minutes from Cosmopolitan centers, 3 bedrooms, 1½ baths, custom built, ultra sharp, one owner homes, A-1 condition. $116,900. Call 642-0703.
Thompson-Brown
BIRMINGHAM/BLOOMFIELD

LAKE ORION - 6 rooms, gas heat, only $9950 down, $395 mo. 8% interest on land contract. $49,500. Owner 545-1284

ORCHARD
LAKE
FRONTAGE
80FT OF FRONTAGE - over 1 acre of porperty. $149,900. Call:
682-5243

WALNUT LAKE: 3 bedroom older home, 1½ baths, family room, fireplace. Birmingham Schools, sewer & water, LC terms, $129,500. 851-4891

W. BLOOMFIELD
Prime Lake Front - executive Georgian colonial on wooded bluff/magnificent view of Pine Lake, minutes from expressway to Detroit. Ideal family home, 5 bedrooms, 3½ baths, living room, separate dining room, library, paneled family room/fireplace, game room, kitchen/breakfast room with large deck & lighted stairs to private dock, 117 ft. of lake front for all water sports. Bloomfield Hills schools, near prime shopping/country clubs, custom home with all amenities including lawn sprinkler system, burglar alarm, inter com, etc. $475,000. Financing negotiable. Contact owner at 851-0214



Helping you cope with inflation...

The dollar's value is still tumbling...real estate prices continue to glide upward. People get frustrated when they need to buy a home.

Hope lies in the Classified section, where an endless selection of real estate is offered daily. Become an expert at the science of savings. Search the Classified ads for housing bargains and you'll resist inflation.

Observer & Eccentric
classified

LIVONIA - 591-0900 BIRMINGHAM - 644-1070 ROCHESTER/AVON TWP. - 852-3222