

**304 Farmington Farmington Hills**  
NEW ON THE MARKET  
Excellent 5 bedroom Colonial in Farmington on treed lot & fantastic patio. Built over, many closets, quiet neighborhood. Private 21 acre park & swim club. Ask for full time.

**Century 21 HOME CENTER**  
476-7000

**OPEN SAT. 2-5 FARMINGTON HILLS LAND CONTRACT TERMS**  
Available on this super 4 bedroom Colonial in popular Colony Park Subdivision. Backing to the lovely Common woods park, this one-owner home features 1st floor laundry, central air, full basement, circular drive, private patio area with lush landscaping and a realistic price tag, \$119,900. 29224 Oak Pointe - off Farmington Rd., S. of 13 Mile.

**Century 21 ROBEC PROPERTIES**  
851-7711

**304 Farmington Farmington Hills**  
Small Assumption  
On this 2 bedroom ranch-style home with paved living room, sun deck, separate breakfast room and kitchen. Appliances included. Low monthly payment. Only \$41,900.

**Century 21 TODAY**  
476-1040

**SUPER QUALITY**  
Farmington Hills - New custom built 4 bedroom, 2 1/2 bath colonial available for immediate occupancy. Features include a complete life, fully-stained wood trim, stone ceiling, granite island, built-in appliances and more. Priced below market at \$119,900.

**BENIVENGA REALTY CO.**  
477-1391

**TRY YOUR CREATIVE FINANCING HERE!**  
Simple assumptions. Good mortgage on Land. Home available for 1 year. 4 bedroom Colonial in popular Colony Park Subdivision. Backing to the lovely Common woods park, this one-owner home features 1st floor laundry, central air, full basement, circular drive, private patio area with lush landscaping and a realistic price tag, \$119,900. 29224 Oak Pointe - off Farmington Rd., S. of 13 Mile.

**Century 21 ROBEC PROPERTIES**  
851-7711

**304 Farmington Farmington Hills**  
"HARVEST SPECIAL!"  
Priced as a 3 bedroom & 1 1/2 bath in excellent condition. Two bedrooms have lovely tile & inside appearance. Huge kitchen, new tile, porch, deck, terrace, large garage. Only \$142,900.

**Century 21 HOME CENTER**  
476-7000

**Hills of Independence BEING TRANSFERRED**  
We have 29 new homes that are ready to move in. We offer different floor plans to choose from. Farmington Hills. Priced from \$119,900. Better price/warranty welcome.

**IMAGE PLUS 476-5656**

**YOU DEMAND THE BEST!**  
1984-85 And get it in Farmington! The best quality custom built homes available in this specialty community include 4 bedrooms, wood kitchen ceiling, bay windows, wood kitchen ceiling, bay windows, full wall fireplace, matching wallpaper and drapes. Call today for your private showing.

**Century 21 EXECUTIVE TRANSFER SALES**  
851-4100

**304 Farmington Farmington Hills**  
YOUR OWN TENNIS COURT  
On a spectacular 1/2 acre lot. Two bedrooms over spring fed stream. 4 bedrooms, 2 1/2 baths, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

**MASTER ASSOCIATES**  
476-7550

**11 1/2 %**  
Mortgage available on new construction - Green Hill Woods of Farmington. BENIVENGA REALTY CO. 476-1577 477-1391

**VPARMENT HILLS \$119,900**  
4 bedrooms, 2 1/2 baths, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

**Executive Realtors**  
476-5990

**WOODMOUNT PARKS Sub. \$300**  
4 bedrooms, 2 1/2 baths, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

**Century 21 EXECUTIVE TRANSFER SALES**  
851-4100

**305 Brighton-Hartland**  
BRIGHTON - Excellent custom built 4 bedroom, 2 1/2 bath, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

**306 Southfield-Lathrup**  
ALMOST 1 ACRE  
bedroom, brick front, large living room, country kitchen. Complete new kitchen, full bathroom, full basement, full garage. Only \$142,900.

**CALL Dennis Davidson C**  
#1 SALESMAN  
CENTURY 21 GOLD KEY HOMES  
1923 Beech - off Farmington Rd., S. of 13 Mile. 255-2100

**ANTONELLI QUAD**  
Custom built home in Lathrup Village. 4 bedrooms, 2 1/2 baths, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

**Century 21 HOME CENTER**  
476-7000

**306 Southfield-Lathrup**  
BEAUTIFULLY landscaped brick ranch in Cranbrook Village. 4 bedrooms, 2 1/2 baths, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

**308 Southfield-Lathrup**  
CRANBROOK VILLAGE 1 1/2 bedroom, 2 1/2 bath, full kitchen, full bathroom, full basement, full garage. Only \$142,900.

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**Discover Meadowbrook Park**

**A New Dimension in Living**

Now is the best time to discover the value, comfort and beauty of Farmington Hills' finest new community. Luxurious manor homes grace a parklike setting of winding roads and rolling country-side to create a masterful design for elegant living.

- Wooded and rustic sites
- Custom colonials, ranches and quads
- Homes from the mid \$120,000s

Brokers are welcome

**Meadowbrook Park**

For more information, call 477-1144

**Halo-American Bldg. & Design Construction**

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**COME TO BROOKWOOD**

**VACATION LIVING 12 MONTHS A YEAR**

BROOKWOOD is a unique residential development tucked in the rolling hills of Rochester. A recreation spa, it offers a PGA rated golf course with fairways and streams winding among choice building sites. Tennis courts, heated swimming pool and a magnificent club house (complete with pro shop) overlook a large pond which is ideal for ice skating—all of which are owned by BROOKWOOD residents.

**CONDOMINIUM-TYPE CARE**  
is available for lawn service and snow removal.

**11 1/2 % RRM MORTGAGES** with 20% down for up to 30 years are available. Interest rates are decreased or increased a maximum of 1 1/2% every three years based on the national index. The total decrease or increase over the term of the mortgage will not exceed 5%.

**OPEN EVERY DAY (except Thursday) from 1PM to 6PM.** Come to Brookwood, select your building site and choose from a variety of 2, 3 and 4 bedroom models. Located on Tienken Road, between Adams and Livernols, minutes from Downtown Rochester.

**Bing Construction**  
Gilbert & Vennettilli  
Wake Pratt Enterprises

**651-1136**  
**652-4377**  
**652-3090**

**HOW HOMEOWNERS WARRANTY**

**Priced from \$115,000**

**HOMES WITH IMPACT**

**Beautiful... naturally**

Located near Highway State Park, Beacon Woods North offers elegant living in a world of natural beauty. And spacious, 100 ft. wide side-by-side showcases the crafted beauty of each of our superbly styled homes.

Call us at 348-7330 or 354-4114

A shared with you choice of lot and home

**Impact marketing services**

**FOR SALE BY OWNER**

**CITY OF SOUTHFIELD - The Ravines**

Quad-level home of approximately 4400 sq. ft. on 1 1/2 acres of land with great luxurious architectural appeal with custom designed landscaping, including trees, shrubs, arbutus as in the "Garden of Eden". Light brick, trimmed in red cedar; beautiful heated California style pool with trimmed deck; two levels of outside astro turf, carpeted patios complete with Japanese gardens, running fountains, and rock gardens. Entire outdoors illuminated with underground lighting. Enclosed year-round porch with Thermopane windows; pool area surrounded by wrought iron fence. Circular drive entrance covered by astro turf carpeting. Two-car paneled garage with Astro-turf. Cathedral beamed ceiling allows view of beautifully landscaped outdoors. Living room with fireplace and formal dining room. Thermopane windows lead also into the closed year-round porch. Modern kitchen, complete with stainless steel range, magnetic wood cabinets, dishwasher, disposal. Frigidaire, and large windows viewing the outdoors. Four spacious bedrooms, including master bedroom with adjoining outside balcony entered via large Thermopane doors. Three baths with shower and one tub. Central heat and air conditioning provided by two new air-conditioners and furnace use the same. Artistic stained wood staircases lead from the first to the second level which is an especially designed family room, paneled and equipped with fireplace, and large wet bar with formal top suitable for extensive entertaining. Second level has three doors opening on the lower outdoor Astro-turf patio. Third level level equipped as library, game, and tiled and paneled recreation area. Laundry and furnace room completely separate and enclosed. Intercom throughout indoors and out. Carpeting and drapes included. Home worth \$500,000 but will sacrifice, minimum \$250,000 with an assumable mortgage of \$15,000 at 7%. Exquisite furniture optional.

**For appointment call 476-5000 extension 1. Please, buyers only!**

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**BY OWNER LISTINGS FOR BUYERS AND SELLERS**

(NO COMMISSIONS OR CONTRACTS)

MTSS-Farmington Hills Condo, 2 bedroom, 1 1/2 bath, \$55,900, 9 1/2%  
FBI - Birmingham, 3 bedroom, 1 1/2 bath, \$59,500, 11%  
S829 - Auburn Heights, 3 bedroom, 1 1/2 bath, \$59,500, 7%  
A837 - Birmingham, 5 bedroom, 3 bath, 3500 sq. ft., \$213,000

MANY OTHER PROPERTIES DISPLAYED IN OUR OFFICE  
FREE BUYERS GUIDE WITH PICTURES AND DESCRIPTIONS

**664 S. ADAMS BIRMINGHAM 642-1620**

**SHARE**  
ADVERTISING INC.

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**CITY OF SOUTHFIELD - The Ravines**

Quad-level home of approximately 4400 sq. ft. on 1 1/2 acres of land with great luxurious architectural appeal with custom designed landscaping, including trees, shrubs, arbutus as in the "Garden of Eden". Light brick, trimmed in red cedar; beautiful heated California style pool with trimmed deck; two levels of outside astro turf, carpeted patios complete with Japanese gardens, running fountains, and rock gardens. Entire outdoors illuminated with underground lighting. Enclosed year-round porch with Thermopane windows; pool area surrounded by wrought iron fence. Circular drive entrance covered by astro turf carpeting. Two-car paneled garage with Astro-turf. Cathedral beamed ceiling allows view of beautifully landscaped outdoors. Living room with fireplace and formal dining room. Thermopane windows lead also into the closed year-round porch. Modern kitchen, complete with stainless steel range, magnetic wood cabinets, dishwasher, disposal. Frigidaire, and large windows viewing the outdoors. Four spacious bedrooms, including master bedroom with adjoining outside balcony entered via large Thermopane doors. Three baths with shower and one tub. Central heat and air conditioning provided by two new air-conditioners and furnace use the same. Artistic stained wood staircases lead from the first to the second level which is an especially designed family room, paneled and equipped with fireplace, and large wet bar with formal top suitable for extensive entertaining. Second level has three doors opening on the lower outdoor Astro-turf patio. Third level level equipped as library, game, and tiled and paneled recreation area. Laundry and furnace room completely separate and enclosed. Intercom throughout indoors and out. Carpeting and drapes included. Home worth \$500,000 but will sacrifice, minimum \$250,000 with an assumable mortgage of \$15,000 at 7%. Exquisite furniture optional.

**For appointment call 476-5000 extension 1. Please, buyers only!**

**OPEN SUNDAY 1-4**  
30233 Rock Creek in Southfield, S. of 13 Mile & W. of 2 1/2 mile, immaculate 4 bedroom Colonial with 2 full & 2 half baths, family room, 2 fireplaces, finished rear porch, billiard room, formal dining room, 2 car attached garage. Owner anxious. \$99,500.

**EARL KEIM**  
Realty North, Inc. 559-1330

**OPEN SUNDAY 1-4**  
1933 Filmore, Southfield. Reduced \$10,000 for quick sale. Brick Colonial. 1 car attached garage, built-in oven. Steam heating, large wood deck in private backyard, paneled in cherry kitchen, breakfast room, central air, built-in vacuum system, newly decorated. See us every Saturday 10:00-11:00 AM.

**OPEN SUNDAY 2-5**  
31515 Lansing Blvd. Lathrup Village, S. of 13 Mile & W. of Southfield. 4 bedroom brick Colonial, 3 1/2 baths, family room, formal dining room, fireplace, basement & 1 car attached garage. \$187,000.

**O'RILEY REALTY**  
484-8841

**OPEN SUNDAY 2-5**  
27474 E. Gullhorn in Lathrup Village, N. of 11 Mile & E. of Southfield. Charming Cape Cod with 1st floor master bedroom, 2 1/2 baths, family room with fireplace, 20' living room with fireplace, 1st floor laundry, 4 bedrooms, attached garage. \$99,500.

**EARL KEIM**  
Realty North, Inc. 559-1330

**OPEN SUNDAY 1-4**  
CRANBROOK VILLAGE - 1 bedroom, 1 1/2 bath, brick with fireplace in family room, master bedroom, 1 car attached garage. \$179,000.

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