CLASSIFIED REAL ESTATE

314 Plymouth-Canton

LAND CONTRACT
or simple assumption, or low interest blended mortgage - easily available on this immaculate Windsor Park colonial with central air, oversize basement, attached garage, at $79,900. Ask for:
RICK FATYMA
Century 21
Gold House Realtors
459-6000

Plymouth Twp.
Land contract terms on this spacious 4 bedroom quad with large family room, natural fireplace, bay window in living room, central air, intercom, attached garage, and blended interest rate also available. $77,900. Call:
ROB FUNK
CENTURY 21
Gold House Realtors
420-2100

THREE YEAR OLD, 1160 sq. ft., 3 bedroom all brick ranch. Carpeted, extra insulation, finished basement, 1½ car garage. $59,900 with 10% down, 11% land contract or $57,000 cash or assumption. O'Connell & Assoc. 478-8838

315 Northville-Novi

CUSTOM COLONIAL
Sharp former model on over ¼ acre featuring 4 bedrooms, 2½ baths, large family room with wet bar and natural fireplace. Formal dining room, large wood deck, first floor laundry, attached 2 car garage and more for $152,000. Land Contract Terms.
CENTURY 21
CORNERSTONE 478-4660

CUSTOM RANCH
on rolling ravine lot with walkout lower level, has picturesque pool and patio, 4 bedrooms, 3 baths, heated work shop, and attached garage. $119,000.
CENTURY 21
Gold House Realtors
420-2100

ENCHANTING ELEGANCE
Beautiful 3 bedroom, 2½ bath professionally decorated builders model. Unique tri-level with first floor laundry and basement. Illuminous ceiling in kitchen and bath. Family room with natural fireplace, den, formal dining room, attached 2½ car garage. Fully landscaped ½ acre lot with sprinkling system. Sacrifice at $128,000.
CENTURY 21
CORNERSTONE 478-4660

NORTHVILLE
NORTH BEACON WOODS
New Homes $139,500
12¾% 30 Year Mortgages
(Subject to Availability)
NORTH BEACON SALES
348-7330

QUALITY BUILT
with comfort in mind - cathedral ceilings, indirect lighting, 3 large bedrooms, 1st floor laundry, formal dining, great room, natural fireplace, basement and attached 2 car garage. Northville. $128,900.
CENTURY 21
Gold House Realtors
420-2100

315 Northville-Novi

NOVI
"COUNTRY ATMOSPHERE" but close to everything. 3 bedrooms, family room, 1st floor laundry, basement, 2 car attached garage on nearly half acre lot.

"ELEGANT PERFECTION" is what you'll find in this ENGLISH TUDOR with study very open floor plan, 2 walk-in closets, plush carpet. Gorgeous - ASSUME!
Century 21
HOME CENTER
476-7000

NOVI - NORTHVILLE builder has 3 beautiful homes immediate occupancy, 13¼% mortgage available. 349-0200

NOVI
Whispering Meadows Sub. on Mill Rd. Cor. E. Immediate occupancy, 2,700 sq. ft. Colonial with 3 bedrooms, 1½ baths, including bay window, stained woodwork, fireplace and brick foyer floor. Builder's model, $85,950. Call 855-1816 after 1 PM. Robert S. Binder Building Co.

NORTHVILLE SCHOOLS
(Lee). Charming brick 4 bedroom, 2½ bath colonial with central air, first floor laundry and family room with fireplace. Premium lot in prestigious location. 8% mortgage assumption possible. ML 01284. Just reduced to $163,500.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
841-4100

316 Westland
Garden City

A BARAGAIN BUY
$302.
TOTAL MONTHLY PAYMENT
FOR QUALIFIED BUYERS

Based on Sales Price of $41,900 with FHA 235 (I) Mort. of $38,000 at 14%. Total monthly payment of $586.67 less Gov'T subsidy of $284.43. Total Home Owners payment $301.84 annual percentage rate 15% FULL BASEMENT
3 BEDROOMS
WALL-TO-WALL CARPETING
Model Located 34836 Glen, Westland, S. of Cherry Hill, E. off Wayne Rd. Open Sat. 1-5 & By Appointment.
SELIGMAN & ASSOCIATES
355-2400

CAR BUFF?
Here's a home you'll love! Heated attached garage, 3 bedrooms including huge master, close to shopping, on a large court lot. Land contract or simple assumption. $60,900. Ask for:
EILEEN AGIUS
Century 21
Gold House Realtors
459-6000

FANTASTIC
12% interest available on this tastefully decorated 3 bedroom brick ranch. 1¾ baths, huge kitchen, dishwasher, carpeting thru out, family room with fireplace, doorwall to patio, beautifully finished basement, wet bar, 2¼ car garage. $54,900
Castelli
525-7900
GARDEN CITY
You must see this large country kitchen in this family room with fireplace, 3 bedrooms, 2 full baths, finished basement, attached 2 car garage. $58,900.
GARLING INC
274-3500 582-6144

GARDEN CITY 28438 BLOCK
$100
Complete move in cost for Vets. FHA mortgage terms or Land Contract available. New 3 bedroom tri level, carpeted
GOODMAN - BUILDERS
399-9033

316 Westland
Garden City

BY OWNER-2 bedroom brick bungalow, 2 car garage, nice size lot. Finished basement. Air conditioned. Gas heat. $48,500. #95-9018

GARDEN CITY. Simple assumption 10¼%. 3 bedroom, brick ranch, new decor, 1½ baths, finished basement, wet bar, air, new roof/aluminum trim, 2½ car garage, $52,500. 437-0592

LIVONIA SHCOOLS
#14 - VA terms possible on this beautiful brick ranch. 3 bedrooms, 2 full baths, carpeting thru out, partially finished basement, garage. $58,900
Castelli
525-7900
STARTER HOME
Only $7000 down, $325 monthly including taxes, all aluminum ranch. 3 spacious bedrooms, tastefully decorated, move in condition, only $26,900
Castelli
525-7900
SUPER STARTER
Super nice 3 bedroom brick Ranch home in the Livonia School District. Featuring a modern kitchen, 2½ car garage and a Simple Assumption. $66,500.
Guaranteed Sale
With Reimbursement Plan
HARRY S.
WOLFE
COMPANY
474-5700

WESTLAND
"LAND CONTRACT" 3-4 bedroom, 2 baths, garage, large covered patio, very Low Down Payment! Only $49,999
Century 21
HOME CENTER
476-7000

WESTLAND, 3 bedroom brick home, new furnace, 1¼ car garage. 9¼% assumable mortgage. $37,995. 326-7003

WESTLAND - 3 bedroom brick & aluminum ranch, excellent condition, carpeted, 1½ car garage, $38,900. Assume 7% interest. D. A. Ross Realty 326-8300

318 Redford

ASSUMABLE MORTGAGE on newly decorated 2 bedroom bungalow, large kitchen, basement, fenced yard, central air. $49,900. After 5pm. 537-4914

BY OWNER, 2 bedroom, crawl, aluminum, 2 car garage, treed corner lot, clean. Assumable 11¼% mortgage, terms. $33,900. 533-5759

FITS YOUR BUDGET
Nice 3 bedroom brick home featuring beautiful knotty pine rec room with wet bar, central air, new energy efficient furnace, garage and more for only $48,900.
CENTURY 21
CORNERSTONE 478-4660

LAND CONTRACT
4 bedroom, brick cape cod, garage, finished basement, Homestead Realty
836-6900

ONLY $44,500
Buys this ranch in Redford with additional kitchen facilities in the basement. Corner lot, 2 car garage. Possible in-law quarters. Can you afford to pass this up. Call us.
LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

REDFORD TWP - 3 bedroom ranch. 1¼ baths, full basement, 2½ car garage, fenced yard. Asking $45,600. 640-7646

S. REDFORD - $58,900. 3 bedroom 1½ bath brick ranch, fireplace, 2½ car garage with opener. L.C. $20,900 down, must sell. Owner 535-8716

319 Homes For Sale
Wayne County

LONYO - MICHIGAN AVE.
Area, Detroit. Have a few excellent buys. Call now.
CLASSIC REALTY 422-4400

322 Condominiums
For Sale

ADAMS WOODS CONDOMINIUMS
Lovely 3 bedroom, 1½ baths. Professionally decorated and landscaped, dark parquet living and dining floors. Fireplaces in master bedroom and living room, paneled office. Assumable mortgage, $141,500. By Owner. 855-8358

ADAMS WOODS condo. 3 bedroom, 2½ baths, private ravine setting, walk-out deck through dining room, open basement, large 5¾% assumption.
ADAMS WOODS CONDOMINIUMS 698-2420

2 story "A" unit. 3 bedrooms, 2½ baths, family room, patio, gas BBQ. Bloomfield Hills Schools. $145,900.

8¾% assumable mortgage or land contract. 852-6833.

ASSUME 7¾% mortgage with $40,000 down. 3 bedrooms, 1½ baths, family room with fireplace, basement, yard. In Highland Lakes, with clubhouse, pool, tennis court & beach. $64,900. 349-5861

BIRMINGHAM-1200sq ft, 3 levels, 3 bedrooms, newly decorated, appliances, new kitchen cabinets, finished basement,land contract. $72,500. 797-4577

Bloomfield Hills

On the golf course, large 3 bedroom Condominium is only 2 years old and has a 9¼%, 30 Year Assumable Mortgage. Completely carpeted, Microwave oven. $210,900.

ED P. JOHNS & ASSOC.
- 647-6300 -

BLOOMFIELD HILLS - 2 bedroom condo, earthtone decor, new appliances & carpeting. 588-8232

FARMINGTON - Deluxe 1 bedroom Woods' ravine setting, beautifully decorated, appliances, clubhouse with heated pool. Possible 9¼% assumption. 478-2531 474-8066

FARMINGTON HILLS 1¼ yrs. old. 2 bedrooms, 2 baths. Carport. 12 Mile, Orchard/Lake rd. Assumption or land contract. $58,870. 626-4591 646-6031

FARMINGTON HILLS. 2 bedroom, 1 bath condo. In-unit laundry. Club house and pool. Land contract low down payment. 851-6252

FARMINGTON HILLS - New 2 bedroom 2 bath contemporary. Executive condo. 2 tennis courts & pool. $69,900. 626-3693. Leave name and number & your call will be returned.

Good Assumptions

HIGHLAND LAKE - 2 master bedrooms are featured in this spotless condo, also has central air, built-in oven, range, dishwasher & refrigerator. Family room with natural fireplace, 1¼ baths, basement and enclosed patio. Reduced to $62,500.

KINGSWOOD PLACE - One of Southfield's finest condos. Central air, 2 bedrooms, 1¼ baths, built-in oven, range, dishwasher and refrigerator. Formal dining room, natural fireplace, basement and patio. 12 month Buyer Protection Plan furnished. Asking $72,500.

ERA
Hearthside One 553-0700

HIGHLAND LAKES, 3 bedroom, close to school, swimming, tennis. $62,500, with Creative Financing possible. Call Owner. 349-4042

LAKE LIVING at 8¼% interest. Square Lake Hills Condo, 2 bedrooms, 2 baths. From $69,900. In Bloomfield Twp., N of Sq. Lake. 338-0069

"LAND CONTRACT TERMS" on this 2 bedroom ranch unit. All appliances stay, 1st floor utility room. Immediate occupancy. $45,900. Call 626-3800.

COUNTRY PLACE - Enjoy your lovely view of wooded area from this 2 bedroom Condo, attached garage. Immediate occupancy. $69,900. Call 626-3800.

ERA - HARWELL

LAPEER - 3 bedroom condo, 2½ baths, rec room, furnace room, laundry room. $68,900. L.C. or assume 8¼%. 653-7850 or 664-0678

LAPEER - 4 bedroom condo, 2½ baths, rec room, furnace room, laundry room. $59,900. Land Contract or assume 8%. 652-7830, or 664-0678

NORTHVILLE Country Place, 2 bedroom ranch, garage, appliances and draperies. Financing available. $71,500. After 5:30PM.
340-1425

NOVI. I-275, 696 .10 Mile.Almost new 2 bedroom, attached garage, air, pool, tennis. 13% .$59,900 Assumption. $5000 down. Buyers only. Owner. 661-1360

PLYMOUTH - Crestwood Park, prime location, 1 bedroom, low maintenance, no heating costs, appliances, carpert, furnished or unfurnished. 455-4829

"WE'VE GOT IT!"
If you would like a 2 bedroom Ranch condo, we've got it! If you would like central air, full basement, attached garage, we've got it! If you would enjoy huge walnut trees, towering pines and a natural wild life environment we've got it! And all at a very modest price. $52,960. Call 261-5080.
Thompson-Brown

400 Apartments For Rent

322 Condominiums
For Sale

ROCHESTER
Dramatic views overlooking Paint Creek, stone fireplace, barnwood kitchen. 3 bedrooms, finished basement. Creative financing. $76,900. eve., 652-6374

ROCHESTER, Kings Cove — By Owner. 3 bedroom, 2 bath, central air, custom drapes, all appliances, fireplace, wet bar. Assume 11% Mortgage or Land Contract terms. 651-3458 or 332-8445

ROYAL OAK - Scn. 1-5. One bedroom. Appliances. New carpeting. Large balcony. Carport. Pool. Qualified assumption. $38,900. Evenings. 280-1679

BUY PAY RENT! Investigate reconsider opportunities of owning your own townhouse. Located in convenient Birmingham, walk to schools, transportation and shopping. $52,900. Land contract. Ask for PAMELA HILL 647-5500.

THE
DURBIN
COMPANY REALTORS
Your Neighborhood Broker

10½% MORTGAGE
4 year land contract, beautiful Belleville condo, 2 baths, 1 car garage, 3 rooms, 1 full & 2 half baths, living room, dining room, all kitchen appliances stay, central air, completely finished basement, paneled & carpeted, huge dry bar, additional office or bedroom also paneled & carpeted, separate laundry. All this for less than $460 a month for minimum down. Call Sue Holbrook 482-2207

323 Livingston County

10% LAND CONTRACT with low down payment. Howell-Country living at its best. 3 bedrooms, excellent condition, 1¼ acres. Many mature trees. $54,900 Days, 421-9504. Eves, 517-546-3549

326 Duplexes For Sale

CANTON - new face brick colonial 2 bedroom 1½ bath & basement duplex unit, many unique features, easyfest location 851-5102

DUPLEX in Brighton. 2 bedroom ranch. Basement & garage. Exc investment. Built in 1977. Assume at 9¼% land contract. $63,000. 459-9837

INVESTORS - Rochester. Duplex, newly redecorated, walk to town, 2 bedroom, dishwasher/disposal, refrigerator, range, window air conditioner, each unit. 2 car garage, basement, large treed lot with garden $99,500. 652-2410.

330 Apts. For Sale

LAND CONTRACT
Brick 8 unit, Royal Oak. Brick 10 unit, Inkster. Other investments.
CALL AL BUTTS
645-5800 644-3712
Earl Keim Greentree

WE ARE seeking brokerage strip centers, mobile parks, office buildings, apartments for a partnership. $400,000 down. Dick Perry.
Perry Realty. 478-7640

332 Mobile Homes
For Sale

BAYVIEW MOBILE HOME with all the trimmings. Central air, natural fireplace, 2 room bedrooms, huge 11x10 bath with garden tub, quality kitchen with all almond color appliances, and more! You can't find more for this value $19,500 Call 553-8700

Thompson-Brown

BELLEVILLE. Wagon Wheel S. Huron 1980, 14x70, has many extras. 2 bedrooms 2 full baths. Best offer Call after 5PM for appointment. 484-0503

ULTRA
Energy Efficient
HOMES
NOW AVAILABLE AT
DARLING
Manufactured Homes
NOVI 349-1047
Novi Rd. - ½ Mile S. of I-96
CLOSED SUNDAYS

LITTLE
VALLEY
MOBILE HOMES
(corner of Merriman & 8 Mile)
476-4072
YEAR END SALE
NEW
14 Wide - 2 Bedroom
$9,900
DOUBLE WIDES
STARTING AT
$22,990
Kingsleys - Friendships
Lincoln Park
14 x 70
$19,990
Also Many Used Homes
On Location - Available
For Immediate Occupancy

NOVI AREA - Highland Hills, 14 x 70, 3 bedroom, 1½ baths, stove, refrigerator, carpeted. $13,990. Call for appointment. 478-4072.

PLYMOUTH AREA - Plymouth Hills, 1977, 14 x 70, 3 bedroom, 2 baths, front & rear, large living room, stove, refrigerator, carpeting, beautiful home for only $18,990. Call for appointment 478-4072.

332 Mobile Homes
For Sale

MARLETTE 65x10 on cement, 12x18SL shed on cement , 2 bedrooms, laundry, living room expando, all appliances, Plymouth Schools, 455-7685 455-0128

MICHIGAN'S BEST
MOBILE HOME VALUE
New 1981, 3 bedroom, 70 x 14
$13,900. Furnished, delivered, set-up with steps & skirting.
VA, FHA OR BANK TERMS
WONDERLAND
Mobile Home Sales
45475 Michigan (US-12)
2 miles west of I-275 at Belleville Rd. Canton.
397-2330

MOBILE HOME, 1 bedroom, including attached utility & lawn shed, Farmington area. $5,950. Available immediately. Call after 5:30pm 534-7101

PLYMOUTH -1978 Arlington, 14 x 56. 2 bedroom energy efficient home. Air conditioned, separate utility room. Home backs up to woods. Very clean. Long term financing, minimum down payment.
SUBURBAN MOBILE HOMES 348-1913

SKYLINE 1979, 14x56, appliances, 2 bedroom, large bath, can stay on lot in Canton. Minimum down, long term financing. $11,700. Bonnie, 699-2700

STATESMAN, 12X54', on the lot in Farmington Hills, refrigerator, stove, washer, dryer. Mon.,Thurs., Thurs. til 9pm. Fri & Sat. after 5pm 474-7859

CHAMPION, 1978, 3 bedrooms, 1½ baths, appliances, 14 X 70 Home in storage Bargain. $9,800.
476-5394 or 535-5607

HOMETTE, 1970, 2 bedroom furnished. Carport & awning. Well located, Adult section of park in Fowlerville. Near shopping. $6000. After 6 PM. 632-2333

334 Out Of Town
Property For Sale

MILTON, VT. - Cabin, 6 acres; Arrowhead Mountain Lake - Point property, 1,000' lake frontage, private drive, 2 bedrooms, stone fireplace, guest house, garage. Unlisted. $116,500.. 545-1326, or after 6pm, 548-0349

336 Florida Property
For Sale

QUAIL RIDGE
- DEL RAY BEACH -
3 bedrooms, 2½ baths, library, half acre Golf & tennis community. Executive house - 2 years old. $350,000.. 852-3000. Mortgage at 8¼ %.
JERRY, 305-732-0658

338 Lots & Acreage
For Sale

ACREAGE 2½ acre parcels South Lyon area. Fast expressway exit. Perked. 10% Land Contract. 214-500 313-437-0163

AREA! of prestigious homes in Clarkston, approx half acre lot, close to X-rays, excellent perk, perfect for walkout. $8500 down, Assume L.C. or $25,500 cash. After 4 PM, call 674-1734

Attention Buyers
Westland Wood Subdivision lots for sale. Gas, electric, telephone storm system, sanitary & storm sewers. Building contractors secure property for new home building now! FINANCING TERMS NEGOTIABLE.
HITCHCOCK
GALLERY
OF HOMES
478-4100

BEAUTIFUL prime ¼-3¼ acre sites in Franklin, Farmington Hills, and West Bloomfield. Ready for Spring building 855-2810

BLOOMFIELD
BEAUTIFUL ¼ acre building sites in subdivision adjoining Franklin Village. Fully improved. Bloomfield Hills schools
The A. J. Macksey Co.
851-2300
Mon. - Fri. 9 - 5

BLOOMFIELD HILLS Canterbury Rd. Secluded wooded 1.6 acres. $55,000. Call between 9AM-5PM weekdays. 645-4200

CITY of Bloomfield Hills 1.2 acres Secluded valley lot with easement to Vitay Lake. 50 year old pinegrove corners the home site. Plans & survey available. $124,900. 642-0611

FRANKLIN/Bingham Farms/Birmingham. Suitable for custom houses. Wooded, rustic or cultfed. Bernard Rollin Land Sales. Ask for Wendy. 557-1777 553-7292

TWO CHOICE building lots, wooded, utilities in streets. New area in Clarkston Village. Terms 625-3639

TWO PLUS ACRES
Hilltop site in prestigious area of Rochester. Call after 5PM 375-0640

WABEEK
A few choice lots remain in Wabeek North and South. Bloomfield Hills Schools. For information call
649-3761

WABEEK - largest & best lot on Golf Course. Terms... Call (313)-251-1899

Walden Pond
BLOOMFIELD HILLS SCHOOLS
Scenic ¾ Acre Homesites with view of Wing Lake. Land Contract Terms or Discount for Cash. By Owner.
661-1490 or 569-9707

WEST BLOOMFIELD
Dramatic 7 acre cluster Condo site, approved for 21 units. West Bloomfield schools. Plans and engineering. Land Realty Co., 355-3700

338 Lots & Acreage
For Sale

WEST BLOOMFIELD
JUST LISTED! Nice hilltop lot with Walnut Lake privileges. Perfect for construction of a residence with walk-out basement. Priced at $24,800 Please call:
Max
BROOCK
644-6700

WESTLAND LOT - 90x130. Landscaped with all city services. Save money build or contract your own new home. $10,000. 781-5645

WOODED LOTS. Privacy, all improvements, easy terms, by now build later, Call 879-1541

W. Bloomfield Twp.
FULLY improved, unique custom builders site now available in Inwood Hills Subdivision. Serviced by Bloomfield Hills schools. Individual lots, builder lots available.
The A.J. Macksey Co.
851-2300
Mon. - Fri. 9 - 5

340 Lake-River-Resort
Property For Sale

HARBOR SPRINGS, Little Traverse Hills, 2 bedroom condo, 2½ baths, sun fireplace, on bluff overlooking Little Traverse Bay. Furnished. $72,000. 10¼% Assumable Mortgage. $12,000. Sold By Owner. 275-5067

THE HOMESTEAD
2 bedroom condominium in Beach Comber II, located directly on beach. This unit is scheduled to be completed in April & is available for purchase for $150,000. New purchaser can select all interior appointments. Call Delia Perez-Segal 9 AM-5 PM. 342-1132 or After 6 PM. 644-1838

WALLON LAKE COTTAGE
By owner, Must sacrifice Total remodeled, 2 bedroom, fireplace, beach & dock, boat house. Call Evenings after 6 PM 628-527-3954. For an appointment, call: 616-582-9633

YEAR-AROUND cottage, approximately 72 miles from Detroit at Lake Nepessing. Many extras. Land contract terms. $28,000. For more info call 8AM-5PM. 851-0138. After 5PM. 981-3203

342 Lakefront Property

A BEAUTIFUL LAKEFRONT VIEW
2 bedroom brick ranch. Large family room, fireplace, carpeted, large deck, basement, 2 car garage, new paint, fence, new roof. Large treed lot on Wolverine Lake. $66,000. Assumable or Land Contract. Open Sun. 2-5. 624-9513 or 357-4540

BEAUTIFUL LAKEFRONT lot, 2 hours from Troy, low taxes, good fishing, terms available. Call after 5:30pm, 619-9132

CASS LAKEFRONT
For $106,500? That's right! This unusual new home needs finishing, but has a nice sized lot with 67 ft. of lake frontage. Circular stairway leads to large deck, price includes carpeting, washer/dryer.
LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

Clarkston Contemporary - On Deer Lake. Four plus bedrooms, library, 2 fireplaces, 3½ baths, deck overlooking lake. Many amenities go with this home. Call for your appointment. MLS 225. Max Broock 858-2695

GORGEOUS
7 BEDROOM - 10 Year old Bi Level, 100 ft. of Little Traverse Bay frontage Ideal for large family or for purchase to use upper level & lease the lower level. Nicely carpeted & draped. Complete kitchens, 2½ baths, 2 fireplaces, large panoramic deck. Land contract terms. 11% with one third down. $149,000 Call
Mr. Balogh, 645-5700, Home, 646-6102.

342 Lakefront Property

BEAUTIFUL 3 acre wooded lot. 20011 frontage on Lakeville lake. Oakland county. Terms available. Call313-4727 or 571-3573

LAKE HURON, FORESTER
Large, private, scenic lot. $300 per foot. Sandy beach. Good swimming. 90 minutes from Detroit. 356-7264

LAKE LOT on Elizabeth Lake. 50 ft. x 200 ft. 681-5063

HALE. To settle estate. 2 bedroom, attach garage, furnished, large lot, near Acadia. Best offer over $35,900. 313-722-2187

NORTHERN MICHIGAN Burt Lake. Very spectacular gentlemens executive lakeshore year round home on Maple Bay. Best sand beach on lake. Hexagon design with all thermopane sliding glass doors on lake side. Very large living room with 12 ft. curved bar, formal dining area. Powder room, library, sauna, shower, and mud room. 3 car attached garage. 4 bedrooms, 3 full baths and second floor with decks all around, 120 ft. new steel dock, shore station hoist. Lot 100 x 275 with circular drive. Owner moved out of area. $175,000. Furnished $50,000 down. Call Suzy 616-627-2383 weekdays, evenings and weekends 616-539-4313

ST. HELEN lot, paved road, electric. $4600. $1000 down, $40 a month, 7% interest. 435-8164

Upper Peninsula
Beautiful wooded parcel in deer country, heavily wooded. Ideal for hunting lodge. Between Marquette and Munising. 40 acres. Excellent investment. $9,500, call for terms.
HITCHCOCK
GALLERY
OF HOMES
478-4100

350 Farms For Sale

WEST BLOOMFIELD - 23 ACRES. Beautiful, approved cluster development, wood, pond, former golf course, 10% down, interest only payments, 9% Contract terms.
OXFORD TWP. - Lovely executive estate. Income producing horse farm, good barn, fencing, show ring. Contract terms.

FENTON CITY - 45 acres; 39 acres zoned multiple, 6 acres zone residential. 9% Contract terms.

ATLAS TWP. - Davidson near, off M-15. Goodrich schools, excellent for cluster housing or horse farm. Low contract terms.

DOROTHY BULL
WEIR, MANUAL, SNYDER & RANKE
COMMERCIAL DEPT.
851-5500 Evenings 733-3718

400 Apartments For Rent

SHOULD YOU
BUY OR RENT?

TYPICAL COMPARISON OF A 3 BEDROOM, 4 BATH, TOWNHOUSE WITH ATTACHED 2 CAR GARAGE

(Showing monthly costs of owning a $156,000 condominium) (2600 square feet @ $60/s.f.) with $45,000 down, versus renting a 2600 s.f. luxury townhouse at Sutton Place).

MONTHLY COSTS OR CREDITS

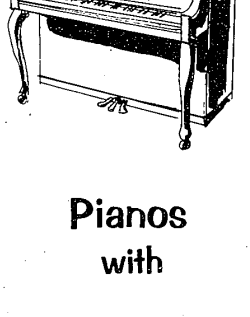
	BUY	RENT
RENT	—	$765
MORTGAGE PAYMENT (@ 14.5%)	$1359	—
REAL ESTATE TAXES (@ $55/1000)	358	—
ASSOCIATION FEE	125	—
HEAT	55	—
INTEREST LOSS ON $45,000 (@ 14%)	525	—
TAX WRITE OFF (50% BRACKET)	+850	—
PROPERTY APPRECIATION (@ 5%)	+650	—
	$922	$765

SAVE $157 BY RENTING

KEEP YOUR CASH DOWN PAYMENT
FREE YOURSELF OF THE BURDENS OF HOME OWNERSHIP

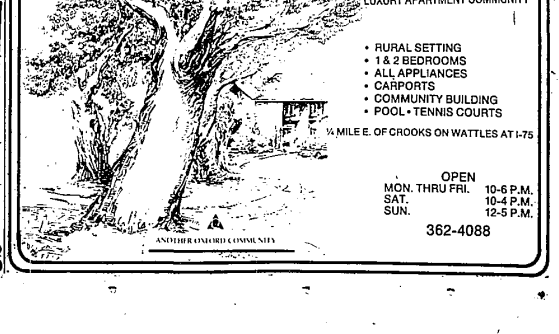
SUTTON PLACE

SOUTHFIELD'S MOST PRESTIGIOUS RENTAL COMMUNITY
NINE MILE ROAD BETWEEN TELEGRAPH & LAHSER
PHONE 358-4954



You Can Sell

Pianos with

Observer & Eccentric
Classified Ads

644-1070 Oakland County
591-0900 Wayne County
852-3222 Rochester/Avon