CLASSIFIED REAL ESTATE

304 Farmington Farmington Hills

RAMBLEWOOD - New home. French Provencial elevation with courtyard. Living room, dining room, den, large kitchen & family room, 4 bedrooms, 2½ baths. Immediate occupancy. 3100 square feet. $189,000. 681-2410

Simple Assumption
Executive brick Ranch, one owner, new in prime area. Highlights - large family room/fireplace, 4 spacious bedrooms, 2½ baths, formal dining room, beautiful kitchen, basement, professionally landscaped, attached 2 car garage. $107,000

CENTURY 21
Nada, Inc. 477-9800

Spectacular-Secluded
Revise & update this very, very heavily treed & beautifully landscaped lot. 4 bedroom home with cathedral ceilings throughout-2 story living room, large family room with wet bar, new kitchen by Kitetics, extra large master bath with sunken tub & steam-sauna, new carpeting throughout, extensive deck area. By Owner. 478-9068
Farmington Hills, Pleasant Valley

SPLIT-LEVEL
(70-ba) Most sq. ft. for the dollar in Farmington Hills. Large split-level in excellent condition. Home features 3 bedrooms, 1½ baths, exceptionally large family room, central air and 2 car attached garage. Quality construction with added insulation and a large premium lot. Call for details. 474,900.

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

SUPER LAND CONTRACT TERMS
Over 1400 sq. ft. with great open floor plan 5 bedrooms, rec room with fireplace, entire inground heated pool. Gorgeous landscaping with circular drive. Extras too numerous to mention. Immediate occupancy. $198,900. Call 641-6703.

Thompson-Brown
BIRMINGHAM/BLOOMFIELD

TAKE OVER
12% MORTGAGE
Charming Tri-level on wide wooded lot. 3 bedrooms, 1½ baths, family room, Florida room and attached 2 car garage. $85,900.
Earl Keim Realty 261-1600

TERRIFIC ASSUMPTION at 9½%
For the Ranch Buyer who needs more footage most often found in a 2 story home, this spacious 4 bedroom, 2½ bath home will satisfy the discriminate you would expect. The formal living room and large dining room contrast nicely with the informal family room with fireplace and country kitchen. Plus full basement has a finished rec room with access to the rear yard. $128,500 Call 293-5080.
Thompson-Brown

THE GREAT ROOM - is just one of the special features in this charming new 3 bedroom, 1½ bath ranch, 1st floor laundry. Immediate occupancy. Land Contract available. $137,500. Call 626-3800.

12¼% MORTGAGE or Land Contract available on this brand new Colonial. Completely carpeted, full walkout basement - backs to Commons. A GREAT VALUE! $139,900. Call 626-3800.

BEST ADDRESSED PEOPLE live in this custom quality brick ranch. 3 bedrooms, full finished basement, inground pool and much more. $137,500 Call 626-3800

GREAT ASSUMPTION! Waiting for you is this lovely 4 bedroom ranch in desirable Briar Hill. Close to all schools. Assume 8½% mortgage. Owner transferred. Asking $83,900. Call 626-3800.

ERA - HARWELL

VETS ASSUME:10¼ % MORTGAGE
1 yr. old executive home, 4 bedroom, 2½ bath colonial. Better than new. $119,900. Owner. 553-8493

WOODCREEK FARMS - builder occupied Eight Mile & Farmington ranch - 4 bedrooms, 2½ baths, picturesque setting, convenient location. $124,900. land contract available. 626-3138

WOODLAND TRAILS
1-3 mile W. Drake Rd., corner 13 Mile
11% FINANCING AVAILABLE
An architurally controlled subdivision, bicycle trails and park areas. Wooded lot sites available. All homes with side-entrance garages. Farmington Hills Schools. Priced from $129,900

Steel Custom Homes
Over 60 Years of Quality Homes
569-0082
Model Open Daily 1-5PM

1 ACRE OF PARADISE
and privacy surrounds this sharp Custom 3 bedroom Ranch home in a super location of Farmington Hills. Master bath, fireplaced family room and den are just a few of the many features. Land Contract considered. $85,900.
Call 553-8700.
Thompson-Brown

474-baOPEN HOUSE, Sat. March 28, 2-5. 32424 Haynes, W. of Middlebelt, N. 9 Mile. 3 bedroom colonial, heated garage built-in pool, large lot. Come by & see. $54,900

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

305 Brighton-Hartland

OPEN HOUSE Sun. March 29th. 11am-3pm. 3 bedroom brick ranch. Full finished basement, air conditing, many energy saving devices. 2 car garage, many extras too numerous to mention. Must see. Come out, make offer. 813 Fairway Trails, Brighton, off Brighton Lake Rd & Third St. All American Realty. Home 227-5361 Business 227-1251

OPEN SUN. 1-4 PM
4236 Timberview, E. of Brighton, S. of Dunbar Rd., in Timberview Farm.

ATTRACTIVE SPLIT-LEVEL in desireable Timberview Farms offers spacious views on 3 levels, including a 18 ft. master bedroom, 2 additional bedrooms and 2 full baths. Other attractions are a 24 ft. family room, library, and upper level laundry. All this for $110,000.

LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

306 Southfield-Lathrup

BEAUTIFUL AREA - Franklin Southfield Gardens. Last NEW 3 bedroom custom colonial, 2½ baths, family room, central carpet, much more. 10 year HOW warranty, energy efficient. Immediate occupancy. Call for details, reduced to $84,900. 681-4564; 681-4311

BY OWNER- Canterbury Gardens. S. of 13 Mile, E. of Southfield. 3 bedroom ranch, 1½ baths, living room, separate laundry room, many new renovations $68,900. No land contracts.
Days 852-7444, Eves 352-3828

COLONIAL. 4 bedrooms, 2½ baths, family room, attached garage. Simple assumption or Land Contract. $87,500. Greater Hartford. Rhoder 643-0014

Country Atmosphere
Mature trees and shrubs surround this ranch - offers large living room with fireplace, 1½ baths, formal dining room, bright kitchen, full basement. Florida room, attached 2 car garage, land contract terms. $68,900.

CENTURY 21
Nada, Inc. 477-9800

306 Southfield-Lathrup

CRANBROOK VILLAGE - 4 bedrooms, family room, fireplace, 1½ baths, finished basement, central air. 19743 Fairfield ... By Owner. $75,900.. 543-5413

CRANBROOK VILLAGE- Birmingham Schools. Contemporary 21½ bath colonial. Fireplace, central air, finished basement, $92,500. 642-6329

CRANBROOK VILLAGE
Birmingham Schools. Enjoy the huge family room and open fireplace in this lovely colonial. Brick patio, finished basement, central air and many extras. $89,500. Open to offers.
Jiggens & Selesko 559-3230

DESIRABLE RANCH
in Lathrup Village. Super floor plan, 3 bedrooms, 2 full baths, large family room with natural fireplace, bright & cheerful kitchen with separate dinette, 10' First Floor laundry and attached 2 car garage. Convenient to everything $83,500.

Cranbrook
Assoc., Inc. Realtors
855-5200

EXCELLENT ASSUMABLE MORTGAGE
On this Traditional pillared Colonial with contemporary flair on a beautiful winding street of Twyckingham. Luxurious amenities. 2 Master bedroom suites, marble, parquet, alarm system, stereo, sprinkling system, quality landscaping and much more. $144,400.

AETNA
559-8333

EXCELLENT INVESTMENTS
26071 9 Mile - Attractive Cape Cod on nearly one acre parklike setting. Close to everything. $68,500.

23195 Bush - 4 bedroom home on quiet deadend street. Land contract terms available. $38,200. Contact
Bill or Rosemary Sargent
647-5500 or 651-9319

THE DURBIN
COMPANY REALTORS
Your Neighborhood Broker

FIVE YEAR LAND CONTRACT - and easy terms. Lovely brick Ranch in Lathrup Village. Fireplaced living room, formal dining room with French door to Florida room, huge kitchen, 3 bedrooms and 2 full baths. Basement, attached 2 car garage and pleasant yard. $79,900.

FIVE YEAR LAND CONTRACT - or assume existing mortgage. Brick 1½ story in Lathrup Village with 4 spacious bedrooms and 3 full baths. Den, dining room, screened porch, 2 fireplaces, central air, finished basement, 2 car attached garage and tree shaded 100x155 lot. $98,900.

Cranbrook
Assoc., Inc. Realtors
557-3500

FLEXIBLE TERMS- Southfield colonial, 3 bedrooms, 1¼ baths, formally esoteric fireplace, 2½ car attached garage with opener, central air, sprinkler, finished basement, newly decorated, neutral colors. Mid $70's. 557-4992

FOUR (4) BEDROOM Colonial with 2½ - a ball bath, library, family room, fireplaced wet bar, finished rec room, parquet floors, shade trees. $95,500. EB293.

EXCELLENT, SIMPLE 8¾% Assumption. Magnificent master bedroom, large living room, separate dining room. Located near shopping, churches and Expressways. $59,500. EB279.

THREE (3) BEDROOM Brick Ranch with full finished basement and 1½ car garage. Wet plaster, hardwood floors. Seller will finance on Land Contract. Oak Park location. $45,900. EB233.

Schweitzer Real Estate
BETTER HOMES & GARDENS
647-1900

FREE INTERIOR DESIGN SERVICE
Custom built, bar formal dining room, family room, fireplace.
Weingart & Johnson 569-8300

GREAT Family Home. 11 room house, private setting, among trees, overlooking woods and river. Enter Ringermont at 26245 W. 9 Mile. By owner. 356-0346

LAND CONTRACT
- OPEN SUN. 2-5PM -
20047 Willowick, Southfield
N. of 12, W. of Evergreen
Exceptional Quad Level with 4 bedrooms, 2½ baths, gracious slate foyer, 23' family room with natural fireplace, rec room, circular drive. $122,500.

EARL KEIM
Realty North, Inc. 559-1200

LATHRUP VILLAGE
The home that has everything. 3 bedroom brick Colonial, 2½ baths, family room with fireplace, beautifully decorated. Inter-Com, Burglar Alarm, sprinkler system, fully equipped heated inground pool. Gas BBQ, finished basement, and much more. Land Contract terms on this Beauty! Asking $94,500.

CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

OPEN SAT & Sun. 1-5PM. By Owner. 4 bedroom, 2½ bath colonial, family room with fireplace, finished basement, attached garage, gas barbecue, move-in condition. 18905 Carmona. 559-4927

OPEN SAT. & SUN. 1-5
27561 Abington - Beacon Sq., 1st offering. 3 bedroom 2 bath custom ranch, move in condition, newly decorated, central air, humidifier, automatic sprinklers, large cedar closet, living room/dining room, lovely bay window, family room with fireplace, 2 car attached garage, gas BBQ, kitchen with built ins, close to schools & synagogues. Full privileges. $89,500
The Slesle Group. 352-8534 358-0600

OPEN SUN. 2-5PM
Stream with bridge, park setting for lovely brick ranch on ⅔ acre. Stunning decoration, family room with brick fireplace, 3 bedrooms, 1½ baths, beautiful new kitchen, Florida room, attached 2 car garage, full basement. $74,900. Low down payment, land contract.
22475 Carlerton, Southfield
S. off 9 Mile, E. of Beech
352-3716

OPEN SUN. 2-5
Well decorated Colonial in good family subdivision. Has 4 large bedrooms, new deck off fireplaced family room. $97,900. 30450 Park Lane, S. of 13 Mile, E. of Southfield, off Venture.

Chamberlain
6 2 6 - 9 1 0 0

RIVER BANK FAIRWAY ESTATES
New construction, 3000 sq. ft. multi-level, land contract terms, brokers welcome. $154,900. 557-7600

306 Southfield-Lathrup

SEE THIS ONE!
ULTRA-SHARP Ranch with neutral decor, many extras - Central Air, sprinkling system, burglar alarm, garage others. Library plus 3 bedrooms, 2 full baths (including Master). On lovely setting in Southfield. Good financial $75,500.

Chamberlain
6 2 6 - 9 1 0 0

SIMPLE ASSUMPTION
Attractive brick Ranch decorated in neutrals, 3 bedrooms, 1½ baths, 1st floor laundry, family room with fireplace, finished rec room, attached garage. $73,500.

EARL KEIM
Realty North, Inc. 559-1300

SOUTHFIELD/Assumption
Fantastic brick Ranch with over 1,800 sq.ft. on huge corr with lovely wooded stream, 3 bedrooms, 2½ baths, family room, 2 fireplaces, finished rec room, 2 car attached garage, sunken patio & BBQ. $82,900.

EARL KEIM
Realty North, Inc. 559-1300

SOUTHFIELD
BIRMINGHAM SCHOOLS!
Lovely brick Colonial with 3 bedrooms, 1½ baths, fireplaced family room, living room and separate dining room. Membership available to swim club in area. Nice family home. $81,900.

Century 21
ROBEC PROPERTIES
642-2550
EXECUTIVE RELOCATION SERVICES

SOUTHFIELD - Open Sunday 1-6 22215 Rougemont Drive. S of Nine Mile. 3 of Beech. 2 bedroom ranch on over ½ acre treed lot. Sunken family room, new kitchen & bath. Finished basement with wet bar, 2½ car attached garage, 2 fireplaces. Blended mortgage, $75,900. 352-8376

SOUTHFIELD
Spacious brick Ranch on private cul de sac, featuring 3 bedrooms, 1½ baths, fireplaced living room, Florida room with fireplace, 1½ car attached garage. $52,900.

EARL KEIM
Realty North, Inc. 559-1300

SOUTHFIELD - S. of 12, W. of Greenfield. 3 bedroom colonial, Tudor style, 1½ baths, living room, dining room, finished basement, 2½ car garage, new furnace. By Owner. 662-5900 569-2532

SOUTHFIELD - Very contemporary 2 story home on 1 acre beautifully wooded lot. 2 or 3 bedrooms, 2½ baths, open master bedroom and family room, overlook great room with circular fireplace. Exposed beams, cathedral ceiling. $125,000. After 4 PM. 355-3837

SOUTHFIELD
9 Mile & Telegraph
Gracious 4 bedroom tri-level on 1 acre of ground, formal dining room, screened terrace, family room with natural fireplace, separate laundry room, attached garage. Assume present mortgage. Offered at $92,500.
COUNTRY CLUB
REAL ESTATE NETWORK
278-0063

307 Milford-Highland

WHITE LAKEFRONT - 3 bedroom contemporary, family room, sandstone fireplace, Anderson windows, 2 car garage, dock, large lot. $76,500. 685-2022

308 Rochester-Troy

AVON/ROCHESTER
SUPERB SETTING
Quick possession. Handsome Colonial with fieldstone trim, ravine setting. Ready for color selection

IMMEDIATE POSSESSION
Builder's model ranch, walkout basement, two terraces, beautifully decorated.

OTHER MODELS PRICED
FROM $109,900
Model #1013 Valley Stream Drive, W. of Livernois, N. of Walton
OPEN DAILY 1-7 (Closed Thursday)
Van Allen Builders
652-0440

BEST BUYS
SIMPLE - assumption, Rochester colonial. 3 - 4* bedrooms (* unfinished 25x11 ft.), large kitchen, formal dining room, family room with fireplace, professional landscaping, Golf course, pool, sauna & bike trail in area. $94,400.

ATTENTION - creative buyers! Mortgage subsidy offered on this exceptional Troy colonial. Excellent floor plan, 4 bedrooms, 2½ baths, many extras. $114,900

CLEAN - comfortable - charming, 4 bedroom Troy colonial located on largest lot in sub. Many outstanding features, 6 paneled doors, bay window, family room with fireplace & mahogany, assumable, $113,500

BACKS - to superb wooded park, lovely 4 bedroom Dutch colonial, extra special thru out, bookcased family room with fireplace, formal dining room, 2½ baths, great buy at $92,500

ASSUMABLE - L.C. at 10%, 4 bedroom Troy colonial, privacy fence, patio, great for summer entertaining, spacious home with family room, fireplace, 2½ baths, formal dining room & 1st floor laundry. $94,900

CHARMING - Troy colonial with super 8¼% assumption. Custom built, 4 bedrooms, family room with fireplace & wet bar, 2½ baths & 1st floor laundry. First quality thru out. $94,900

9% ASSUMPTION - is just what you are looking for, lovely Troy home offers much for the value conscious buyer, located on wooded lot, priced to sell at $87,500

Earl Keim Realty
GREENTREES
689-3600 649-5100
645-5900

OPEN SUNDAY 2-5
706 MILLSTONE. Beautiful 3 bedroom, 2½ bath ranch with finished rec room in basement, family room with fireplace. Your children will enjoy the inground pool this summer as you relax in the enclosed porch. A home that offers total relaxation in comfort and price. $119,400.

Snyder Kinney & Bennett
GALLERY
of HOMES
651-6100

308 Rochester-Troy

OPEN SUN. 1-4 PM.
5895 Dalin Pair, E. of Adams Rd., N. of Lake Charlswood.

PRIVILEGES on Lake Charlswood add to the appeal of this exceptional home set among the trees in an area of other fine homes. The location is perfect for access to I-75 and other main arteries. The home offers outstanding custom construction and design, featuring 5 bedrooms, 3 baths with vanities, split-level living for 3 generations of family. Your inspection is invited.

LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

BY OWNER. Rochester school area. Colonial on near acre, 2700 sq. ft. 2 fireplaces, 5 bedrooms, 3 baths, 1st floor laundry, den, full basement, 25 x 25 great room overlooking wooded countryside. Gas hot water heat, 16 x 32 in-door heated swimming pool, attached 2 car garage plus separate 2½ car garage with upstairs suitable for studio or ops. $120,000 with 15 year Land Contract available. Must sacrifice. 651-7953

Chamberlain
WELL BUILT AND SPACIOUS. 4 bedroom, 2½ bath Colonial offers quiet decor with lovely stained woodwork, above ground pool and much more. $89,900.

LAND CONTRACT TERMS available on this new 3 bedroom, 1½ bath Tri-level that has wall to wall earthtone carpeting, brick fireplace and much more. $59,900.

EXTRAS, EXTRAS Galore in this Troy Colonial. Complete kitchen, central air, large patio with gas barbecue, tiled basement, circular staircase and more! Land Contract terms too! $97,500.

OPEN SUN. 2-5
SIMPLE ASSUMPTION! $19,000 assumes this lovely Colonial on large lot at 4% below the current interest rate. Extras are endless in this popular Troy location home! $76,000. 2859 Quincy, W. of Dequindre, S. of Long Lake.

Chamberlain
6 8 9 - 8 9 0 0

COLONIAL - Land Contract, 15% down 4 bedrooms, 2½ baths, family room, fireplace, basement, 2½ car attached garage. Newer. $101,000. Troy. 338-9645

LAND CONTRACT
Available on this spacious 3 bedroom Lakefront Ranch in Troy, with 2½ baths, family room with fireplace, central air, terraced yard and walk-out basement to sandy beach frontage. Also includes underground sprinklers and attached garage $126,900. 689-5600.

GREAT ASSUMPTION
on this quality 3 bedroom Troy Colonial that includes 2½ - ½ baths, family room with fireplace, central air, basement, 2 car attached garage, 1st floor laundry and a large patio $179,900. 689-5600.

HOMETREND
LADD'S, INC. WEST
689-5600

ROCHESTER By owner-Lovely 10 month home on large beautifully landscaped lot. Close to everything. 4 bedrooms, 2½ baths, den, formal living room & dining area, family room with brick fireplace & designer carpet, earth tones throughout. All up grades. $144,200 656-1449

ROCHESTER
By owner. Lovely colonial. Nature setting. Assumable 8¼% - $119,500.
273-0393

ROCHESTER- Christian Hills, 4 bedroom colonial, ½ acre, 2495 sq. ft. plus large Florida room, swim club. $130,000. Owner. 375-9050

ROCHESTER CITY. Beautiful 3 bedroom brick Tri-Level, country kitchen, cathedral ceiling in living room, den, 2½ car garage, covered patio, appliances & drapes. $85,000. Call Eves or weekends 463-2610 652-2952

308 Rochester-Troy

OPEN SUN. 1-4
Special financing is available on this family colonial. Freshly painted, new carpeting, 4 bedrooms, family room with parquet floor & fireplace. First floor laundry & more.
4298 Pratswood Court, No. of Wattles, W. off Coolidge, off Brandywine. $99,900.

CRANBROOK
Assoc. Inc., Realtors
645-2500

OPEN SUN. 1-5
471 Rundell Drive
No. of Wattles, E. of Livernois
TERMS! TERMS! TERMS! Great terms available on this 3 or 4 bedroom home that features 1½ baths, family room with fireplace & lovely florida room. More in condition. Assumption or land contract $71,900. Your Realtors, Ginny Runyon, 324-9288 or

CRANBROOK
ASSOC. INC., REALTORS
645-5790

OPEN SUN 1-4
9¾% assumption or land contract possibility. Super sharp 3 bedroom ranch completely carpeted & much more. Location all in last 2 years. Three quarter acre lot adjacent of a home. Don't miss this one! $87,500.
239 North, Troy

Max
BROOCK
644-6700

Price, Terms, Benefits

•DELAWARE - 4 bedroom Colonial 10% interest, 10 year Land Contract.

•CAMELLA - 3 bedroom ranch, assumption 13%. $17,000 to achieve.

•STRATFORD - Bloomfield Condo, below market. $23,000 to assume at approx. 13%.

•ROUNDTREE - 3 bedroom ranch condo. Did a decorator live here? FHA, VA assumption.

ASK FOR...
Jerry or Shirley Gotthelf
REAL ESTATE ONE
644-1575 or 528-1300

QUIET Patrolled neighborhood. 18 Mile-Rochester Rd. area. 3 bedroom Ranch, 1½ baths, 2 car attached garage, wood deck, large scenic lot, fireplace, central air. $9,000 down on Land Contract 879-1442 689-1424

ROCHESTER AREA lakefront. Country living with city convenience, overlooking small private lake. 3400 sq ft colonial, 4 bedrooms, walk in closets, 1st floor laundry with maids room, family room with fireplace, circular oak stairway & oak floors throughout, screened porch, lawn sprinklers, attachs circular driveway, beautifully landscaped. Reduced to $165,000. 150 shagbark, 1½ miles W of Rochester Rd ¼ mile N of University Dr. Call between 8am-5:30pm. 731-8351

ROCHESTER AREA - 10¼% Simple Assumption. Spacious lot located on cul de sac with street! Beautiful 3 bedroom Ranch featuring full basement. $73,500.. 528-2277.

TROY - Simple 9¼% Assumption offered on the gracious 4 bedroom, 2½ bath Colonial. Formal dining room, central air, full basement, 2 car garage. $76,900.. 528-2277

LADD'S, INC. WEST - HOMETREND
528-2277

Spacious Contemporary
Home gets the most out of privacy, sunken conversation pit with full wall stone fireplace, many outstanding features include - 4 bedrooms, 3 full baths, formal dining room, basement completely finished with parquet dance floor. A must to see. (TRI TR). $159,900.

CENTURY 21
Town & Country 652-8000

308 Rochester-Troy

ROCHESTER
The Ravines Sub. Builders model. Superbly decorated and landscaped on wooded lot. Colonial with unique 2 story foyer, 2700 sq. ft. 4 large bedrooms with spacious master suite, 2½ baths, living room, dining room, kitchen, nook, fireplace, deck & walkout family room. Priced to sell $114,000. Terms.
MACLEAN-STONE BUILDING
Master Builders
651-2584
Daily 1-5, closed Wed. & Thurs.
East side of Livernois, N. of Avon Road.

SPACIOUS RANCH
Lovely 3 bedroom brick ranch in Sylvan Glen South, features large family room with fireplace, formal dining room, central air, 2½ baths & 2 car attached garage with door opener, well landscaped lot with sprinkler system. $123,900.
O'KELLEY REALTY 689-8844

Stunning
Contemporary Colonial
Four bedrooms, 2½ baths, library & family room. All this plus finished rec room with wet bar. Located near Schools, shopping & X-Ways. $161,900.

CRANBROOK
ASSOC. INC., REALTORS
645-5790

TROY- by Owner, brick Quad, treed lot, cedar fence, 4 bedrooms, family room (fireplaced), 1½ baths, carpeting throughout, central air. $89,900. 689-7649

TROY BY OWNER, been transferred, must sell. 2050 sq.ft. Colonial, in North Troy, 3-4 bedrooms, full finished walled fireplace, large deck, beamed family room, ceiling, L/C & assumption, $69,900. After 6PM 641-8075

TROY-BY OWNER. 3 bedroom colonial, 1½ baths, family staircase and dining room with bay, premium lot with deck, many extras. $84,900. 641-8211

TROY Colonial, Emerald Lake Sub lake privileges, 4 bedrooms plus den, 2½ baths, assumable mortgage on reasonable offer 689-6097

TROY RANCH
Entertaining 4 bedroom ranch, formal dining room, large kitchen, paneled family room with doorwall to patio & featuring a 20x40 ft. Gunite pool with 6 ft. stockade privacy fence and more. Only $98,500 851-9770

Rymal Symes
TROY RANCH - 19-Livernois area. Hustle charm, seclusion, 3 acres, treed ravaine 3 bedrooms plus loft, L.C. at 11%, $105,000. By Owner. 879-1456

TROY Adams/Wattles area, 3 bedroom, 1½ bath ranch on ½ acre treed property. 2 fireplaces with large country kitchen, $82,500. 647-0523

TROY, OPEN SUN. 2 to 5
109 Habrand, Livernois between 18 & 19 Mile rd. Country like, super 3 bedroom ranch. Assume or Land Contract. 879-2623

TROY, Reduced $7000. Exec Colonial, 4 bedroom, 2½ baths, family room, dining room, library, 1st floor laundry, Somerset area. Assume 8¼% or blend. $123,900. 649-4874

TROY, Wattles/Coolidge, 1978 built colonial, 2 story foyer, 2 car garage with side entrance, 2800 sq.ft., 4 bedroom, library, central air, assumption at 10%, $149,000. 643-0965

TROY ... 3183 Oakhill, Big Beaver & Adams. 3 bedroom, 2½ bath ranch. New kitchen, Jenn-Aire grill, excellent. Reduced to $110,000. Assumption and/or L.C. Open Daily! 644-1393 or 961-4353

TROY, 1850 sq. ft. 3-4 bedroom quad, large family room, 1½ baths, finished basement, central air & cleaner, 2 car garage. Attached brick storage area. Custom paint, extras. $83,900. 683-3873

309 Royal Oak-Oak Park Huntington Woods

ACROSS FROM SHRINE on North-field. Very spacious 4 bedroom brick home, 2 car garage, fireplace, terms available. 542-6030

309 Royal Oak-Oak Park Huntington Woods

HUNTINGTON WOODS - Spacious 3 bedroom colonial, family room, large kitchen, wood floors, new carpeting, central air, much more. Assumable or blend mortgage. $95,500 398-5225

HUNTINGTON WOODS
4 bedroom, Custom Farm Colonial, assumable 9¾% mortgage, air condition, gas heat, 2½ bath. Many built-in features. Must See to appreciate, for appointment Call Mr. Gold 963-6768

HUNTINGTON WOODS
Spanish Colonial, 3 bedrooms, 3½ baths, family room, library, fireplace, new kitchen. Owner transferred. Must sell. Reduced $20,000. $110,000 or best offer. 548-0739 or 548-0414

N. OAK PARK. Beautiful 4 bedroom colonial, 2½ baths, attached 2 car garage, inground swimming pool, 1½ acre lot, high 70's 543-5814; 356-2866

OAK PARK
Church near Northfield. Brick 3 bedroom, 1½ bath ranch, all appliances Weingart & Johnson Realtors, 569-8900

ROYAL OAK, close to schools, shopping, transportation. Excellent starter home on large lot. Redecorated, items Priced to sell. After 5pm 548-2192

ROYAL OAK, Vinsetta Blvd. 3 bedroom, 5 year old colonial 13x22 family room with fireplace, patio & large professionally landscaped lot, attached 2 car garage with opener. 15¾% Blend available. $98,500 398-1718 545-8334

310 Union Lake Commerce

COMMERCE TWP - Immediate occupancy. 3 story rustic colonial, 1½ baths, full basement, 2 car garage, scenic setting, full lake privileges VA approved. Just $38,900. 363-2330

LAND CONTRACT- $5000 down for large custom 3 bedroom, 2 bath ranch with fireplace & central air. Adjacent to lake & golf course. $76,800. 698-2418

310 Union Lake Commerce

LAKE SHERWOOD
Year around resort lake living, skating, cross country skiing, swimming in a private bay with a sand beach, beautiful 4 bedroom home with fireplace, family room and master suite overlooking private cove. 478-9130

Rymal Symes

MANY, MANY LAKEFRONTS. Minutes from Farmington and Birmingham priced from $49,900 to $149,000

$7,500 DOWN and move in immediately. Three bedroom family room with fireplace, formal dining room and a full basement and 2 car garage. Minutes from I-96 & 275. JUST REDUCED $49,900

$10,900 DOWN - and owner will help finance this like new 3 bedroom ranch features private beach access $47,900.

9¼% INTEREST - and horses O.K. Gorgeous Tri-level, family room, and 2 fireplaces HUGE barn, fenced and surrounded by Lake Land. Minutes from I-96 & 275. $115,000.

$48,900 IN NOV!! Five bedrooms, two full bath, two fireplaces plus huge family room and LAND CONTRACT TERMS. HURRY!!

NIEBAUER REALTY
624-3015

UPPER STRAITS LAKE PRIVILEGES
SPANISH RANCH
A knockout with brick arches and gas fireplace, 3 bedrooms, rustic family kitchen, beautiful fireplace, 2 car garage. $59,900 Call 363-8307.
CENTURY 21
OLD ORCHARD

6% LAND CONTRACT
$6500 down $225 per month. Beautiful home in excellent area $79,900
363-1878

310 Union Lake Commerce

NEWLY LISTED
(72-cu). 3 bedroom tri-level. Lake privileges on Commerce Lake. Super buy at $74,000.

IMMACULATE
(72-ke) 3 bedroom ranch in Wixom. 2½ baths, family room. Lake privileges on Twin Sunn. Backs to commons area with bike trails. $73,900.

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

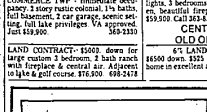
SHARP RANCH with finished walkout lower level, 3 bedrooms, 2 full baths, see-thru fireplace, gas heat, attached garage. Lovely subdivision with Union Lake privileges $65,500.

NEWLY LISTED! 3 bedroom ranch with Lower Straits lake privileges. Rec room with bar, gas heat, 2 car garage, deck and patio. $58,000. Simple assumption.

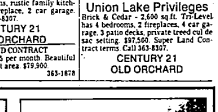
ENGLAND REAL ESTATE
12316 Highland Rd. Hartland
632-7427 474-4530

Sugden Lakefront
UNION LAKE AREA
Lake new listing! Immediate occupancy. Rough sawn cedar 2 bedroom ranch has beautiful floor plan. 60x146 sloping yard with magnificent view. Call 363-8307.
CENTURY 21
OLD ORCHARD

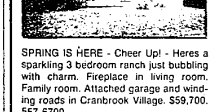
Union Lake Privileges
Brick & Cedar - 2,600 sq.ft. Tri-Level has 4 bedrooms, 2 fireplaces, 4 car garage, 3 patio decks, private treed cul de sac setting. $97,500. Super Land Contract terms. Call 363-8307.
CENTURY 21
OLD ORCHARD



SPRING IS HERE - Cheer Up! - Heres a sparkling 3 bedroom ranch just bubbling with charm. Fireplace in living room. Family room. Attached garage and winding roads in Cranbrook Village. $59,700. 557-6700



Southfield - This gracious Brick Ranch has it all! Formal dining room, family room, full basement, modern kitchen, large slate foyer, 2 full baths and Land Contract. Now $69,500! 557-6700



FINE FERNDALE TUDOR - this impeccably maintained home features 3 bedrooms, 1½ baths, family room, updated kitchen and breakfast nook, finished basement plus 2 car garage. Only $62,900. 557-6700

STUNNING CAPE COD - with stained glass windows, slate roof, custom woodwork, 2 naural fireplaces and more. Also features Sun room. No wax kitchen with built-ins. Land Contract terms or Assume. Reduced to $71,500.

BEAUTIFUL BRICK CAPE COD - 3 bedrooms, updated kitchen, fabulous family room, breezeway plus 2 car attached garage. All for $60,000. Call for details. 557-6700

SOUTHFIELD - 3 bedroom beauty with 2 full baths, central air, full basement and family room. Cleanest home on the market. Name your terms. $67,900. 557-6700

OPEN SUNDAY 2-5. NEW LISTING - Villa Points finest - this sharp Split Level Condo has it all. Plush carpeting, custom appointments, 2 bedrooms, 2 baths, large family room. First offering at $89,900. Terms to suit. 557-6700

JUST LISTED AT CUMBERLAND - CONDO. 3 bedrooms, plus outstanding rec room with fireplace. $88,000 - Terms. 557-6700

WEST BLOOMFIELD CONDO - DRAMATIC, CUSTOM AND IMMACULATE - 2,500 Sq. Ft., 3 stories, plus basement and 2½ car garage. Decks, balconies, papers, plush carpets and storage everywhere. LOW Down Payment. 10 Year Land Contract. 557-6700

BEVERLY HILLS - Super Clean, 3 bedroom Brick Ranch. Dining room, family room, modern kitchen, attached garage and more. This one has it all. $72,900 plus Terms. 557-6700

BIRMINGHAM PRIME LOCATION plus approximately 1 acre lot, exquisite four bedroom multi-level home, master bedroom with dressing room, family room, 3½ baths, central air conditioning, attached garage. $220,000, land contract terms. 548-1500

FARMINGTON HILLS sharp 4 bedroom colonial, prime location, finished basement, family room, attached garage. $71,900. 548-1500

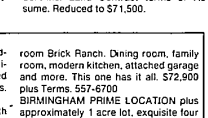
TROY immaculate 3 bedroom colonial, 2½ baths, first floor laundry, central air conditioning, finished basement, family room, attached garage. $95,500. Assume mortgage. 548-1500

SOUTHFIELD CONDO - Open Sunday 2-5, 29035 Tilfany Square (12 Mile, between Telegraph & Northwestern). Assumable 9¾% mortgage, immediate occupancy, 2 bedroom, end unit, 2½ bathrooms, central air conditioning, attached garage. $78,900. Open to offers! 548-1500

OPEN SUNDAY 2-5
18201 Santa Ann. Lathrup Village, S. of 11 Mile and W. of Southfield. Priced reduced. Lathrup Village Executive Ranch. Immediate Occupancy. Living room with bay window, formal dining room, family room with fireplace. Doorwall to large patio. 3 bedrooms, 2 full baths and full basement. $86,900. 557-6700

JUST LISTED
Farmington Hills - priced to sell at $48,900, 3 bedroom maintenance free ranch, with large dining room, 2 car garage and much more. Call BARB at 476-9100. LC-3

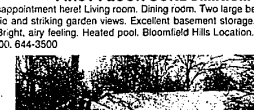
CAMBRIDGE VILLAGE BEAUTY - Southfield Ranch, contemporary on beautifully landscaped lot including magnolia tree in front. Many new features including central air, "Butcher Block" kitchen counters, beamed ceilings. $67,000. 557-6700



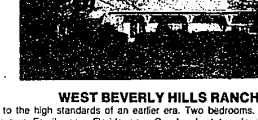
HOME IS SHARP
Farmington Hills, Beautiful family room, cathedral ceilings, has doorwall onto covered terrace. Natural fireplace has heat-o-later. Option on appliances. Immediate occupancy. Asking $69,900. Land Contract at 10¼%. Call Mary. LP-2

Chamberlain
REALTORS
LATHRUP-SOUTHFIELD 557-6700
LIVONIA-FARMINGTON 476-9100
OAK PARK 548-1500

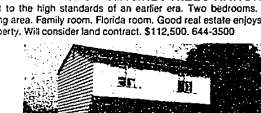
HALL & HUNTER INC.
REALTORS
1732 West Maple at Chesterfield



TWO FAMILY ROOMS
Stunning decor. Maximum enjoyment of home and garden. Three bedrooms. Modern kitchen. Two fireplaces. Two spacious family rooms provide opportunities for active family. Treed yard. View of Birmingham's Lincoln Hills Golf Course. Possible Land Contract Terms. $115,000. 644-3500



FIRST FLOOR CONDOMINIUM
No disappointment here! Living room. Dining room. Two large bedrooms. Walk out to patio and striking garden views. Excellent basement storage. Good traffic pattern. Bright, airy feeling. Heated pool. Bloomfield Hills Location. Early possession. $85,000. 644-3500



WEST BEVERLY HILLS RANCH
Built to the high standards of an earlier era. Two bedrooms. Two baths. Large dining area. Family room. Florida room. Good real estate enjoys strong supporting property. Will consider land contract. $112,500. 644-3500

NICELY LOCATED
Well maintained Colonial offering Troy schools and pleasant neighborhood. Three bedrooms. One full and one half baths. Living room. Family room with natural fireplace. Well equipped kitchen. Central Air. $77,900. 644-3500

644-3500
REALTOR

Office Open Weekdays 8:30 a.m. to 7 p.m.
Saturdays 8:30 a.m. to 5 p.m. - Sundays 10 - a.m. to 4 p.m.

O&E