309 Royal Oak-Oak Park Huntington Woods

ASSUMABLE 8¾% MORTGAGE OAK PARK- All brick, 1½ car garage, 3 bedrooms, living, dining, eat-in kitchen, patio, screened porch, basement - large wooded fenced lot. Must sell immediately! Assume Mortgage - $21,000. Cash $10,000. Balance Land Contract. Total Price - $38,000. - 548-5951

ASSUME VA mortgage with low down payment. Charming English Tudor. 3 bedrooms, up-dated kitchen & bath, fireplace, porch, basement, 2 car garage, $74,900. Transferred seller says "Make offer." Call for appointment. Jaggers & Selesko - 559-2250

BEVERLY HILLS BARGAIN
For the fix-up, paint-up couple. Brick Cape Cod. 2 bedrooms, den, fireplace, 1½ baths, attached garage, spacious 100 ft. lot. $66,900.

ROYAL OAK SHRINE AREA
$53,900. 8¼% assumption or Land Contract available. Custom decor, new country kitchen with built-ins, 3 bedrooms, 1½ baths, oversize lot, family room. Walk to schools

TROY SHARP RANCH
Brick, 3 bedrooms, 2 full baths, large family room with fireplace, first floor laundry, full basement, nicely landscaped with unique patio. Reduced to $79,900. Assumable

ROE ROBERSON
549-5400

BY OWNER ROYAL OAK 3 bedroom brick ranch, bonus room in finished lower level, 2 baths, large opened living area, screened glass, Ceiling fan, large porch, fireplace, inground pool, large lot. Land Contract. 585-8755

HUNTINGTON WOODS
- OPEN SUN., 2-5 PM -
13109 VICTORIA
Extended LAND CONTRACT Terms - 5 bedroom colonial. Beautiful PRIVATE LOT. 4½ baths, central air, family room, 1st floor laundry, fireplace, attached 2½ car garage.
CHAMBERLAIN
548-1500

ROYAL OAK - BY OWNER
1427 Lloyd. (One of 12. W. of Crooks) Brick, 4 bedrooms, 2 baths, 2 car garage. Assume mortgage $73,500. Open Sunday 1-5 PM 548-2599

ROYAL OAK, by owner, 3 bedroom brick ranch, corner lot, 1½ car garage, 1½ baths, screened porch, basement, rec room. $58,500. 588-4214

ROYAL OAK-N of 13 Mile. 3 bedroom brick & aluminum sided ranch. 1½ baths, fireplace, fenced yard with gas grill, 2 car attached garage with opener. $71,000. 576-4484. 855-9250

ROYAL OAK, Shrine area, 12 Mile & Woodward, brick Cape Cod, custom built, 4 bedrooms, 2½ baths, large living room, den, remodeled kitchen, finished basement - carpeted, fireplace, new furnace, trim, window, roof, drive. Move in condition, $59,500, $19,200 assumable 8% mortgage. Buyers only. Evening 399-2199

310 Union Lake Commerce

BY OWNER, 2 bedroom, aluminum siding, central air, new carpet throughout. Commerce Lake privileges. Fenced yard. $34,500. Land contract. 669-1636

COMMERCE
LAND CONTRACT TERMS
... like new Tri with Lake Privileges available, 3 bedrooms, super condition, all neutral decor. $66,900.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

COMMERCE TWP.
Land Contract or blend mortgage. Sharp 3 bedroom brick ranch. Family room with fireplace, basement, modern kitchen with Jen-Aire Range. large lot. Priced at $58,900
CENTURY 21
MJL CORPORATE TRANSFEREE SERVICE
851-6700

312 Livonia

½ ACRE
Country gentleman's dream home. Lovely, newer 3 bedroom brick front ranch, featuring 1½ baths, huge 18 ft. sun drenched kitchen, family room with wood burning fireplace, 1st floor laundry, full basement, 2 car garage and more. Assume 8 8/8% or below market interest rate available. $75,900.
Century 21
Hartford South 464-6400

ANXIOUS OWNER, priced to sell. Northwest Livonia brick quad. 4 bedrooms, 2 full baths, dining room, 28' family room with fireplace, kitchen dining area with dishwasher, appliances, tastefully decorated, ready to move in. New heating & air conditioning system, 2½ car attached garage, many extras. $66,750. After 6PM. 656-8871

LAND CONTRACT
Flexible Land Contract terms with this 3 bedroom Contemporary Ranch featuring a bright Open Floor Plan. Highlights include a spacious Island kitchen, family room, fireplace, 2 full baths, den & 2 car attached garage $72,900
HARRY S.
WOLFE
COMPANY
474-5700

A PRICE BUSTER
Try and beat this sparkling brick ranch home for value. Offers - 3 bedrooms, 1½ baths, big bright 20 ft. kitchen, full basement, patio off rear, garage and a fenced yard. $9,400 down on land contract. $44,900.

It's Almost a Sin
to offer so much house for your real estate dollar. A solid brick ranch home with 4 bedrooms, 2 full baths, highlight farm kitchen, spacious family room with natural fireplace, a full basement, 2½ car garage, and land contract terms. $44,900.
CENTURY 21
HARTFORD
NORTH 525-9600

ASSUMABLE MORTGAGE
- AT 13¼% -
with approximately $15,000 down. 3 large bedrooms, 2 full baths, family room, 2 car garage, on corner lot - superbly landscaped. $59,900. Terms - Quality & Beauty are unbeatable on Today's market. See this outstanding Value today!
J.L. HUDSON
REAL ESTATE
- 455-5120 -

ASSUME!
Qualified buyer may assume with less than30% down. Sharp and clean 3 bedroom brick ranch with 1½ baths, sun drenched country kitchen, full finished basement, and attached garage. Maintenance free aluminum trim and oversize lot. $55,500.
RE/MAX
Foremost Inc. 422-6030

ASSUME 11¼% interest with $12,000 down. 3 Mile-Newburgh. 3 bedroom, 1½ bath brick ranch. Central air, family room, fireplace, full basement, appliances, attached 2 car garage, fenced yard. $73,500. After 6pm. 464-9315

"ASSUME 11% INTEREST" brick 3 bedroom home with living room & family room, doorwall & balcony, lovely fenced yard, super large garage. $51,900 approx. assumes a $37,500 balance with monthly payments of $465 including taxes. Immediate occupancy.
Century 21
HOME CENTER
476-7000

BEST BUY!!
Squeaky clean 3 bedroom brick ranch with 1½ baths, large kitchen, family room with natural fireplace, and 2 car attached garage. Spacious home in the best of condition. Excellent landscaping, appliances included, central air. Seller terms available. Call today. Asking $78,900.
RE/MAX
Foremost, Inc. 422-6030

BRICK RANCH- Approx. 1850 sq. ft., 3 bedrooms, 2 car attached garage, family room with fireplace, central air, 14049 Woodside, 1 block N. of Schoolcraft, 1 block E. of Levan. Open Sunday 1-4PM. $84,900. L. C. terms or other types of financing possible. 591-3251

BRICK $5,500 Moves In. Sharp 3 bedroom ranch, finished basement, 2½ car garage. Only $59,900. Call for address. Century 21, ABC Realty. 425-3250

BUILDERS MODEL
Custom quality with many extras is this gorgeous 4 bedroom plus den brick colonial - highlights family room with fireplace, country kitchen, 1st floor laundry, 2½ baths, formal dining room overlooks golf course. Special financing available. Attached 2 car garage. $114,500
CENTURY 21
NADA 477-9800

BY OWNER - very clean and well maintained 3 bedroom brick ranch, aluminum trim, 2 car attached garage, central air, 1½ baths, family room/fireplace, finished basement, and much more. $76,900. Open Sun. 2-6. Levan Schoolcraft area. 591-3566

BY OWNER, 7 Mile & Levan, 7 years old, 1700 sq.ft. ranch, absolute mint condition, superbly landscaped, sprinkler system, central air, grill, many extras. Will be listed with broker by June 15. $94,900. After 6 PM. 478-1989

BY OWNER - 3 bedroom brick ranch, 2 yrs. old. Partially finished basement. Assumable land contract, 9¼%. $50,000. 525-0895

CENTRAL AIR
To keep you comfortable for the summer. Lots of storage, family room with fireplace, garage door opener, and close to shopping. A 3 bedroom gem. $67,900.
Century 21
Gold House Realtors
459-6000

Rosedale Gardens
Located in one of Livonia's most desired areas is this charming 3 bedroom 1½ bath brick cape cod. Features - natural fireplace in living room, formal dining room, finished basement, Florida room, garage, and more. Assume $69,900.
Century 21
Hartford South 464-6400

SIMPLE ASSUMPTION or low blended mortgage rate available. $32,900. 2 bedrooms, 1 car garage, very neat, close to schools & trans. 476-3525

312 Livonia

EASY CONTRACT TERMS!
A sharp, brick Ranch with 3 bedrooms, nicely finished basement, large kitchen with amarara dinette, 1½ baths-on 1st floor, 2 car garage. $59,900.
HARRY S.
WOLFE
COMPANY
421-5660

EASY LAND CONTRACT
Cheaper than a Security Deposit - buys this attractive Split Level; all brick, 3 bedrooms, 1½ baths, kitchen with dinette, huge living room, and family room. This is a Forced Sale: $59,900.
HARRY S.
WOLFE
COMPANY
421-5660

EDGE ON INFLATION
Truly move-in condition is this nice clean 3 bedroom, 1½ bath Split Level home in North Livonia. Featuring an 18' country kitchen, 22' family room with natural fireplace, and a 2 car attached garage. $59,500.
HARRY S.
WOLFE
COMPANY
474-5700

Excellent Starter
Excellent location, nice lot, small home surrounded by larger expensive homes. 2 bedroom 1 bath ranch. Hurry! $36,900. Ask for:
TED PRESTON
Century 21
Gold House Realtors
459-6000

FOUR STARS
This beautiful colonial is a rare hit! In private treed subdivision this home features huge master bedroom with full bath & walk-in closet, dining room, 1st floor laundry + many more deluxe extras. $119,900. Good terms available.
CENTURY 21
CORNERSTONE 478-4660

SHARP
3 bedroom brick ranch with full basement and 2 car garage, 1½ baths on main floor, redwood patio deck. Land contract terms with $20,000 down at 11%. Asking $56,900.
CENTURY 21
TODAY 525-7700

312 Livonia

HAGGERTY - 6 MILE
QUAKER TOWN SUB.
BUILDERS
CLOSE OUT
10½%
5 YEARS
IMMEDIATE OCCUPANCY
$79,990-$89,990
4 left; RANCH, 3 bedrooms, 2½ bath, laundry main floor, 2 car garage dishwasher, family room, fireplace, numerous extras.

COLONIAL, 4 bedroom, 2½ baths, attached 2 car garage, laundry main floor, fantastic floor plan, den, family room, fireplace.
Call 464-4210 or 855-2111

JUST LISTED
This sharp 3 bedroom ranch has much to offer. Large master bedroom, new bath, like new carpet, large patio and garage. An excellent buy at only $42,500.
Earl
KEIM
Midwest, Inc. 477-0850

Just Reduced
SHARP & spacious 3 bedroom quad, redecorated, open floor plan, family room, finished basement, central air, 2½ car garage. Simple assumption or land contract. $61,900.

Simple Assumption
FAIRWAY FARMS - completely redecorated and in beautiful neighborhood. 3 bedrooms, sun drenched kitchen, family room with fireplace, finished rec room, carpeted throughout, attached garage. $78,900.

Trees! Trees!
OVER a ¼ acre surrounds this 1000 sq. ft. custom home. Everything up-dated and immaculate. Sharp kitchen with built-ins, 1 full and two ½ baths, wrap-around fireplace in living and dining rooms, 2 car attached garage, plus much more. Offering a 3 year contract at good terms. $93,900.
Century 21
Hartford South 261-4200

LAND CONTRACT
Low money down L.C. or 8¾% assumption available on this stunning 3 bedroom 2 full bath brick ranch, finished basement, surrounded by tall trees. Only $43,900.
Century 21
Hartford South 464-6400

REDUCED $10,000.
Sharp, 4 bedroom home, 1½ baths family room, 2 car garage. Beautiful lot backing to woods. Must sell Now! $59,900.
ERA - MASTER
ASSOCIATES
478-7550

312 Livonia

LAND CONTRACT
(74-cm). Sprawling ranch on 1¼ acres. Fireplace, family room and heated garage. Owner anxious! $78,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

LAND CONTRACT TERMS
Countryside, rambling Ranch, brick, 3 bedrooms, 1½ baths, modern kitchen, 3 car garage ± barn, on a treed lot, 1¼ acres, with Circle drive. $75,900.
HARRY S.
WOLFE
COMPANY
421-5660

LAND CONTRACT
Burton Hollow Special with Terms you can't beat. It's a beautiful 4 bedroom, 2½ bath brick Colonial with 1st floor den, 1st floor laundry, family room with fireplace, dining room, basement, 2 car attached garage. $99,900.
HARRY S.
WOLFE
COMPANY
421-5660

SPECIAL SETTING
Beautifully treed lot backs up to park - offering a fabulous 4 bedroom colonial, finished basement, spacious formal dining, fireplace in family room leading to patio, attached garage, maintenance free aluminum trim. $96,500.
CENTURY 21
Gold House Realtors
420-2100

LAUREL PARK SUB
All new homes. Ranches, Colonials ... all different floor plans, from $85,900 to $126,900 ... with excellent, excellent terms.
HARRY S.
WOLFE
COMPANY
421-5660

OWNER ITALY BOUND. Need a quick sale on 1298 sq. ft. brick ranch. Assumable mortgage at 13%. $58,900. By Owner. Call 474-1341 or 477-6293

312 Livonia

LET'S MAKE A DEAL!
Convenient to schools, shopping & Public transportation - is this sharp 3 bedroom, brick Ranch with a spacious kitchen, family room, full basement with half bath, + & fenced yard. $54,900.
HARRY S.
WOLFE
COMPANY
474-5700

LIVONIA - Outstanding 4 bedroom, 2 bath Cape Cod on ½ acre treed lot. Formal dining room, full finished basement, 2½ car attached garage. Must sell. L.C. $84,900. 425-1921

LIVONIA - 3 bedroom ranch, extra large lot, beautiful treed, must see to appreciate. Assume mortgage. 464-9053

MERRI-LYNN FARMS, 9% Assumption or 13¼% Blend. 4 bedroom, 2 bath brick Ranch, open floor plan, corner lot. 1,650 sq.ft. Family room, 3 fireplaces, rec room with 2nd kitchen, 2 car garage. July occupancy. $70,900. 437-4343

NORTH LIVONIA, 1ST OFFERING
3 bedroom, Spanish Ranch. 2½ bath, formal dining room, 1st. floor laundry, 2½ side entrance garage, professional landscaping, under ground sprinkling system, central air, assumable 8¾%. Owner. 477-4090

NOTTINGHAM WEST- Land contract. 2300 sq. ft. 4 bedroom colonial, first floor den, large laundry, central air, alum. trim. $127,900. 591-0219

OPEN SUN. 1-4. 31557 Perth, 3 bedroom brick ranch, 2 car attached garage, basement, family room, fireplace, central air. 1½ baths, assumable 10%, $78,900 522-5182

OPEN SUN. 1-5PM
- 33447 CINDY -
(W Chicago - Farmington Rd. area)
Super Sharp, large brick Ranch, full basement, family room, fireplaces, 1 full & 2 half baths, 2 car garage. Only $64,900.
Real Estate
NETWORK
Harrison Moore 427-9030

ROSEDALE GARDENS - 3 bedroom brick Ranch, modern kitchen, ½ bath in finished basement, 1½ car garage plus carport, $58,500. By Owner - Buyers Only! By appointment 422-6411

THREE bedroom ranch, family room, attached garage, patio with large fenced in yard, assumable 10¼% mortgage. 355-8303; After 6PM. 522-5123

THREE BEDROOMS, family room, 1½ baths, 2 car garage, central air, wet bar, finished basement. Must see. price & terms for quick sale. 464-3789

312 Livonia

BY OWNER. Built in heated pool with large patio. 3 bedroom ranch with family room & fireplace, 2 car attached garage, 1½ baths, completely finished basement, all carpeted with family room & 2 bedroom. Owner must move, will consider L.C. $84,500. Call after 5:30pm. 525-3473

Country Lot $49,900
Land contract terms make it easy to own. 3 bedroom ranch, 2½ baths, family room & garage. Great for gardening.
ERA
FIRST FEDERAL
478-3400

TIFFANY PARK
Adorable 3 bedroom brick Ranch on a quiet tree-lined street. Highlights include a large country kitchen, family room with natural fireplace, full basement & 2 car attached garage. $69,900.
HARRY S.
WOLFE
COMPANY
474-5700

$68,600
FOUR BEDROOMS, 2½ baths including master bath, large lot, 2 car garage. Owner must sell. Wm. Fehlig Real Estate. 453-7820

313 Dearborn Dearborn Heights

EXTRA
living space in the full finished basement make this bedroom, full ceramic tile bath and cedar closet in this super brick ranch with 3 bedrooms, 1½ baths on main level, enclosed Florida room, garage. Great neighborhood. Asking $63,900.
Century 21
Boardwalk div. 459-3600

313 Dearborn Dearborn Heights

STARTER HOME
offers 3 bedrooms, maintenance free exterior, super area, and garage. $35,900. Ask for:
RAY IAVASILE
CENTURY 21
Gold House Realtors
420-2100

314 Plymouth-Canton

A BEAUTY
A quad-level fit for a king. Terms available. 10 year HOW, has 7-years left. 4 bedroom 2½ bath. Located in coveted Sunflower Sub. $87,900. Ask for:
SYLVIA KEOUGH
Century 21
Gold House Realtors
459-6000

CANTON NORTH
Forced to sell 3 bedroom, 2½ bath, 2 fireplaces, brick ranch. Will sacrifice for what we owe. 1-632-7641

CANTON - quad, must sell, owner transferred. $32,900 down to assume mortgage, full price $78,900. 981-1788 522-0400

CANTON $69,900
SUPER SALE
Way below market - transferred owner must sell this beautiful 4 bedroom colonial - will consider low down on land contract or simple assumption. Hurry!
Call 474-2130.
- REAL ESTATE STATION

CANTON, 75 LAND CONTRACT
4 bedroom 2300 sq. ft. colonial. 2½ baths, 1st. floor laundry, and many extras. Immediate occupancy. Buyers only. $88,900. 459-3742

314 Plymouth-Canton

CANTON, 10 acres, low down payment, low interest, 3 bedroom, basement, garage, horse barn and corral. Persistently. 495-0227

DOLL HOUSE
Great, clean 3 bedroom reclaimed brick ranch, finished basement, backs to woods, well for watering. 2½ car garage. So clean it squeaks. Only $69,500. Ask for:
JIM ELDRIDGE
Century 21
Gold House Realtors
459-6000

- FAMILY SIZE
colonial in prime area of North Canton. 4 bedrooms, freshly and nicely decorated, formal dining, family room/fireplace leading to raised deck, basement, attached garage, contract or simple assumption terms. $81,900. Call:
ED PRINGLEMEIR
CENTURY 21
Gold House Realtors
420-2100

"FIRST FLOOR STUDY" plus 4 bedrooms, dining room, family room, basement, attached garage, nice yard with garden spot on cul-de-sac location. LOW, LOW Down LAND CONTRACT or Assume! SHARP!
Ask for: ROY or JULIE HACKER
Century 21
HOME CENTER
476-7000

FOUR BEDROOM colonial. Custom built, quality throughout. Highly desirable location 1/2 acre lot $135,900. By owner. 455-2836

West Bloomfield's finest location

TIMBERS EDGE

'81 PRE-GRAND OPENING

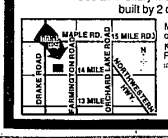
Ranches and Colonials

from $125,900

12⅞% Fixed rate 30-year Mortgages for limited time only!

See the 2 new Models being completed now!

See all 4 luxury models in this prime area, designed and built by 2 of the area's finest builders.



Models located on 14 Mile Road, just west of Farmington Road in West Bloomfield

Model Phone
661-5252

IRVINE HOME BUILDERS
RICHTER CONSTRUCTION COMPANY
Sales by Lee and Helen Wolak

DESIRABLE ADAMS AREA...

Birmingham in-town 3 bedroom home with lots of charm. A separate dining room, 3 full baths and a finished basement make this the perfect family home. Close to schools, shopping and commuter train. A great price too! $77,900.

BALDWIN ASSOCIATES
REAL ESTATE, INC.
642-9010

PARK SETTING - Farmington

Lovely Federalist Colonial on professionally landscaped half acre adjoining quiet, beautiful 32-acre private park. Desireable center hall design. Sunken family room with fireplace. Master suite with fireplace, sitting area, walk-in closet, dressing area and ceramic bath. Three additional bedrooms and bath. Finished basement recreation room. All appliances. Superior storage. Heated two-car attached garage. Quiet cul-de-sac, but close to everything. Assumable 9¼% mortgage. Picture-book setting and views to match! Available summer occupancy. $132,000.

By owner 477-9555

Is your budget house broken?

If you think there's no room in your budget for house payments ... or if financing fears are forcing your family's dreams out of the picture ...

We'd like to have a word with you.

Owning a house that's too big, too little, or too far from where you need to be, can be breaking your budget right now. Or, if you're renting, it may be costing you more than owning—and leaving you with a lot less.

So even if you think your budget's house broken ... Break down and call us.

"ASSUMPTION BUYERS." We have funds to help you assume mortgages that may be too far to reach. Call for details.
Thompson-Brown

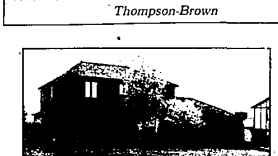
OPEN SUN. 2-5. Nostalgia in a country setting, and all the garden space you want offered on this three bedroom, 1½ story home in Livonia. Convenient floor plan sprinkled with charm. $72,500. Call 261-5080.

Youthful three bedroom brick Ranch in Livonia. Freshly decorated kitchen with large eating area. Full basement. Exciting decor throughout. An excellent value at $46,900. Call 261-5080.

Beautiful landscaping surrounds this tastefully decorated Colonial in prime Livonia neighborhood. Four exceptionally large bedrooms, 2½ baths, formal dining. The fireplaced family room opens onto a wood deck with privacy fence. Land contract available. $87,500. CAll 261-5080.

SPACIOUS CORNER LOT HOME with Berkley Schools. Three bedroom brick with two full baths, separate dining room, finished recreation room with wet bar. $43,900. 642-0703.

THREE ACRES SURROUND THIS RANCH. EASY TERMS and low down payment. Nearly new 3 bedroom, fireplaced family room, 3 baths including master bath, finished recreation room and more. Horses O.K. $98,900. Call 553-8700.



BACKYARD RECREATION CENTER in Farmington Hills. Large inground heated pool with Jacuzzi. Four bedrooms, 2½ baths, den, family room, recreation room. Call for extras! Terrific financing available. $159,900. 642-0703.

SUPER VALUE IN FARMINGTON offers 4 bedrooms with master bath, recreation room with wet bar, family room, Florida room, and pool. Spotless condition with many attractive extras. One of best values in top location. Terms available. $74,900. Call 553-8700.

JUST LISTED! Attractive brick ranch with three bedrooms, 1½ baths, recreation room with fireplace, two car brick garage. Private yard with patio. River Oaks Subdivision. Dearborn Schools. $74,800. 642-0703.

GREAT FARMINGTON LOCATION offers low taxes, gas heat and land contract terms. 3 bedrooms, 3 baths including master, recreation room, fireplaced family room, dining room and move-in condition. Call to see this value for yourself. $89,900. 553-8700.

THOMPSON-BROWN
REALTOR®
BRANCH OFFICES...

BIRMINGHAM/BLOOMFIELD	LIVONIA	FARMINGTON
642-0703	261-5080	553-8700

BY OWNER
A SYSTEM FOR
BUYERS and SELLERS
(EFFECTIVE AND ECONOMICAL)

M1526-Birmingham, 3-4 Bedroom, custom colonial, 9¼%, $110,000.
W148-Southfield, 3 bedroom, 2½ baths, 3,000 sq. ft., L.C., $117,500.
A1630-Northville, 4 bedroom, 2 baths, ½ acre, 8¾%, $105,000.
R1528-Livonia, 5 bedroom, 2½ bath, 2,200 sq. ft., 10¼%, $96,000.
E1437-Wabeek, 4 bedroom, 4 bath, 10% L.C. or assume 8.8%, $219,000.
MANY OTHER PROPERTIES DISPLAYED IN OUR OFFICE
FREE BUYERS GUIDE WITH PICTURES AND DESCRIPTIONS
JIM & ADAMS
BIRMINGHAM
642-1620
1-800-462-6150
SHARE ADVERTISING, INC.

LADDS INC.
REALTORS
HOME RENT.

LAKEFRONT
Beautiful three bedroom Troy ranch with Land Contract terms. The features include a family room with fireplace, 2½ baths, central air, attached garage and a walk-out basement to a terraced yard and sandy front. $142,900. 689-5600.

JUST REDUCED
is this Troy colonial with 3 bedrooms, 2½ baths, family room with fireplace, basement, attached garage and central air. It also offers a beautiful park-like view of Emerald Lake and lake privileges on 3 lake access lots. $97,900. 689-5600.

LADDS, INC.
4086
ROCHESTER RD.
TROY
689-5600

TROY
JUST LISTED
Assumption with $22,000 down or low blend rate mortgage. Spotless brick ranch with three bedrooms, family room with fireplace and bay window, full basement, all on a deep 170' lot. $62,900. 528-2277.

TROY
Simple 9¾% assumption with approximately $25,000 down. Just beautiful three bedroom colonial featuring cathedral ceiling in oversize family room, central air, and neutral colors. $86,900. 528-2277.

LADDS, INC. WEST
3525
ROCHESTER RD.
TROY
528-2277