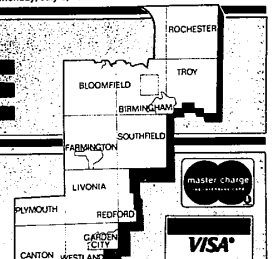
The Birmingham Observer

# CLASSIFIED REAL ESTATE





**REAL ESTATE FOR SALE**

302 Birmingham-Bloomfield
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306 Southfield-Lathrup
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308 Rochester-Troy
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289 Water Softening
293 Welding
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297 Windows
298 Woodworking
299 Woodburners


master charge — VISA

**ONE CALL DOES IT ALL!**

Reach 12 communities with 1 call to

**644-1070**

EQUAL HOUSING OPPORTUNITY

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## 302 Birmingham Bloomfield

### A FULL HOUSE

Indoor pool, whirlpool, tennis court, 4 bedrooms, 3½ baths, 3 fireplaces 2 kitchens, alarm system. Bloomfield Schools $430,000 Appointment only.

626-4745

BEVERLY HILLS Designers Home Swimming pool tub, 3 bedrooms, 3 baths on treed acre lot. $125,000 Terms Call after 5 PM 644-0829

BEVERLY HILLS, 8½% assumption or blended, nice 3 bedroom ranch, air, family room, 1½ baths, finished basement & wet bar. $78,000 644-5587

BIRMIMGHAM SCHOOLS Decorators own home, brick contemporary, newly decorated & carpeted in earthtones, 2 story foyer, 4 bedrooms, 2½ baths, fireplace, large Florida room, many additional features, lovely wooded lot, good assumption. $89,900

CALL AL BUTTS
645-5800 644-7712
Earl Keim Greentrees

Birmingham-Quarton Lake Estates 1075 Suffield Charming 3 story, 3 bedroom colonial, library, heated Florida room & large recreation room, wet plaster, coved ceilings & oak floors. Walk to Quarton Schools. Assumable mortgage. By owner. $135,500. 644-3191

BIRMINGHAM- Quarton School area. 1285 Chesterfield- 4 bedroom colonial with bright modern kitchen, living room, dining room, den & family room with stone fireplace. Close to patio. Fenced, landscaped yard, central air. Excellent financing by owner. $192,000. Call 362-6114; or after 7PM 647-8742

BIRMINGHAM - Small 2 bedroom, new roof, just painted in & out. Gas, crawl space, no garage. Not mortgageable. $29,500 cash 1787 Cole Eves. 335-2903

## 302 Birmingham Bloomfield

BLOOMFIELD HILLS - BY OWNER 4 bedroom, 2½ bath Colonial. Superb condition. $104,000. Near St. Hugh's Open House Sun. 12-4 PM. at 2664 Kopsen Ct. S. of Square Lake, W. of Opdyke, off Plumbrook, or Call for appointment. 332-5621

BLOOMFIELD HILLS - by owner, 10 room brick ranch, formal dining room, 3 bedrooms, 2½ baths, finished basement, L.C. 646-1848

BY OWNER - Beverly Hills, 3 bedroom 1½ bath ranch, living room with fireplace, family room, blend rate available, $74,500 646-4139

BY OWNER 4 bedroom colonial in Bloomfield Hills, professionally landscaped, community pool & tennis court. Patio with gas grill, automatic sprinkler system, 2½% assumable mortgage or blend. $123,500 334-2310

'IN TOWN LIVING', 575 Vinewood, Birmingham.
Completely updated home in Holy Name area. Many amenities both interior & exterior. Walk to town, to shopping, etc.
Flexible financing terms offered. For information, Call 642-6457

Open Wed., Fri., Sat., Sun. 1-5

FAIRFIELD DEVELOPMENT CO. offers 2 new homes at East Bloomfield Farms. The English Tudor is distinctive with crown moldings, herringbone brick fireplace and bays in living room, dining room and master bedroom $230,000. The contemporary features a stunning entertainment center spanned by a second floor bridge. $240,000. Both residences include triple glazed windows, top of the line appliances & extensive landscaping. Available for Sept occupancy. Bloomfield Hils Schools Special financing available.

642-1142

N. of Long Lake, W. off Adams on Westview to Westman Court.

## 302 Birmingham Bloomfield

### OAKLAND HILLS

3952 Oakland Dr.
5 bedrooms, 3½ baths, family room & den, automatic sprinkler system. On 18th Fairway, Oakland Hills Country Club.

589-3900

ONE CALL DOES IT ALL!
Place your classified want ad in Suburban Detroit's finest market.
The Observer & Eccentric Newspapers

591-0900 Wayne
644-1070 Oakland
852-3222 Rochester/Avon
Use your Visa or Master Card

## 303 West Bloomfield

BY OWNER 4 bedroom contemporary ranch, 2,600 sq. ft., 2 baths, 2 fireplaces, 2 car garage. Large assumable mortgage. Firmly priced $115,000. 681-0337

BY OWNER - 3 bedroom ranch, large lot, lake privileges. $39,000 with $14,000 down 12% assumable mortgage. After 5 PM, call 353-8487

W. BLOOMFIELD, Fruehauf Farms, assume 8¾% mortgage on this 2,800 sq ft, 4 bedroom Colonial, 2½ bath, only trial air. 626-8069

## 304 Farmington Farmington Hills

BY OWNER in Farmington Hills, 1½ story, large treed lot. Land contract terms. 478-0424

## 304 Farmington Farmington Hills

ARCHITECTS OWN 2 yr. old, 2 story contemporary, with walk-out lower level on private wooded commons area Hamblewood Subdivision. 3,100 sq. ft., 8½% assumable mortgage. $230,000. 661-5635

BEAUTIFUL MAINTENANCE FREE 4 bedroom, 2½ bath home. Large master bedroom with dressing area. Garden style family room with ceiling fan. Den or 5th bedroom, central air, quiet street, close to schools & shopping. This home has it all. $144,900. Call 553-8700

Thompson-Brown

BY OWNER-Affordable luxury ranch. Assumable 8¾% mortgage. 3 bedrooms, 3½ baths, 3 fireplaces. Finished walkout basement. Gas heat, central air. $120,000. 478-3255

COMFORTABLE - economical 4 bedroom, 2½ bath home in Farmington Hills. Family room with fireplace, near all location, Westbrooke Manor. LC terms $104,900. By owner. 553-4158

EXCELLENT LAND CONTRACT TERMS on this beautifully kept multi-level home in Lincolnshire East. Great kitchen with island and window seats in eating area. Extra large lot bordered by stream and split rail fence. $128,900. Call 553-8700.

Thompson-Brown

FARMINGTON HILLS - by owner. 2 bedroom ranch, quiet area, big lot. Carport, heated work shed, new deck. Low utility bills. $35,500 478-3255

FARMINGTON HILLS
Land contract terms
$49,900 DOWN
Sharp bungalow, 2 bedrooms, panelec kitchen, country kitchen, $32,900. Immediate occupancy. Will accept trade.

NEW WORLD
SUMMIT 427-3200

KENDALWOOD AREA. 3 bedroom ranch, 2 car attached garage, carpet throughout, full basement, beautiful treed lot. By Owner. $79,500. 553-8427

LIKE NEW CONTEMPORARY TRI-LEVEL, overlooking ravine with super panoramic view from master suite. 3 bedrooms, fireplaned family room and extra spacious kitchen and breakfast nook. LAND CONTRACT AVAILABLE. $118,900. Call 553-8700.

Thompson-Brown

N. FARMINGTON HILLS California contemporary ranch on large wooded lot. 3 bedrooms, 2 baths sunken living room with cathredral ceilings, fireplace in paneled family room large game room with deck, many other features, L.C. terms, $92,900.

CALL AL BUTTS
645-5800 644-7712
Earl Keim Greentrees

ONE ACRE OFFERS elbow room and super garden area to accent this all brick 3 bedroom home. There's a master bath, very comfortable family room with natural fireplace, dining room, quiet den and bright cheery kitchen with built-ins. Call for other extras detail but see it now. TERMS AVAILABLE. $80,900. Call 553-8700.

Thompson-Brown

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The Observer & Eccentric Newspapers

591-0900 Wayne
644-1070 Oakland
852-3222 Rochester/Avon
Use your Visa or Master Card

OPEN SUN. Farmington Hills, 11% Assumption; recently remodeled 2 bedroom ranch, new roof & carpeting, family room fireplace-$44,500. 474-4537

Quality Built Colonial
(1-bi) Architecturally attractive colonial located in custom neighborhood. Great floor plan for semi-private living quarters. First floor master bedroom with bath, newer furnace, central air, fireplace in family room, den. Simple assumption and blend rate available. $125,900.

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

SPACIOUS 4 bedroom Colonial with library and dramatic interior. (Over 3,000 sq. ft.), foyer with circular staircase, wet bar in family room, decor beats every custom featuring possible. $174,900. Call 626-3800.

ERA - HARWELL

## 304 Farmington Farmington Hills

PRIDE OF OWNERSHIP

is reflected throut this sharp 3 bedroom tri level on treed lot. Family room, fireplace, fenced yard, attached 2 car garage and more for $74,500.

CENTURY 21
CORNERSTONE 478-4660

6% INTEREST - 20% DOWN
3 YEAR LAND CONTRACT
Classic Michigan Farmhouse sitting on 2½ acres of pastoral beauty. Walnut, ash, Cherry & Maple trees abound. Wildlife pond. $139,950. Call 626-3830.

ERA - HARWELL

## 305 Brighton-Hartland

BRIGHTON - BRANDYWINE FARMS
12½% Mortgage Money Available
We Cooperate With Brokers
Lot 26, 2800 sq ft. colonial, 3 bedroom, 2½ bath, formal dining room, carpeted, walk-out basement, deck, Andersen windows, first floor laundry, large acre lot. $128,900.

LOT 72, 2650 sq.ft., 4 bedroom, 2½ bath, formal dining room, Solarzan floor in kitchen and dining area, family room with fireplace, carpeted, first floor laundry, large deck, on acre woodlot. $128,900.

Take I-96 to Pleasant Valley Road (Exit 150), go north to mile at Hamburg Valley Rd. to Burgoyne Drive, go right to Lake Oak Builders, Inc. 227-7350

## 306 Southfield-Lathrup

BELL RD AREA
2 yr. old Singer built custom ranch, 3 bedrooms, 2½ baths, with library, great room with textured walls & high ceiling, Mutschler natural oak kitchen, ceramic tiled foyer & kitchen, fully landscaped with sprinklers & deck, screened in porch. Buyers Only. $169,900. 352-1545

BIRMINGHAM SCHOOLS. Clean, refurbished 1880 ½ acre lot, 3 bedrooms, attached 2½ car garage, $55,500. Accept boat or motorhome as part down 11% Land Contract. 644-1454

LARGEST LOT IN SUB
Sherwood Village Sub Assumable mortgage 12¼% 2100 sq.ft. colonial. 4 bedrooms, 2 full, 2 half baths, separate dining room, family room with wet bar, library, remote control garage, central air & underground sprinkler system. $125,000. 557-2246

Must sell. 4 bedroom, dining, family room, 2½ baths, 2½ car garage, finished basement, air conditioned, many extras. $69,900. Mortgage assumable or land contract. Evenings. 851-9552

SOUTHFIELD, by owner, 25840 Everett, N. of 12, W. of Greenfield, beautiful starter home, central air, fireplace, pool, long term 11% contract. Many more features, just reduced to $45,000. Call 559-7455

## 308 Rochester-Troy

ALUM. Ranch, gold with black trim, 3 bedrooms, large lot, fully electric 20x25 ft. garage. $68,900.

ASSUME 30 yr. L.C. at 11%, gorgeous Troy colonial, garden room with 8 ft. doewall & shelves, entertaining, 4 bedrooms, 2½ baths, lovely decor, outstanding value at

ASK FOR STEVE COLE
Earl Keim Greentrees
689-3600

BIRMINGHAM SCHOOLS, Walthers & Adams area. $7800 down on Land Contract. Newly decorated, deluxe ranch on ¼ acre. $69,500 642-0643

BY OWNER - Troy near Birmingham and Somerset. Assume 9¾% mortgage, 4 bedroom colonial, 2½ baths, finished basement, fireplaced family room, formal dining, wooded lot. $116,500 643-7663

BY OWNER, 3 bedroom Tri-Level, 1½ baths, 2 car garage, corner lot, fenced yard, Northhill Subs., $4,000 down, takeover payments $649. 628-7283

LEASE WITH Option to buy. Beautiful 4 bedroom Colonial in scenic Rochester setting. We will show you how. Lease payments can accumulate toward down payment. Call Jake at 268-1000.

Schweitzer Real Estate
BETTER HOMES & GARDENS

NICE 3 bedroom home in Troy for sale by owner. $58,900 all appliances included, 4 years old, 2832 Roundtree. 689-7714; 356-2284

ROCHESTER in town. 3 bedroom home maintenance free siding, full basement, garage, upstairs bedroom, 31x18ft utility, finished, enclosed porch. $53,500. $6000 down, land contract. Only one left in town. Hadaway/Real Estate. 651-3101

TROY- BIRMINGHAM Schools. 3 bedroom spacious ranch, 2 baths, 1½ car attached garage, large lot, superb area. Land Contract available. $53,900. or more down, $94,500. After 4:30PM or week-end. 645-5383

## 308 Rochester-Troy

TROY
LOCATED NEAR ADAMS ROAD
4 bedroom colonial with large beautiful pool including spa, patio, Gazebo, 2½ baths, library, family room/fireplace, dining room, first floor laundry, rec room, air conditioned, oversized 2 car garage, large private back yard located on quiet cul-de-sac. Close to schools, Somerset & Birmingham shopping. Financing available - Blend rate or land contract. 4296 Wentworth. 643-6945

TROY, N. of Maplelawn, W. of Livernois. Very sharp 4 bedroom Colonial, library, formal dining, air conditioning & partial air, automatic sprinkler, extra large attached garage. Assumable 8¾% Mortgage. $108,000. For Appt., 689-1577

TROY
Ranch, $87,900. Land Contract or Assumption 8¾% Down. 689-7983

TROY
3768 ESTATES DRIVE
Immaculate brick & aluminum quad level, 3 bedrooms, 2½ baths, panelled family room, attached 2½ car garage, 20 x 40 free form pool. Excellent assumable mortgage. $126,900. W. off of Coolidge, North of Big Beaver.

646-6700

Risdon Realtors

## 309 Royal Oak-Oak Park Huntington Woods

ENGLISH TUDOR - Huntington Woods, 1930, 4 bedrooms, 2½ baths, ultra modern kitchen, custom family room, screened porch, fireplaced living room, assumable mortgage. Finished basement. Recently decorated 541-7600. 543-2970

HUNTINGTON WOODS - Assumable 8¾%. 4 bedroom colonial, 2½ baths, family room, kitchen with builtins, dining area, gas heat, air conditioning, central air. Good condition $92,500. 545-4852

## 310 Union Lake Commerce

COMMERCE LAKE privileges, neat and clean 2 bedroom, central air, aluminum siding, new carpet throughout, fenced yard. By owner. Land contract. 669-1636 or call Jan weekdays 354-4900

## 311 Orchard Lake Walled Lake

WELCH RD. 100X150 Ft. lot. 2 family rental bungalow home. New 4 in well. $37,000. Low down payment, 9% Land Contract. Vacant. 626-1415

## 312 Livonia

A GREAT DEAL - $10,000 assumes 11¼% interest. All brick ranch with 3 bedrooms, 1½ baths, family room, fireplace, central air, full basement, appliances, attached 2 car garage plus more for $71,500. Call after 6pm 464-8316

A NEW START
For newly weds to own this cute ranch with 3 bedrooms, wet plaster, new roof, blown insulation keeps heating costs down. Completely fenced yard, just fenced at $31,500

Red Carpet
RICHTER & ASSOC. 525-3100

CONVENIENT LOCATION - brick ranch, 1,250 sq. feet 3 bedrooms, 6th bedroom or den, partially finished basement, 1½ bath. Must sell. $52,000. 478-5653

COUNTRY LIVING, aluminum 2 bedroom on large treed lot; possible 3rd unfinished. Newly redecorated in earthtones, 2 car garage, extras. 538-1966

## 312 Livonia

ASSUME or land Contract
By owner, 4 bedroom, 2½ bath colonial on cul-de-sac. Central air, 1st floor laundry, family room, fireplace, finished basement. $94,900.

476-2374 464-3327

ATTACHED GARAGE - 3 bedroom brick ranch, family room, air, clean, must sell. Price reduced to $53,500 or rent with option to buy. Open Sunday 1-6PM. 14040 Woodside 591-3251

A WINNING COMBINATION
Area, Price, Home. Immaculate 3 bedroom, 2 bath home featuring fireplace in living room, spacious family room, large sun porch overlooking beautiful treed country kitchen, close to park. Great for the kids. $69,500.

CENTURY 21
CORNERSTONE 478-4660

BUDGET - 1 ACRE
First offering - parting of ways forces sale on this attractive ranch. A 3 bedroom home complete with 2 car garage. Gas heat, excellent terms with low down payment. $49,900.

HARRY'S
WOLFE
COMPANY
421-5660

BY OWNER - An executive ranch, 3 bedrooms, 2½ baths, living/dining room combination, family room, fireplace, kitchen with eating area, central air & patio, 2 car attached garage. Priced under replacement. 16650 Blue Skies 591-3262

CALL ME Your Corner Haved Heartstone Sub 3 blocks from Livonia Mall, 3 bedrooms, family room, fireplace interior/exterior design. 3 bedrooms, air conditioned, pool, reasonably priced. 835-3 By Owner. Call 476-1797

EASY LAND CONTRACT
Sitting on a large wooded lot & offering liberal terms in this custom 4 bedroom, 2 bath brick home. Featuring a spacious kitchen with custom cupboards, family room with natural fireplace, screened patio & 2½ car attached garage. $89,900

HARRY'S
WOLFE
COMPANY
474-5700

EXECUTIVE COLONIAL
LAND CONTRAC TERMS - Sparkling clean, spacious brick Colonial in "move-in" condition 4 bedrooms, the master with privacy bath, formal dining room, family room with fireplace, 1st floor laundry, rec room, central air, quick occupancy. $95,900.

HARRY'S
WOLFE
COMPANY
421-5660

LAND CONTRACT
A very attractive, clean 3 bedroom brick ranch, great kitchen, offering a large living room with natural fireplace, a full finished basement, and a 2 car attached garage. $58,900

HARRY'S
WOLFE
COMPANY
421-5660

## 312 Livonia

FAMILY COLONIAL - in prime area of Livonia. Family room with natural fireplace, formal dining room, 4 bedrooms, Brass Wood plank floors in foyer and kitchen, central air, possible equity financing by owner to assume 8¾% mortgage. $89,500

LAND CONTRACT TERMS - available on this well maintained 3 bedroom brick ranch in Livonia, full finished basement with extra bedroom or office. 12x25 garage and a fenced lot, only $56,500.

IMMEDIATE OCCUPANCY - on this lovingly decorated ranch in a good area of Livonia. Newer roof and furnace. Near country kitchen, close to park - great for the kids. $69,500.

IMMACULATE 4 bedroom brick and aluminum Colonial in Livonia with 2½ baths, family room, basement, attached garage, generous sized rooms, big lot and excellent location. $91,900.

FIRST OFFERING. Exceptionally well maintained by original owner. Spacious 2 story, offering 4 bedrooms, 2 den, first floor laundry, formal dining, 2½ baths, huge basement, attached garage. Prime location on large lot. VERY ATTRACTIVE LAND CONTRACT TERMS, priced right at $98,000.

Schweitzer Real Estate
BETTER HOMES & GARDENS
453-6800

FAMIY ROOM
Easy land contract terms highlight the recreational rooms in this 3 bedroom, 1½ bath brick ranch. Featuring a spacious family kitchen, large family room with natural fireplace, central air, full basement & 2½ car garage. $67,500

HARRY'S
WOLFE
COMPANY
474-5700

NO PHANCY PHRASES
Just plain fact. Nice 3 bedroom, 2 bath brick ranch with basement. Appliances, patio, fenced yard and more. Reduced to $55,000. LAND CONTRACT terms

CENTURY 21
CORNERSTONE 478-4660

RAVINE & STREAM.
A 3 bedroom brick ranch with a beautiful view. 1¼ baths, kitchen with dinette, full finished basement, 2 car attached garage. Land contract terms available. $65,900.

HARRY'S
WOLFE
COMPANY
421-5660

SMART START - come see this lovely 2 bedroom ranch with family room, garage, forced air, carpet throughout, fenced lot and 2 car garage. Only $42,500. Will consider VA.

Earl Keim Realty 261-1600

TERMS, TERMS, TERMS
SUPER ASSUMPTION on this sparkling brick ranch with FAMILY ROOM & FIREPLACE, full basement, and attached 2 car garage. Immaculate condition, 3 bedrooms, 1½ baths, screened terrace, aluminum trim. Immediate occupancy. Hurry. $57,500

HARRY'S
WOLFE
COMPANY
421-5660

## 312 Livonia

LAND CONTRACT TERMS
Low down payment moves you into this very attractive brick ranch with full basement & attached 2 car garage. You'll love the beautiful family room with fireplace, 3 bedrooms, 1½ baths, tastefully carpeted throughout. Quick occupancy. $71,900.

HARRY'S
WOLFE
COMPANY
421-5660

Livonia's Finest Location
(1-la) Professionally landscaped lot with private rear yard setting. Area of property appreciation. This beautiful quad-level home has a beamed cathedral ceiling, basement, attached garage, generous sized rooms, big lot and excellent location. $91,900.

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

NEWLYWEDS!
Return from your honeymoon & move into this beautifully decorated & well maintained 3 bedroom brick ranch. Featuring a large country kitchen, spacious family room with natural fireplace, full basement, 2 car garage. $69,500

HARRY'S
WOLFE
COMPANY
474-5700

FIVE - NEWBURGH AREA 3 bedroom brick ranch, country kitchen, finished basement, air conditioned, 2½ car garage, pool. Full price $59,900 $41,500 down payment assumes balance $18,800 at 8½% for 20 yrs. 464-5416

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4 left, RANCH, 3 bedrooms, 2½ bath laundry main floor, 2 car garage, $43,500 Will consider VA.

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**BIRMINGHAM FARMS**

Pleasant 4 bedroom Colonial, 2½ baths. Spacious family room with raised hearth. Separate dining room. Convenient kitchen and breakfast area. 1st floor laundry. Full basement. Large private rear lot. Bloomfield Schools. Immediate Possession. Will consider LAND CONTRACT. $99,500.

**FIVE YEAR LAND CONTRACT**

Attractive 3 bedroom Beverly Hills home with Birmingham Schools. Separate dining room. Appliances in bright kitchen included. Extra high basement for potential Rec Room. Quality construction, nearly maintenance free exterior. Spacious private back yard. Location, terms, Interstate Warranty. $66,500.

**BLOOMFIELD ON THE LAKE**

High setting and gently rolling site enhance this spacious family home. 4 bedrooms, 2½ baths. Family room features an old brick fireplace wall. Separate dining room. Large bright kitchen and breakfast area. Convenient 1st floor utility and mud room. Bloomfield Schools. Outstanding value in prestigious area. $155,500.

**OLD ORCHARD SETTING**

Owners' pride is reflected in the obvious careful maintenance of this substantial brick home. 3 bedrooms. Generous living and dining area. Screened porch. Finished rec room with second fireplace. Abundant storage. Bloomfield Schools. Immediate Possession. LAND CONTRACT POSSIBLE. $119,900.

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O-1769-Rochester condo, 2 bedroom, 1½ baths, river (view), $58,500. 61%.
E-1437-Wabeek ranch, 4 bedroom, 4 baths, extras, $219,900, Land Contract.
W-1654-NW Detroit ranch, 3 bedroom, low taxes, Land Contract, $38,900.
H-1768-Beverly Hills bungalow, 2 bedroom, 2 bath, 2 car garage, $73,500.
R-853-Livonia ranch, 3 bedroom, 1½ baths, fireplace, $79,900, L.C.

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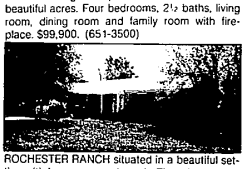
WING COLONIAL ON EXTRA LARGE LOT. Large slate foyer, pegged floor, three or four bedrooms, three full baths, fireplace in family room, central air. Many quality features. West Bloomfield schools. $129,900. (851-5500)

BEAUTIFULLY DONE SPACIOUS CONDOMINIUM in Walled Lake with many extras. Doorwall off living area to patio with gas grill. Two spacious bedrooms plus finished rec room with extra bedroom on lower level. All for $52,900. (851-5500)



LAND CONTRACT TERMS available on this colonial with in-ground pool and situated on three beautiful acres. Four bedrooms, 2½ baths, living room, dining room and family room with fireplace. $99,900. (651-3500)

ROCHESTER RANCH situated in a beautiful setting with large screened porch. Three bedrooms, 2 baths, living room, dining room and family room with fireplace. Land Contract terms available. $81,500. (651-3500)

WEST BLOOMFIELD OFFICE — 7285 Orchard Lake Road
ROCHESTER OFFICE — 1205 W. University Drive
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