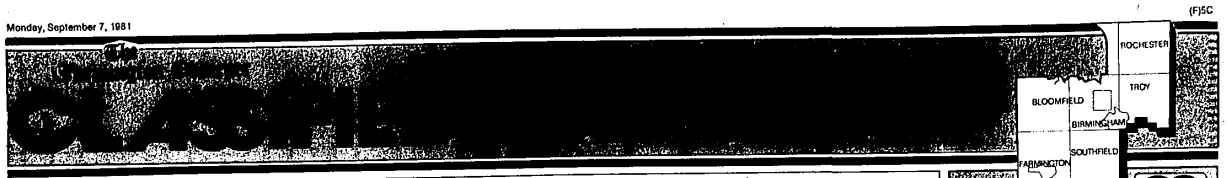

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305 Brighton-Hartland
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307 Milford-Highland
308 Rochester-Troy
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289 Water Softening
293 Welding
294 Well Drilling
297 Windows
298 Woodworking
299 Woodburners

ONE CALL DOES IT ALL!
Reach 12 communities with 1 call to
644-1070
VISA
master charge

EQUAL HOUSING OPPORTUNITY

As real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex or an intention to make any such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

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302 Birmingham-Bloomfield

ASSUME 1?¾% $64,000 fixed mortgage in Beverly Hills, Birmingham schools. 3 bedroom ranch, 1½ baths with large family room & patio. Living room with fireplace, full basement, central air & many extras. Freshly decorated with contemporary window treatments & hardwood floors, neutral colors $89,900
OPEN HOUSE
Sat-Sun 2-5pm
16255 Amherst, Birmingham 644-1756

ATTENTION EXECUTIVES
Dream House. Custom built 3 bedroom brick & fieldstone Farm colonial, built 1976. 507 Overbrook Rd. Over 3000 sq. ft. plus finished rec room. Large family room with fieldstone fireplace, dining room with bay window, library with sprinkler, alarm, air. $289,000 possible assumption. Call owner for appointment 647-8460. Office 8-5pm 851-8283

BEVERLY HILLS - immaculate & lovely 2 bedroom, quiet street, all appliances, garage. Will sell on terms $55,000 642-0154

BEVERLY HILLS BY OWNER
2 bedroom, 1½ bath ranch. Living room with fireplace, family room, screened porch, patio, 1½ car garage. Blind raise available. $71,900 646-4139

ENGLISH TUDOR
BEVERLY HILLS
Beautiful lot and location. 4 bedrooms, 2½ baths, patio, carport. $169,900.
By Appointment,
646-7355

BIRMINGHAM - OPEN HOUSE
Quarton Lake Estates 1075 Suffield. Sat & Sun., 2-5. Charming 3 Story, 3 bedroom Colonial, library, heated Florida room, large rec room, vaved ceilings, oak floors. Assumable mortgage or will lease $129,500 644-3191

302 Birmingham-Bloomfield

BIRMINGHAM, 3 bedroom brick Colonial with fireplace. $15,000 Down on 5 Year Land Contract. Must sell by November! Call Linda Lazrabee 644-3232
CENTURY 21

BLOOMFIELD HILLS - Franklin - Quarton area, 4 bedroom colonial, 2½ baths, owner moving this month. L.C. at $155,900. Meadow Mgt. Bruce 851-8370

BUILDER'S OWN House. 3630 sq ft., 5 bedrooms, 3½ baths, inground 20x38 heated pool; 3½ car garage, circular driveway, central air & alarm system. Land Contract. Mortgage available. Price $249,000 Call weekdays 352-2013, weekends, 569-1050

BY OWNER - COLONIAL
4 bedroom, 3½ bath, 2 blks from Brother Rice. Land contract available $159,000 646-1271

BY OWNER, Quad, 4 bedroom, 2½ baths, deep lot, trees & privacy. Bloomfield Hills schools. Central air, alarm system. $144,000 642-0225

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

HIGH ASSUMABLE MORTGAGE
4 bedroom, 2½ bath home with spacious open floor plan featuring outstanding in-ground heated pool in secluded beautifully landscaped setting. Central air, automatic sprinklers, maintenance free exterior & more. Bloomfield Hills Schools. $124,900. Call eves. & week-end. 626-5214 or 644-1410

302 Birmingham-Bloomfield

OPEN WED. FRI. SAT. SUN. 1-5

FAIRFIELD DEVELOPMENT CO. offers new contemporary setting with stunning entertainment center spanned by a 2nd floor bridge. Well zoned floor plan provides private master bedroom suite & walk in cedar closet. Includes top of the line appliances kitchen & such custom features as: library with bookcase wall and parque floor & an energy package including triple glazed windows. Unique landscaping & 2 walmanized decks. Bloomfield Hills schools, special financing available. $140,900

642-1142

N. of Long Lake. W. off Adams on Westview to Westmar Ct.

OWNER, 1 blk SW of 14 Mile & Lahser, 7315 Parkstone Lane, 3 bedrooms, den & large family room (15 x 24), reduced to $112,500 646-0356

12½% SIMPLE ASSUMPTION. In Bloomfield Village 3 bedrooms, 2½ plus ½ bath Den, library plus 22 x 40 heated inground pool. By owner $129,900 642-8877 537-6064

FRANKLIN VILLAGE. Authentic Cape Cod on private 2½ acre wooded lot. Country kitchen with brick fireplace at featuring a master bedroom with fireplace and absolutely super master bedroom bath, in addition 3 family room with fireplace. Situated on a high premium, prestigious lot in an area of property appreciation. Rear yard opens to common forest area. Attractive secluded decor and tastefully wallpapered throughout. ML 28510.

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

303 West Bloomfield

BONUS FINANCING
(1-sp). If you are seeking quality architectural distinctiveness in an exceedingly different home, read further. Optional first floor living room, den, or 5th bedroom. 4 spacious bedrooms, 2 full and 2 half baths. Premium setting in a neighborhood of 200,000 to $350,000 homes. High existing balance on a long term simple assumption 8¾% mortgage. Call for personal tour and exciting details. Owner transferred.

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851-4100

CLASSIC COLONIAL
(1-ka). Newer 8 room colonial. 4 bedrooms, 2½ baths, situated on a high premium prestigious lot. Early occupancy. 100% basement. Located in an area of property appreciation. Call for personal tour and financing details. ML 17822.

Century 21
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EXECUTIVE TRANSFER SALES
851-4100

HILLTOP SETTING
(1-ka) Newer 8 room, 4 bedroom colonial featuring a master bedroom with fireplace and absolutely super master bedroom bath, in addition 3 family room with fireplace. Situated on a high premium, prestigious lot in an area of property appreciation. Rear yard opens to common forest area. Attractive secluded decor and tastefully wallpapered throughout. ML 28510.

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LAKE PRIVILEGES, Bloomfield Hills Schools. 4 bedrooms, 3 baths, private beach 1.175 acres, air conditioning, sauna, sprinkler system, etc. $150,000 Days 335-1727.

PLEASANT LAKE Privileges, 3 bedrooms, fireplace, family room, franklin stove, attached garage, large willow trees on nice lot. Assumable mortgage. Needs some repair. $82,000. Walk more off Walnut Lake Rd., W. of Drake Rd., E. of Halstead. 6625 Leytonstone.

WEST BLOOMFIELD, by owner, 4 bedroom colonial, 3½ baths, family room, swim club available. 20% down, 11% land contract. No payments till Jan 1st. Immediate occupancy. $97,000 551-5859

W. BLOOMFIELD - 3 bedroom ranch, 2 baths, central air, fireplace, attached 2½ car garage, large lot. Land contract available. $79,500. 851-6687

4 BEDROOM colonial, nicely decorated, earthquake proof. 2½ bath, family room with fireplace. Corner lot, well landscaped. Sprinkling system. Central air. Assume 9% mortgage of $48,000 or blend $119,000. 661-4291

304 Farmington-Farmington Hills

BY OWNER, 37429 Carson, S. of 12 Mile, W. of Halstead. Newly redecorated, 3 bedroom, 2 car attached garage, 1½ baths, ¼ acre fenced yard backed by woods, 11% L.C. or 8¾% simple assumption, $66,000. After 7pm or weekend 476-1548

CAPE COD
(1-wi). 5 bedrooms, 2 full and 2 half baths, family room with fireplace and grill and first floor master bedroom with private bath make this the perfect home for the large family. Walking distance to Mercy Catholic High School. $102,500. ML 59073.

Century 21
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851-4100

COLONIAL
(1-to). Terms, Terms, Terms. Seller to provide F.N.M.A. buy-down. 4 rooms, 3 4 bedrooms, quality maintained family home. 2 car attached garage, full basement, cheerful neighborhood. Attractive rear yard setting. Owner transferred. Priced for fast sale. ML 35931.

Century 21
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EXECUTIVE TRANSFER SALES
851-4100

FARMINGTON HILLS - By owner, 2 bedroom bungalow, full basement, 1 block N of Grand River, 1 block W of Middlebelt. All new inside. $37,500. 355-0500

FARMINGTON HILLS
THREE WISHES. If style, trees & location are important to you, better look this over! Convenient & comfortable, all the "plus"s! $119,500.

TRY THE LARGE economy size! Giant size gives you much more for your money! Same principal applies here, this house is BIG, 3,640 sq. ft. & BIG in value!

REDUCED. Land Contract & Warranty. Private as your thoughts. 1 acre, mature landscaping, artesian well/pool. 3 bedroom brick ranch, fireplace, dining room, family room, rec room & garage. Low $60's.

Century 21
HOME CENTER
476-7000

HISTORICAL DISTRICT - By owner. Vintage 1850 3 bedroom, 3½ bath Victorian with new furnace, central air & all new appliances. Completely renovated exterior & interior. Open home Sat-Sun, 12-5pm. $137,500. Terms negotiable. 478-0441, 477-4793 1-666-1319

LARGE 5 BEDROOM BRICK Ranch with fireplace and 2 car garage. One acre lot that can be restored roolitle. Easy LAND CONTRACT available with small down payment. $123,000. Call 553-8700.
Thompson-Brown

304 Farmington-Farmington Hills

NEED A HOME? Farmington Hills, small down payment. Land Contract, 3 bedroom brick Ranch. 474-6633

Kendallwood Colonial
(1-ka). Impressive 4 bedroom, bath colonial on well landscaped corner setting. Enjoyable large family room with cozy fireplace. Step-saver country kitchen. Ideal family home located in large area with excellent schools. Friendly neighbors and great property appreciation. Home reflects pride of ownership. ML 28156.

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

LAND CONTRACT TERMS
FHA/VA
4 bedroom colonial in Kimberly Sub, 2½ bath, family room with fireplace, on beautiful lot, all for $99,500.

Bonnie Piava
553-2175
Real Estate One
559-1000

NEWER COLONIAL
(1-ol). 10 room, 4 bedroom colonial in attractive newer development of homes valued from $125,000 to $175,000. Area of rolling land, winding streets, attractive architecture. Professionally landscaped. Good neutral decor and attractively wallpapered. Priced below builder's replacement cost at $133,900. ML 37368.

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

RURAL SETTING-$72,900
(1-sp) $100,000 neighborhood, estate sized lots, winding streets, mature landscaping. This is the backdrop for this plush 7 room, 3 bedroom ranch home offering family room, garage, and completely modern kitchen. Quality carpets. New refrigerator, range, dishwasher, sink, counters and cabinets. It is all here at an unbelievably low price. Easy 8¾% simple assumption of mortgage possible. Call today or have your agent check this out.

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

TERMS, TERMS, TERMS
(1-la). 8¾% high balance long term simple assumption mortgage is being offered on this quality 4 bedroom brick colonial. Owner is transferred. Special features include formal dining room, large laundry room, 2 car brick turned garage, beautiful corner setting on a high premium lot in one of Farmington's most prestigious locations. Priced below market value for fast sale. If you are looking for quality at a bargain price call now!

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

WOODS & PRIVACY SURROUND this Kendallwood Ranch. 3 bedrooms, dining room, new kitchen, huge rec room with bar, screened porch. Near excellent schools, shopping and transportation. Easy LAND CONTRACT terms. $88,900. Call 553-8700.
Thompson-Brown

8¾ SIMPLE ASSUMPTION
Pool & trees on almost an acre is the setting for this 3 bedroom brick ranch with country kitchen, fireplace, oak floors, newly carpeted dining room & family room, earthtones throughout. $88,900. 476-8141

305 Brighton-Hartland

BRIGHTON - By owner. Great house on beautiful private property. 4 bedroom Colonial Quad. Huge inground pool, central air. Call about many other details. Terms. Days, 1-746-3140, 1-229-2100 or Eves., 1-231-1064, 1-227-6200

BRIGHTON 4 bedroom English Tudor, 1½ wooded acres, air, decks, finished walk-out basement. Prestigious area. 11% Land Contract. 227-6410

BRIGHTON 6% Land contract
Owner will hold 6% land contract on large 4 bedroom ranch, 2 fireplaces, walkout basement, 1½ acres adjoins state land. $84,000. 6% down. Owner. 229-5229

East of Brighton
On One Acre Lot
4 bedroom Colonial, 2 full baths, 2 half baths, family room with fireplace, formal dining room, large living room, 2½ car garage, full basement, gas heat.

$96,900
10% down 10% land contract or 30% down 8% land contract, 5 years.
AL LANGER, Bldr
353-1717 or 626-3885

306 Southfield-Lathrup

SOUTHFIELD, 30699 Fairlax, 13 Mile, Greenfield area. 2 bedroom brick ranch, breeeeway, attached 2 car garage. One lined fp fl. Int. VA appraised at $45,900. Veterans need no money, all others bring offer. Call The AAAA Company at 537-3910

SOUTHFIELD & 10 Mile area. Spacious 4 bedroom Colonial. 2½ baths, formal living & dining rooms, family room fireplace, 1st floor laundry, kitchen builtins, 2½ car garage (opener), immaculate layer & powder room. Newly decorated. Many more extras. 569-7244

3 TO 5 YEAR LAND CONTRACT. Very freable terms. Move right in this 3 bedroom ranch and enjoy mature trees and the patio in your yard. Indoor BBQ, finished basement. $72,000. Call 626-2600

ERA
M.D. HARWELL

307 Milford-Highland

THREE BEDROOM house, walkout basement, 3 acres, large barn, fenced for horses. Adjoining Kensington Park 1½ miles from GM Proving Grounds, paved road, 2 miles from Milford. $82,000. Land contract terms. 685-7577

308 Rochester-Troy

ROCHESTER
10.5% simple assumption of $115,000 Colonial with family room, 4 bedrooms & den, spiral staircase foyer in prestigious Hawthorn. $189,900. Owner. 652-1702

$96,900
(1-fl). Brick colonial — 2400 sq ft. 9 rooms, 4 bedrooms, 2½ baths, first floor den, family room, laundry room. This quality property offers central air, full basement, 2½ car attached, inground patio, beautifully landscaped lot. Owner transferred. Prestigious area. Immediate occupancy. Attractive blend possible. Call for personal tour and exciting details. ML 23207.

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

309 Royal Oak-Oak Park Huntington Woods

HUNTINGTON WOODS - Rustic. Natural cedar, stone exterior; shady double lot, large rooms, 3 bedrooms, library, 2½ baths. Great room (fireplace), dining (built-in hutch), kitchen (breakfast nook), large 1st floor laundry, attached 2½ heated garage, large screened porch. Thermo & bays thru-out. $120,000. Early occupancy. 546-3525

ROYAL OAK-NORTH
Absolutely superb 3 bedroom ranch with garage, enclosed porch, air, dishwasher, washer & dryer. Offers. 642-7304

ROYAL OAK - 2507 N. Washington, between Vinsetta, House for quick sale by corporation. If interested call Mr. Zeigler 9-5 at 352-4810 6-10PM, 642-6529

310 Union Lake Commerce

UNION LAKE area - 3 bedrooms, lake front, sandy beach, fireplace, garage, sun deck, land contract, $46,500. 363-6765 or 363-5306

311 Orchard Lake Walled Lake

WOLVERINE VILLAGE by owner. Mint condition, 3 bedroom ranch, possible 4th. Finished basement, 2½ car garage, lake privileges, super sub. Simple assumption at 9¼%. $63,900. 669-2750

312 Livonia

A Place To Begin
Charming aluminum ranch with 2 bedrooms, breeze-way, fenced yard, garage and more for only $31,900. Assume land contract.
CENTURY 21
Gold House Realtors
478-4660

BARGAIN - COLONIAL
LAND CONTRACT TERMS $84,900. Just look at the features! 4 bedrooms with 2½ baths, 1st floor study, family room with fireplace, formal dining room, basement, rec room, attached 2 car garage. Air conditioning, exceptionally well maintained.
HARRY S.
WOLFE
COMPANY
421-5660

BEGINNER'S DELIGHT
Become a homeowner instead of a tenant when you buy this sharp and clean 3 bedroom ranch home. Highlights include a modern kitchen, full finished basement and fenced yard. $45,900.
HARRY S.
WOLFE
COMPANY
474-5700

BEST BUY!
JUST REDUCED! You can't match the quality, spaciousness, and setting of this fabulous 3 bedroom with large family room with fireplace, newly remodeled country kitchen, attached garage and large treed private lot. Only $49,900.
CENTURY 21
Gold House Realtors
464-8881

BRICK Ranch- Approx. 1450 sq. ft. 3 bedrooms, family room-fireplace, air, attached garage, immediate occupancy. Land contract terms available. 14940 Woodside, 1 block N. of Schoolcraft, 1 block E. of Levan. Open House Sun. 1-6PM. Will consider all offers. 591-3251

CAPE COD
FIRST OFFERING - A beautiful wooded area for this spacious family home. 4 king sized bedrooms, 2½ baths, a 1st floor laundry plus a finished basement, formal dining room, family room with fireplace, attached garage. Excellent assumption. $92,900.
HARRY S.
WOLFE
COMPANY
421-5660

312 Livonia

BY OWNER - attractive 3 bedroom brick ranch, aluminum trim, 1½ baths, finished basement, 2 car garage. $50,700. 10% L.C. $9500 down. 453-8349

BY OWNER-brick ranch, 3 bedrooms, 1½ baths, full basement, large family room with fireplace, 2 car garage, 51' wooded, newly decorated. Land Contract. $59,500. Appointment only. 422-3381

CAPE COD
Great Livonia location with 3 bedrooms, family room with natural fireplace, formal dining, deep lot, attached garage, basement and immediate occupancy.
CENTURY 21
Gold House Realtors
464-8881

CHARMING OLDSTER
This spacious brick family home was in one of Livonia's first developments. On a tree lined street on a 105x135 ft. site. 3 king sized bedrooms, formal dining room, 21 ft. living room with fireplace, 2½ car garage. $74,900.
HARRY S
WOLFE
COMPANY
421-5660

COLONIAL - $74,900
LAND CONTRACT TERMS. Move right into this sharp brick Colonial. A beautiful beamed family room with fireplace, full basement, 2½ car attached garage 3 king size bedrooms, central air. Aluminum trim. Sharp!
HARRY S
WOLFE
COMPANY
421-5660

ELEGANT EXECUTIVE HOME - Cul-de-sac lovely landscaping, dramatic entrance 4 bedroom, 2½ bath quad home. Family room with fieldstone fireplace & wet bar, central air, etc., etc. $114,300.
Earl Keim Realty 261-1600

312 Livonia

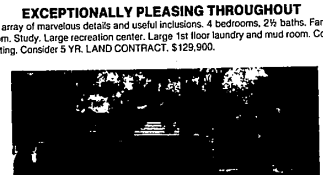
FAMILY ROOM-FIREPLACE
SUPER FINANCING. First offering on this attractive brick ranch in Merri-Lynn Farms, complete with spacious finished rec room, 3 bedrooms, 1½ baths, large country kitchen. Quick occupancy. $75,900
HARRY S.
WOLFE
COMPANY
421-5660

FIRST OFFERING
Land contract terms offered on this 3 bedroom, 1½ bath brick ranch situated on a large lot. Highlights include large kitchen with dishwasher, finished basement, covered and screened patio newer roof, newer thermal vinyl windows, and a 2 car garage. $69,900
HARRY S
WOLFE
COMPANY
474-5700

HAPPY LIVING
starts here in this spacious 3 bedroom 1½ bath home close to schools and shopping. Includes: family room, fenced yard, 2 car garage, and more for $65,900. Simple assumption.
CENTURY 21
Gold House Realtors
478-4660

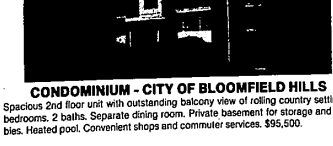
He Who Hesitates
loses out on this nice 3 bedroom 2 bath brick ranch with good LAND CONTRACT terms. Includes: dining room, finished basement with 4th bedroom, attached 2 car garage, beautiful inground pool, and more for $79,900.
CENTURY 21
Gold House Realtors
478-4660

HALL & HUNTER INC.
REALTORS
1732 W. Maple at Chesterfield, Birmingham

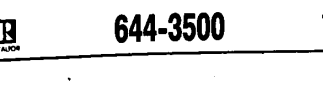


LOVELY SURROUNDINGS IN WESTCHESTER VILLAGE
Enjoy the recent extensive improvements throughout this family home. 3 bedrooms. 2 baths. Sizable living room and family room. Newer kitchen and appliances. Convenient to Birmingham schools, shops and town. $99,500.

EXCEPTIONALLY PLEASING THROUGHOUT
An array of marvelous details and useful inclusions. 4 bedrooms, 2½ baths. Family room. Study. Large recreation center. Large 1st floor laundry and mud room. Court setting. Consider 5 YR. LAND CONTRACT. $129,900.



BRICK RANCH - FULL BASEMENT
West Beverly Hills location enjoys numerous advantages. 3 bedrooms. 2 baths. Porch. Large basement recreational area with third bath. Walk to the park, Birmingham schools and neighborhood shops. Taxes under $1,500. $77,900.



CONDOMINIUM - CITY OF BLOOMFIELD HILLS
Spacious 2nd floor unit with outstanding balcony view of rolling country setting. 2 bedrooms. 2 baths. Separate dining room. Private basement for storage and hobbies. Heated pool. Convenient shops and commuter services. $95,500.

644-3500
REALTOR
EQUAL HOUSING OPPORTUNITY

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

J-2052 Brighton Condo, 2 bedrooms, 1½ full baths, $66,500
F-1969 Farmington Hills, 3 bedrooms, 2½ baths, many terms, $98,900
V-2026 St. Clair Shores, 4 bedroom colonial, many extras, $81,000
M-1623 Farmington Green, 3 bedrooms, 2½ baths, $121,600, assume 10¾%
E-1437 Wabeek Ranch, 4 bedrooms, 4 baths, extras, $209,900 Land Contract

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

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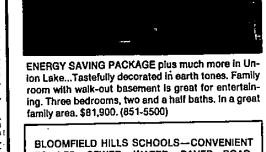
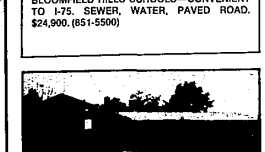
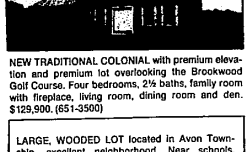


ENERGY SAVING PACKAGE plus much more in Union Lake...Tastefully decorated in earth tones. Family room with walk-out basement is great for entertaining. Three bedrooms, two and a half baths. In a great family area. $81,900. (651-5500)

BLOOMFIELD HILLS SCHOOLS—CONVENIENT TO I-75. SEWER, WATER, PAVED ROAD. $24,900. (851-5500)

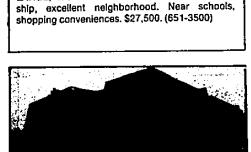


LARGE QUAD LEVEL HOME WITH BEAUTIFUL PROFESSIONALLY LANDSCAPED LOT in West Bloomfield with Farmington Hills Schools. Four bedrooms, three and a half baths, central air conditioning. Country atmosphere. $129,900. (851-5500)



NEW TRADITIONAL COLONIAL with premium elevation and premium lot overlooking the Brookwood Golf Course. Four bedrooms, 2½ baths, family room with fireplace, living room, dining room and den. $129,900. (651-3500)

LARGE, WOODED LOT located in Avon Township, excellent neighborhood. Near schools, shopping conveniences. $27,500. (651-3500)



END UNIT, FAIRWOOD CONDOMINIUM with enclosed court-yards near Great Oaks Golf Course. Two bedrooms, 2½ baths, living room with fireplace, dining room, rec room, patio, central air and exceptionally decorated. $139,700. (651-3500)

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road
ROCHESTER OFFICE
1205 W. University Drive
Weir, Manuel, Snyder & Ranke