WIN 2 HOCKEY TICKETS

SEE THE RED WINGS AT JOE LOUIS ARENA

TO WIN: Send your name and address, on a postcard, to RED WING TICKETS. The Observer & Eccentric Newspapers, 36251 Schoolcraft Road, Livonia, MI 48150. Then watch the classified section every Monday and Thursday. When your name appears, you're a winner! Enter soon and as often as you like.

321 Homes for Sale
Livingston County

YOUR $$$
BUY MORE
IN LIVINGSTON COUNTY
(See their homes on Video Tape)
HOWELL
Energy efficient contemporary on 1 acre, private lake access, 2 story great room with wood ceiling & fireplace, formal dining, 2½ baths, basement & more. $85,900. LC. or assumption. Ask for Jack.

10 acres surround this 3350 sq. ft. ranch, 3 bedrooms, 2 baths, natural fireplace, 2 car garage, central vacuum. Assumption or L.C. $67,500. Ask for Mike.

PINCKNEY
Ranch with open floor plan, brick fireplace, 3 bedrooms, 1¼ tiled baths, canal frontage. $59,950. LC. Ask for Colleen.

PREVIEW PROPERTIES
Real Estate
Custom Building
(517)548-7510 (313)878-3320
We have a large selection of parcels available for investment or building.

325 Real Estate Services
Property Management Service

Our property management service is available to you. We will either lease your property or offer a full service handling of everything for you. Call us for more information.

CENTURY 21
Suburban Realtors
349-1212 261-1823

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

326 Condos for Sale
A Beautiful Location
PLYMOUTH
AN ALL ADULT COMMUNITY
One and two bedroom units, full basements, some with finished lower levels. Super assumptions and/or Land Contract available. From $55,000-$67,900.
FOR MORE INFORMATION CALL
BRADBURY REALTY
455-1901

THE WOODS
Priced under market. Beautiful 2 story, 2 bedrooms plus den, finished basement, attached garage. Immaculate. $78,900.
HARRY S.
WOLFE
COMPANY
421-5660

TROY - free-standing colonial, beautifully decorated, 3 bedrooms, 1½ baths, living room, family room with natural fireplace, central air, 2 car attached garage, basement, immediate occupancy. $68,900. 528-2208

TROY - MUST SELL
Northfield Hills condo, 2 bedroom, 1½ baths, fireplace. Land Contract or assumption 5¼%. 641-8496

TROY - WATTLES CREEK
Excellent assumption 11% mortgage. Heat & water included in low maintenance fee. 2 story end unit features 2 large bedrooms (walk-out balcony from master), 1½ baths, living room with fireplace, central air, 2 car attached garage, basement, immediate occupancy. $68,900.

326 Condos For Sale
A Commitment to Excellence
the Presidential Series at
The Park
Bloomfield Lake

- Bloomfield Hills Schools
- Luxury Single Family Homes
- From $234,900
- On Rolling Ridge, S. of Lone Pine Rd. between Middlebelt & Orchard Lake.

626-3502

Chamonix
at Pebblecreek

- 24 hr. Gatehouse Entrance
- Luxury Condominiums
- 14 Mile, W. of Orchard Lake Rd.
- From $139,900.

851-3500
Models Open Daily, Noon-6PM
Closed Thursdays
the Herman Frankel
Organization
626-3500

BINGHAM WOODS
FERNWOOD MODEL with many extras. Marble foyer and powder room. Closet in master, wood railing leading to master bedroom suite with fireplace and balcony overlooking treed boulevard. Decorator wallpaper and light fixtures. First floor laundry. 2 car attached garage.

$152,900
Call Jean Valka or Wally DeLong
642-6240
ROBERTSON BROS

BIRMINGHAM
IN TOWN
LUXURY 2 BEDROOM, 2 BATH
$129,900
CALL BETTY TURNER
644-6453... 646-0000...774-1551
OPEN SAT. 1-4
MICHIGAN REALTY

BIRMINGHAM
TERRIFIC BUY! Updated condo, prime area includes 2 bedrooms, family rec room, new kitchen and delightful decor. Central Air and garage too! Great terms! $68,500.
ASK FOR MARY CONNELLY
Chamberlain
646-6000

COMMERCE CONDO NEW LISTING
Beautiful decor, 2 bedroom, 1¼ bath townhouse with basement. View of pond & trees. Assumption available. Only $57,900. Ask for Jerry or Diana Andrews.
Century 21,
HOME CENTER
476-7000

326 Condos For Sale
BLOOMFIELD CONDO
Fantastic Financing on this 2,300 sq.ft. End Unit. A very small down payment will assume a fixed rate mortgage. Family room with fireplace, formal dining room, huge master suite, 2½ baths, oversized kitchen. Clubhouse nearby with sauna & pool. Reduced to $110,000.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

BY OWNER- Executive, magnificent large 3 bedroom, 3 bath ranch condo in W. Bloomfield, Pebble Creek. Done by 1 of Detroit's top decorators. This luxurious condo in absolutely immaculate condition, is immediately available. Private courtyard entrance, 2 car garage, tiled foyer, gigantic living room, dining room & kitchen. Circular wall living room, natural brick fireplace, track lighting. Dining room has 16 ft. mirrored wall. Glass walls lead to outside private patio with gas barbecue. Entire condo newly decorated in neutral colors. Elegant drapes & imported fixtures. Bathroom features custom cabinets, new Litton deluxe microwave, range, island with Jenn-aire barbecue, insta-hot, deluxe 24 ft. GE refrigerator, large pantry with additional cabinets, dura-tub, place for washer & dryer. Master bathroom suite has complete mirrored dressing room. Master bath has Roman tub, 2 closets with built-ins. And, built-in powder room is completely mirrored & has silent toilet & Jacuzzi tub. Other extras include heated air system & electronic filters, Trashmaster & TV antenna in each room. Many other extras. Buyer only. Priced at $160,000. Taken. Call between 11AM-5PM at 855-9734, or Eves 681-6858

BY OWNER - Potomac Town, 15 Mile & Farmington Rd. Must sell - reduced $15,000. 3 bedroom, den, family room, 2 car garage. 547-2879

CHANTICLEER
CONDOMINIUM
CLUSTER HOMES
$12,500 REDUCTION
CLOSE-OUT PRICES ON
1981 MODELS
NOW OPENING - PHASE 2
Information Center Open
Noon to 6 Daily
Closed Thursdays

Located on the
North Side of 12 Mile Rd.
Between Lahser & Telegraph

354-4330
Monetary Realty Co.
Rachel Ryan Sales Assoc.

CITY OF FARMINGTON
Walk to downtown Farmington or just relax overlooking the city park in your living room. Great investment, land contract terms only $39,400.
ECHO VALLEY
Pride of ownership accompanies this superb 3 bedroom, 2 full bath roomy condo & more. Good assumption or land contract terms. Call for details.

Real Estate
NETWORK
Omar Sanderson, Inc.
474-3000

326 Condos For Sale
COMPARE
$58,900. Owner financing makes this home especially easy to buy. Lower level den will be your evening hideaway. 2 bedrooms, 1½ baths. Near I-275 in Northville.
CENTURY 21
Suburban Realtors
349-1212 261-1823

EVERGREEN - 12 MILE
LOWEST PRICE IN AREA
HIGH BALANCE ASSUMABLE MORTGAGE AT 9¼ % or LAND CONTRACT. Finely maintained townhouse with fireplace. Many custom features. 2 bedrooms, 1½ baths, pool & tennis. Just $58,500. Call Helen Rose. Re/Max of Birmingham. 626-7733 or 647-0500

FARMINGTON HILLS. 19th Estate condo. One bedroom, balcony, pool, tennis, low down payment with easy land contract terms. $48,900. 851-3510

FARMINGTON HILLS
COMFORTABLE CONDO. Good location, walk to everything, convenient Farmington! Overlooks courtyard, UNDER $40,000 with low down payment on LAND CONTRACT. Quick occupancy!
Century 21
HOME CENTER
476-7000
Transferee & Relocation Service

FARMINGTON
within walking distance to shopping, services and entertainment. Charming upper level, end unit, with pleasant view. Just right for a mature adult. Priced at $59,900. LAND CONTRACT AVAILABLE.

RIVER GLEN
in Farmington is a convenient location. This 2 bedroom condo has second floor privacy and security. The architecture is traditional and the setting is pleasant. Priced at $47,900 with LAND CONTRACT TERMS. Call.

BLOOMFIELD HILLS
ground floor end unit, with warm and tasteful decor. It has 2 bedrooms, 2 baths and views a huge expanse of landscaped lawn. Financing is available with LAND CONTRACT TERMS. Shopping is within walking distance. Priced at $58,900. CALL TODAY.

FOUR SEASONS
in Bloomfield Hills is a condo community designed for mature adults. This generous first floor, one bedroom, 1¼ bath unit, has a quiet setting, yet offers superb transportation accessibility. There is a heated garage and private main floor laundry. Priced at $73,500. Call Now.

ADAMS WOODS
in Bloomfield Hills was carved out of a forest, and is unmatched for its treed splendor. Three well proportioned, spacious bedrooms are synchronized with a brilliantly designed first floor. The decor is neutral, yet rich. Priced at $159,550. Financing is offered. Immediate occupancy is available. Call.

CONDO-MART
626-8100

HIGHLAND LAKES - For sale, lease or lease with option. 2 bedrooms, 1¼ baths, family room with fireplace. $57,900 or $465 a month.
ASK FOR MARGARET CAPTAIN
Chamberlain
W. Bloomfield
851-8100

WESTLAND - Shenandoah, 2 bedrooms, 1¼ baths, full basement, attached garage, central air, assumable 10½% mortgage. Many extras. Must see. Days 522-2770. After 5 455-4972

326 Condos For Sale
INGLEWOOD
CONDOMINIUMS
$10,000 REDUCTION
CLOSE-OUT PRICES
ON REMAINING
1981 MODELS
1982 MODELS OPEN
27880 & 27890
Evergreen Road
Lathrup Village, Mi.
Model Hours: Noon - 6 PM
(Closed Thursdays)
569-3870
Monetary Realty Co.
Helene Mallon Sales Assoc.

KING'S COVE
ROCHESTER
New 2 & 3 bedroom luxury condo units for lease.
From $825 month.
No Security deposit required
Immediate Occupancy
Attached Garage
Deluxe Appliances
Plush Carpeting
Premium Location
Option to purchase if desired
June Connor
652-1800 - 435-5866

LAKE VILLAGE
5 minutes to Orchard Lake Road Town homes, 2 bedroom, 1¼ bath, private entrance, garage, basement, built-in fireplaces and shag carpet. No money down, VA, as low as 5% down, conventional, FHA, 10% down. Priced from $48,990.

PULTE
Homes of Michigan, Inc.
669-8900
BROKERS WELCOME

LAND CONTRACT
$20,000. DOWN ... Spacious with Contemporary Flair. Many Custom Features! Two bedrooms, master bath, In-Unit laundry. Unit overlooks trees. A Must See!! Asking $69,900.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

LOVELY
Streamwood
Rochester area finest condominiums. 1981 models. 2 & 3 bedroom ranch & townhouses. Woods, river, pool, tennis, 2 car garages and basement.
Own Free & Clear
in 5 Years... 11%
Models - Streamwood Dr.
(¼ N. of W-59 S. of Crooks)
OPEN 1-6
Van Allen Builders
652-4546

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

PLYMOUTH CREST WOOD
1 bedroom lower condo, appliances, air. Adult community. Immediate occupancy. $39,900. 453-5643

PLYMOUTH'S WEDGEWOOD
3 bedrooms, 2½ baths, attached garage, fireplace, all extras, assumption at 11¼ %. $81,900. After 4pm, 455-2958

ROCHESTER - 3 bedroom 2½ bath newly decorated 1800 sq. ft. condo. 2 car attached garage, central air, basement, large, landscaped private yard with covered deck, year around outdoor pool. 8% assumable mortgage. Terms available. $77,500 375-0969

SOUTHFIELD RD. near 13 Mile. Balmoral Club, 3 bedroom, 2 bath. Attractive L.C. or assumption of 13¼ % large mortgage. $58,900. 647-7084 or 644-8224

W. BLOOMFIELD - Fox Pointe. Professionally decorated 3 yr. old 3 large bedroom condo. 2 stories, full basement. 2½ baths, 2 fireplaces (one in master bedroom). Professionally landscaped courtyard with patio, 2 car attached garage, deck, 1st floor laundry. Assumable mortgage. 981-8900 or 683-5210

W. BLOOMFIELD Pebble Creek Condo. 3 bedrooms, 2½ baths, 2 story. Full basement. All electric kitchen. Good sized breakfast room. Mirrored fireplace in separate dining room. Large living room & separate den. Mirrored & full closet doors. Master bedroom has two huge walk-in closets. Make up facilities and extra sink & a roman tub. Lower level is carpeted & panelled. 2 car attached garage, first floor laundry room. Vertical drapes & vertical shutters throughout. Security gate service 24 hours. $139,000 851-1735

$5000 DOWN
on this 3 bedroom, 1¼ bath Canton Condo with finished basement, attached garage and clubhouse with pool and sauna. $57,900 or lease for $465 a month.
Call Joan Sturgill
CENTURY 21
BOARDWALK INC. 459-3600

11¼% ASSUMABLE MORTGAGE, price range $50,000, new, beautifully decorated, neutral colors, has to be seen to be appreciated, excellent location. Southfield. 648-9587

327 Duplexes For Sale
DUPLEX - CUSTOM built ranch style. W Chicago Evergreen area. $53,000 or best offer land contract. After 6pm. 855-5134

PRIME BIRMINGHAM LOCATION
3 units, like today.
Owner moving, $119,500, terms.
Call evenings 851-3043

328 Townhouses For Sale
JUST REDUCED by owner. In Dearborn, Fairlane East townhouse. 2400 Sq. Ft. 3 bedrooms, 2½ baths, fireplace, family room with cathedral ceilings, opens adjacent to 2nd floor balcony overlooking park like setting. Assumable mortgage at 12¼ %. $169,000. 542-5849, 336-8441

332 Mobile Homes For Sale
BEST BUY IN MICHIGAN
$1,295 DOWN
1982 ROMETTE COMPLETE
WONDERLAND
MOBILE HOMES
45475 Michigan (US-12)
2 miles W. of I-275, at Belleville Rd., Canton.
397-2330

CAMBRIDGE, 14x67, 1974, 3 bedroom, den, air conditioning, shed, landscaping. Novi area. $13,500. Can stay on lot. 533-0118

MOBILE HOME, 14x63, 2 bedroom, all appliances, new carpet, Canton area, can stay on lot. 397-8031

NEW HOME
$140 Per Month. Completely Furnished. On a lot of your choice. Holiday Estates. 46000 Geddes Rd., Canton. Call: 455-1166 or 729-9600

332 Mobile Homes For Sale
global
MOBILE HOMES
WARREN LAFAYETTE Park - Extra sharp, 2 bedrooms with large screened enclosure, appliances and price just reduced, only $13,900 with minimum down. Hurry, call 352-5775.

MADISON HEIGHTS - Furnished, 2 bedroom with carpeting throughout, minimum down. Hurry, call 352-5775.

SOUTHFIELD DOWNS - We have 3 homes listed, priced from $7,900 to $18,500. Some furnished, all with minimum down. Hurry, call 352-5775.

global
MOBILE HOMES

global
MOBILE HOMES
HOLIDAY ESTATES - 14X56 Buddy includes stove, refrigerator and shed. Very clean and ready for immediate occupancy, must sell. Call Global at 487-0585.

VAN BUREN ESTATES - 1976, 14x72 Champion, front & rear bedroom model includes stove, dryer, disposal. Call Global for your appointment at 487-0589.

WILLOW RUN - 1974, Ramada, 14x70, ready for immediate occupancy with reasonable park rent. This home includes bar, washer, dryer, window air, dishwasher, stove, refrigerator & shed, for only $8,100. Call Global at 487-0585.

HOLIDAY ESTATES - 1978 Patriot, completely furnished & ready for immediate occupancy, one year warranty included in this 2 bedroom home. Call Global at 487-0589.

global
MOBILE HOMES
LIBERTY 12'X60, 2 bedrooms. Sacrifice. 358-3388

NOVI, 12 x 16, furnished, 2 bedrooms, includes washer and dryer, very nice condition, terms & financing available, $3900 357-2527

REMBRANDT, 1979, 12 X 54. One bedroom completely furnished, close to shopping and transportation. Joy Rd. & Middlebelt. Adult Park. No pets. $11,000. 591-0629 or 453-0754

333 Northern Property For Sale
AU SABLE RIVER is half mile from this 2¼ acres bordering State land. $50 monthly. Owner, 710 Michigan Ave., Grayling, MI 49738.

HARBOR SPRINGS - 3 Unit Apartment, located at the Ski Areas. Partially furnished, showing good gross. Priced to sell 11% Financing. Call: 616-526-7253 or 616-526-6721

HARBOR SPRINGS
Petoskey Area. Lakeside Club Condos. Luxury 2 and 3 bedroom apartments and townhomes. Bayhead Real Estate, 621-0203. After 6:30 PM. 885-4655

HARBOR SPRINGS
Birchwood Country Club

On second hole on beautiful golf course. Luxury 5 or 6 bedroom home. Guest wing with 3 bedrooms, 2 kitchens, 2 dining rooms, 2 living rooms, jacuzzi, steam bath, Volcanic rock fireplace with water fall, and much much more.
BAYHEAD REAL ESTATE
Days, 921-0203
Call after 6:30, 885-0656

MICHAYWE - BEAUTIFUL. Exclusive, over 1 acre, beautiy wooded! Amenities include 2 lakes, Golf Course, Ski Slopes, Tennis, 3 Clubhouses, underground utilities. By Owner, at original cost 2 years ago + very modest taxes. 626-5013

SCHUSS MOUNTAIN ski resort, 2 bedroom townhouse, completely furnished. Call or write: State Wide Real Estate, P. O. Box 27, Eastport, Michigan. 49627 616-599-2186.

334 Out Of Town Property For Sale
BRICK MANSION
Dating back to 1854. Originally inspired by English castle. Set on 2 secluded city acres Tecumseh Historic District. Elegantly restored, 8,000 sq. ft. living area, 10 bedrooms, 4 fireplaces. Basement. Gas heat. $225,000. Ask for Lynn Cook. Eves: 517-423-4285.
Glover Real Estate One
Tecumseh, 517-423-7427

For Sale Or Lease
With Option to Purchase
HILTON HEAD ISLAND

2 bedroom, 2 baths, Villa on prime beach location. Unique (most direct on beach apartments are 1 bedroom) enclosed/heated view of beach/sea. Completely luxuriously furnished/appointed. Write to: Villa, P.O. Box 5414, Orchard Lake, MI. 48033

336 Florida Property For Sale
CAPE CORAL - Beautiful new home on 1/2 acre canal lot. Fruit trees. Prosperous area. South of Fort Myers on only cul-de-sac. 1st green. 2nd tee. Split 3 bedroom, 2 bath, all amenities. Excellent investment. Through your attorney or broker. $141,000 or rent, option to buy. 313-977-0661. Or Rosalie, 975-1928

LONGBOAT KEY, luxury 2 bedroom, 2 bath Condo penthouse on Gulf. Pool & tennis & Jacuzzi. 642-0805

PALM BEACH, new luxury 2 bedroom, 2 bath Penthouse Unit. All G.E., underground parking, wet bar, heated. Must sell! 353-9523 or 353-1044

PALM HARBOR, Just S. of Harbor Springs, 2 bedroom, 2 bath condo, first floor on water, furnished or unfurnished. Available Feb. 1. 616-7783

SEAWALLS Pointe (Stuart) - 4 bedroom 2¼ bath colonial, living room, family room, dining room, large kitchen with nook (seats 8 people), landscaped, screened room, attached 2 car garage. Call Vivian Voegel 305-287-1775

THE HAMLET COUNTRY CLUB
Del Ray Beach, Florida. 2 bedroom, 1500 sq.ft. condo in private country club resort. Semi furnished, excellent condition & maintenance free. $135,000. Assumable 6¼ % mortgage. Country Club membership available. Contact owner, Mon. thru Fri. 9am-5pm. 588-5141

UNIQUE PROPERTY ON BEACH
LUXURY 11TH FLOOR PENTHOUSE
NEAR PALM BEACH AT JUNO

2 bedrooms, 2 baths, 241 sq. ft. wrap around balcony. Corner unit. Impressive ocean & sunset view, pool and amenities. Minutes from best shopping and top golf facilities. $212,000.
Call after 7pm. 851-8889

VENICE - Bermuda style luxury 2 bedroom, 2 bath Villa at the Plantation Golf & Country Club. 18 hole Championship golf course. Swimming, tennis, etc. Purchase at closing $104,000. 348-6900 after 5pm & weekends. 647-5468

337 Farms For Sale
HORSE FARM
with income apartments. Barn, track, all on 11.5 acres. Owner financing. $109,000. South Lyon.
20th Century
Realty
437-6981

338 Country Homes For Sale
Nature Lovers Delight
One of a Kind - 4 bedroom ranch on 2½ beautiful acres. Custom throughout. 2 full baths, 4 fireplaces, great room, formal dining, walk-out lower level features huge family room, game room, combination 55 ft. deck, attached oversized garage, central air and central vacuum. $150,000.
CENTURY 21
Gold House Realtors
420-2100

339 Lots and Acreage For Sale
BARGAIN PRICE on lot in Bloomfield 1 acre, $15,000. Terms possible. Fairfield Development Co. 642-1143

Bloomfield Glens
Buy in time for Spring building season
- 1½ Acres
- Private treed sloping lot
- Birmingham Schools
- Only 1 Left!

$25,000 down, 1¼ years.
Call for details
Ask for Don Kelber
Chamberlain
646-6000

BLOOMFIELD HILLS
With beautiful pine trees, all utilities - in Bloomfield Hills School district. Only $28,500 with EXCEPTIONAL LC terms.
Max
BROOCK
644-6700

BLOOMFIELD TWP. Must sell immediately, over 1 acre plus 25% owner's share in lake set on Bloomfield Hills schools. $16,000. Land Contract terms available. Call after 6pm. 335-5872

CITY of Bloomfield Hills building site. W. of Woodward, near Church of Latter Day Saints. 172 x 375. Only $18,900. Terms. Colquitt Realtors. 646-1650

CITY of Bloomfield Hills - Trowbridge Farms 2.25 acres faces Scenic Trail oaks. $125,000 land contract terms. Colquitt Realtors 646-1650

CLARKSTON AREA - Deer Lake Farm, prime lot, 1.8 acres, private beach privileges, underground utilities & sewer, $52,000. Terms or assume 8¼% interest only Land Contract. 625-2677

FORECLOSURE
Takeover payments. 1¼ acres South Lyon. 1-96 area
Progressive Properties. 358-2210

RAMSBURG/PINCKNEY Area - 10 acres. Ideal for solar home. Paved road and gas. Call for details. 453-4128

LIVONIA - Middlebelt Puritan area. lot 200x350ft. all or part. All improvements, close to schools, churches & shopping area. 422-0089

LYON TWP.
Large lots of 3 acres each, rolling views. Nice homes & horses. 12 Mile Rd - Martindale Rd. 453-0114

MILFORD
1-3 acre homesites
New area now being reserved
Progressive Properties 358-2210

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

ONE HUNDRED ACRES
near light industrial area. Gas & water on property. Owners will negotiate type & terms. $350,000.
Beverly Sikorski, 662-3282. 665-7258

PINCKNEY - 10.01 acres, gas, electric & perk, close to town & schools. Land Contract at 10¼ %. Owner will sacrifice. 453-5055

PLYMOUTH TWP. - New 5/8 down, easy terms. Valley View Estates. 1¼-2¼ acre developed lots $42,500 to $59,500. N. Territorial Rd., west of Beck. Paved street, city water with hydrants, underground telephone, electric & gas. 348-6644 or 647-0557

ROCHESTER - wooded, rolling, 3¼ acre lot, stream, treed, no private lane, near town. Evenings and weekends.
Gas heat. $225,000. Ask for Lynn Cook. Eves: 517-423-4285. 851-8340

TEN ACRES, $9500. Excellent hunting near Cadillac. Land contract terms. Northern States Land Company 559-6163

TWO SCENIC LOTS in Franklin area of Bloomfield Twp. Bloomfield Hills schools. For sale or will build to suit. A complete package, including lot, $295,000.
Fairfield Development Co., 642-1143

WILL BUILD TO SUIT
$450 sq. ft. ranch home. Excellent features. 3¼ baths, 3 or 4 bedroom versions available. Solar possibilities. Bloomfield Hills Schools On 1 acre. $185,000.
Fairfield Development Co., 642-1143

340 Lake-River-Resort Property For Sale
PINE LAKE in West Bloomfield. First offering. Prime 1 acre home site now available. $350,000. Terms available. Principles only. Call Mr. B. 646-3611

342 Lakefront Property
BEAUTIFUL HOME on Orchard Lake. brick & stone 4 bedroom ranch, large living room, Heatilator fireplace, den, finest beach. Wooded 1.8 acres. 681-0959

BRIGHTON AREA - 4 bedroom colonial on all sports lake, assumable 10 year mortgage at 8¼ %. $185,000.
313-633-5828

BY OWNER- 1800 sq. ft. luxurious townhouse on Walled Lake, 3 bedrooms, 3½ baths, family room, fireplace, deck, across beach & lake. $79,900. 624-5496

GILBERT LAKE
Bloomfield Hills School, country setting. Large lots on a private cul de sac, trees, only $48,900. LC terms.
Max
BROOCK
644-6700

ORCHARD LAKE FRONT BI-LEVEL
1¼ acres, beautiful views, 3-4 bedrooms, 2 baths, central air, many extras, priced to sell. 682-8637

WATERFORD LAKEFRONT
0% Land Contract. Contemporary home on Morgan Lake. 3 bedrooms, 3½ baths, open kitchen with beautiful view. Professionally decorated, sound system, large living room area, walk out to lake, Waterford Schools. $126,900. 642-5725 or 644-9136

342 Lakefront Property
12½% MTGE. AVAILABLE
A Custom Colonial located one house off lake. Lovely interior with large bedrooms, beautiful fireplace in family room with built-in bookcases, finished recreation room, and treed lot. Just listed for $112,900.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

348 Cemetery Lots
OAKLAND HILLS Memorial Gardens, 2 lots, at Novi Rd. and 12 Mile, in Ragged Cross section. $600 or best offer. Call: 474-7044

PARKVIEW MEMORIAL-LIVONIA
2 lots. Very reasonable.
Moved out of town
386-0250 381-3456

351 Bus. & Professional Bldgs. For Sale
ATTRACTIVE MEDICAL BLDG. in Lathrup Village & small shopping center in Birmingham. Tax shelter with cash flow. Call Evenings 642-5795 or 646-5191

BIRMINGHAM
FIRST OFFERING
PROFESSIONAL OFFICE BUILDING.
WALK TO DOWNTOWN. Newer 8,000 sq.ft. 3 level masonry/steel construction. 27 car on-site parking.
● FULLY LEASED ●
LAND CONTRACT TERMS
BIRMINGHAM REAL ESTATE
642-4500

SIX SUITE Office Building in mint condition. 32500 Grand River, near Powers, in Farmington.
DUKE REALTY 477-4000

352 Commercial & Industrial Property
ON SILVERDOME
INTERSECTION. For Sale, 6.1 acres on NW corner, Opdyke and Featherstone. Zoned B-3 Commercial. Parks 650 cars. Plus 1.5 adjoining acres with lounge, liquor license, restaurant for 350 people, 170 cars. Will sell together or separately.
ASK FOR ROBERT TENNANT
Chamberlain
646-6000 435-6136

352 Commercial & Industrial Property
DOWNTOWN ROCHESTER - 11¼ acres, light industrial, already approved for mini-storage. Excellent location on Rochester Rd. 392-2622

PLYMOUTH Old Village, 12,000 sq ft, 10 unit retail center. $43,000 net yearly income. Land contract terms. 10% Appraisal & Investments. 459-0459

WHITMORE LAKE
3,000 sq. ft. open span insulated building, plus large 2 bedroom bungalow situated on 10 acres on US-23 interchange. House was built so it could be converted to offices. Quick occupancy. $125,000. Terms.
Eve. 449-2915 or 449-4466
OREN F. NELSON
REALTOR
9163 Main St., Whitmore Lake
1-449-4467

RED WING TICKET WINNER
John Jedrzejek
32533 Steinhauer
Westland

Please call the promotion department of the Observer & Eccentric between 9 AM and 5 PM Friday, January 22, 1982, to claim your two FREE RED WING TICKETS.

591-2300 ext. 244
CONGRATULATIONS!

354 Income Property For Sale
BY OWNER - 2 flats, 2 bedrooms each, living room, dining room. Good investment. 9 Mile & Middlebelt. $43,000. $8000 down, 4 year L.C. 646-1542

DUPLEX - CUSTOM built ranch style W. Chicago-Evergreen area. $53,000 or best offer land contract. After 6pm. 855-5134

FARMINGTON HILLS
6 unit apartment complex. Assume 8¼% Land Contract at $600 per month. Owner financed, $146,000
29TH CENTURY REALTY
437-6981

326 Condos For Sale

FOR YOURSELF*

FEATURES	Woodcreek Village	Competitor
Clubhouse & Pool	yes	yes
Convienient Hwy. access	yes	yes
Eat in kitchen	yes	yes
Electronic garage door	yes	yes
Farmington Hills	yes	yes
Formal dining room	yes	yes
Fully equiped kitchen	yes	yes
Large walk-in closets	yes	yes
Laundry hook-up inside unit	yes	yes
Private patios & balconies	yes	yes
Spacious floor plan & closets	yes	yes
2 & 3 bedroom ranch units	yes	yes
3 YR. SPECIAL FINANCING	9¼% L/C	10¼% ² A.R.M.
COST PER SQ. FOOT	$60.50 ¹	$80.37²
SALES PRICE	$77,700¹	$106,900²

The bottom line adds up to:

WOODCREEK VILLAGE
13 Mile & Middlebelt Roads
Model Hours: 12-5 Daily, Closed Wed.
851-2377
Brokers welcome and encouraged.

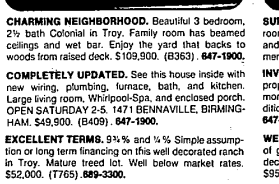
- While supplies last anyone visiting our models can **TRADE A BROCHURE** of our competitors **FOR A CALCULATOR** and add up the Woodcreek Village Savings.

¹ Price and terms as of 11/14/81, standard 2 bedroom, 2nd floor unit 1285 approx. sq. ft.

² Stated price and terms as of 11/14/81, 2 bedroom, 2nd floor Hunters Ridge "L" unit, 1330 approx. sq. Ft.

Schweitzer Real Estate, Inc. Better Homes and Gardens

WE'RE BUSY



CHARMING NEIGHBORHOOD. Beautiful 3 bedroom, 2½ bath Colonial in Troy. Family room has beamed ceilings and wet bar. Enjoy the yard that backs to woods from raised deck. $109,900. (B363) **647-1900.**

COMPLETELY UPDATED. See this house inside with new wiring, plumbing, furnace, bath, and kitchen. Large living room, Whirlpool-Spa, and enclosed porch. OPEN SATURDAY 2-5. 1471 BENNAVILLE, BIRMINGHAM. $49,900. (B409) **647-1900.**

EXCELLENT TERMS. 9¾ % and ¼ % Simple assumption or long term financing on this well decorated ranch in Troy. Mature treed lot. Well below market rates. $52,000. (T765) **689-3300.**

CHARM AND MORE ON ½ ACRE. Tastefully and newly decorated Colonial with 5 bedrooms, family room, and library. Good assumption terms. Call today. $155,900. (B336) **647-1900.**

LOW INTEREST SIMPLE ASSUMPTION. Four bedroom, 2½ bath home in excellent condition. Plus features are formal dining room, family room with fireplace, central air, and natural privacy. $99,886. (W561). **851-0300.**

BIRMINGHAM CHARMER. This home has 5 bedrooms, 2½ baths, library, Florida room, and panelled recreation room. 3% differential below current interest rate for 3 years. Many extras. $128,000. (B320). **647-1900.**

LAND CONTRACT TERMS on this well-kept Colonial in the professional neighborhood of Troy. Lovely treed area with tree-form patio. $90,000-$95,000 down at 11% for 3-5 years. $117,850. (T729). **689-3300.**

DESIRABLE ROYAL PARK CONDO. Mortgage assumption or Land Contract terms possible for this 2 bedroom Townhouse. $55,500 including all appliances. Call for details. (B424). **647-1900.**

GREAT FOR THE OUTDOORSMEN. Hunt, fish, or snowmobile on your own 10 acres overlooking wooded valley with stream. Three bedrooms, 2½ baths, and family room with fireplace. $125,000. (W569). **851-0300.**

BLEND RATES AVAILABLE on this spacious 2 bedroom townhouse in beautifully maintained condo complex. Decorated perfectly. Tennis and swimming. $85,900. (B418). **647-1900.**

LAND CONTRACT TERMS. $15,000 down for 3 years. Lovely, well kept, and nicely decorated Colonial in Troy. Large recreation room. Close to schools and shopping. $74,900. (T744). **689-3300.**

SUPER FAMILY HOME. Enjoy family life in this 5 bedroom, 2½ bath Dutch Colonial. In a beautiful setting and tastefully decorated with family room and full basement. $117,900. (W582). **851-0300.**

INVESTERS! Take a look at this well located income property. Owner will accept Land Contract or second mortgage if you prefer a simple assumption. Good condition with attractive Tudor style. $45,000. (B329). **647-1900.**

WEST BLOOMFIELD. Super family home on an acre of grounds with Middle Straits lake privileges. Newly decorated and updated. Immediate occupancy. $95,900. (W585). **851-0300.**

POSSIBLE LAND CONTRACT TERMS on this sharp home. Features fabulous family room with bar, newer furnace, all appliances, and more. $39,900. (B334). **647-1900.**

TROY. Four bedroom, 2½ bath Colonial with neutral decor and beautiful landscaping. Includes first floor laundry, formal dining room, family room with fireplace, and more. $87,900. (T586). **689-3300.**

13¾ ·MORTGAGE AVAILABLE on this 4 bedroom, 2½ bath home. Features 22x16' Great room, 2-way fireplace to library, formal dining room, huge kitchen, and new appliances. $104,888. (W581). **851-0300.**

SHARP CONTEMPORARY DECOR. Exceptional home with 6 bedrooms, separate dining room, library, family room, finished recreation room, and huge foyer with spiral staircase. Good financing. $130,000. (B386) **647-1900.**

LARGE AND GRACIOUS. This prestigious home is combined with a charming informal family area. Features library, intercom, central air, sprinkling system, and more. $209,000. (T761) **689-3300.**

OUTSTANDING TERMS. 11% Land Contract and 11½ Assumption on this Tudor style Colonial. Features 3 bedrooms, 1½ baths, dining room, 2 car garage, and all appliances. $57,900. (B408) **647-1900.**

CONTEMPORARY FOR EASY LIVING. This 4 bedroom, 2½ bath Colonial has an open floor plan with library or den. Great for entertaining. Land Contract terms. $159,900. (T771) **689-3300.**

PROFESSIONALLY DECORATED in Oriental flair. This home offers 3 bedrooms, 2 full baths, family room with parquet floor, fireplace, slate foyer, and more. Land Contract terms. $74,900. (B392) **647-1900.**

BIRMINGHAM/BLOOMFIELD
SM S. Woodward - South of 15 Mile
647-1900

TROY-ROCHESTER
998 E. Long Lake Road - W. of Rochester Road
689-3300

WEST BLOOMFIELD/LAKES
6331 Orchard Lake Road - North of Long Pine
851-0300

Q&E