302 Birmingham Bloomfield

LAND CONTRACT
TERMS AVAILALBLE
Prestigious VILLAGE OF FRANKLIN offers this charming 3 bedroom, 3 bath bi-level with the second floor finished into an additional large bedroom with full bath. Beautiful treed lot, central air, gas heat. Ideal for large family living. $119,900.
Max Broock, Inc.
626-4000

Let's Trade
We can trade your home for a new home or Condo. No need to sell. Ask for Eric. 647-7100
RALPH MANUEL ASSOCIATES, INC.

FORMAL ASSUMPTION 11¼% fixed rate. Birmingham 3 bedrooms, new furnace, central air, fireplace. Open Sat. & Sun. 12-5PM. 2553 Pembroke. 649-0471

OPEN SUN. 2-5
POPULAR IN-TOWN Birmingham location! Spacious 3 bedroom plus den, includes 2 full baths, fireplaced family room and 2½ car garage. Perfect family home. Terms! 1900 Bates, N. off 14 Mile, E. of Southfield. $74,900.
ASK FOR SUZANNE MACCIO
Chamberlain
647-5100

South Hills of Bloomfield

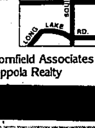
Outstanding Condominiums in Bloomfield Priced in the $80's

Be one of the first to see the exciting new condominiums located in Bloomfield. Features like woodburning fireplaces, private atriums, studio ceilings, master bedroom suites and many more make these townhomes the new tradition in living. And priced in the $80's, they are affordable today and a value for tomorrow.

South Hills of Bloomfield . . . come out today and sneak a peek.

Take I-75 to Adams Exit: go north to South Boulevard; take a left for 1½ miles to South Hills.

Sales Center open Weekdays 12-7; Sat. & Sun. 12-6. Closed Thursday.



852-0774

South Hills of Bloomfield Associates
Sales by Coppola Realty

302 Birmingham Bloomfield

OPEN SUN. 1-4
STUNNING BLOOMFIELD VILLAGE Colonial affords excellent large family comfort. 5 bedrooms, 3½ baths, library, 2 fireplaces, rec room, enclosed porch. Terms! Must see! 668 Ardmore, E. of Lahser, S. off Quarton. $212,000.
ASK FOR SHARON KIPTYK
Chamberlain
647-5100

OPEN SUN., 1-6PM
2830 S. MILLERWAY
(N. of Maple, E. of Gilbert Lake Rd.) Lovely 4 bedroom, 2½ bath Ranch with den & rec room. Treed setting & swimming pool. Great Value! $137,900. H-15.
Hannett, Inc.
Realtors
646-6200

OPEN SUN., 2-5
Beach & Boat Privileges
UNBEATABLE PRICE & TERMS FOR BUYER'S MARKET! $81,900 SIMPLE ASSUMPTION at 9¾%. 4 bedroom Colonial, 2½ baths. Family room with fireplace. Dining room, Breakfast area. Pretty treed yard in Great Family Community. Priced to sell at $83,500.
2929 WALMSLEY CIRCLE
In Beautiful Keatington
LAKE ORION
I-75 to Waldon, E. to Walmsley

OPEN SUN., 2-5
Westchester Village
Convenient to schools & neighborhood shopping. Open, airy Ranch in lovely surroundings, 3 bedrooms, 2 baths. Cozy family room. Large newer kitchen. Dining room. Central Air. Private fenced yard. LAND CONTRACT TERMS! $95,000.
520 Hillboro
S. of Maple, E. of Lahser
Hall & Hunter
REALTORS 644-3500

303 West Bloomfield

APPEALING ASSUMPTION
(1-do). At 9%, with 24 years remaining will move you right into this charming 3 bedroom tri-level in one of West Bloomfield's prime area of property appreciation. Treed setting and beautiful private rear yard are just a few of additional features you won't want to miss at $79,900. For professional assistance call. ML 47763.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

ATTRACTIVE ranch, backing to park & stream. Flowering trees. Cathedral ceiling. Possession negotiable. 80% mortgage available at 14.5% 646-9870

CLASSIC COLONIAL
(1-kl). 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 47316.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

FOUR BEDROOMS - 4½ baths, 3 car garage, built in indoor - outdoor swimming pool, $550,000. 644-4883 644-4990

ORCHARD LAKE/15 Mile area. 4 bedrooms, 3½ baths, air, built-ins. Quiet cul-de-sac. Walk to schools & shopping. Finished basement, lots of trees. 9% Land Contract. 851-3234

WEST BLOOMFIELD- Contemporary 3 bedroom tri-level on treed park-like setting. Many features. Flexible financing. $103,700. 851-2528

303 West Bloomfield

GREEN LAKE FRONT- Excellent terms, cathedral ceilings, hardwood floors, garden kitchen window, fireplace, deck-gas grill. 363-1045

INTEREST FREE
LAND CONTRACT
(7-we). For first year on this rustic contemporary 4 bedroom, 2½ bath colonial builder's model ready to move into. Old country quality and workmanship throughout. Builder is open to many financing options to assist purchaser. $132,900. Call.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

MAPLEWOODS NORTH
Contemporary 2-story with many extras. Sprinkler system, intercom, burglar alarm, 3 wood decks, 3 car garage, Gourmet kitchen with sub-zero refrigerator, Jenn-Aire range and oak floors. Master bedroom fireplace, cathedral ceiling in great room. Developed by "Fairfield". 13¾% assumable mortgage to qualified buyer. $285,000. 6156 Pickwood Drive. By Owner. Buyers Only. 851-5155

ICE CAPADES TICKET WINNER

Vicki Rubin
4220 Barcroft Way
W. Bloomfield, MI

Please call the promotion department of the Observer & Eccentric between 9 A.M. and 5 P.M., Friday, February 26, 1982, to claim your TWO ICE CAPADES TICKETS.
591-2300, ext. 244

CONGRATULATIONS!

PERFECT...
for car buffs and boat owners, in this prestigious area. Two 2½ car garages, 4 bedrooms, 2½ baths, family room, central air, custom lighting, ceramic tile foyer and kitchen floors. Karastan carpeting, professionally landscaped and automatic sprinklers plus EXCELLENT financing. $145,000. Ask for Lane & Robert Colman.
Cranbrook
Assoc., Inc. Realtors
855-2200

SECLUDED
ORCHARD LAKEFRONT
Enduring quality, inviting charm in a setting of privacy and beauty. Screened porch overlooking lake, carpeted lower level walk-out to free form patio. Excellent for entertaining large groups. 3 bedrooms, 3½ baths, paneled den, family room, 2 fireplaces. Many built-ins. Almost an acre. Directly on Orchard lake. $300,000.
LAVERNE EADY & ASSOCIATES, INC.
275-4422 OR 626-4711

WEST BLOOMFIELD
IN BEAUTIFUL
NASH ACRES
Excellent assumption on 4 bedroom brick ranch. 4 full baths, family room, finished basement, 2 fireplaces, sauna, inground heated kidney shaped pool. Many extras. On 1½ acres. $127,500.
AETNA
626-4800
559-8333

303 West Bloomfield

SUPER FINANCING!
OPEN SUN. 2-5PM
Special 13%, 11% Financing available on this fantastic Contemporary, waiting for You to make selections. Nice, big Two-Story Great Room & foyer, 4 large bedrooms ± library. Walkout basement. Extra deep lot backs to woods & creek. Quality thru-out. $198,900. 7136 Indian Creek, N. of 14 Mile, W. of Drake Rd.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

Way Under Market!
West Bloomfield for immediate sale. Buy of the year at $105,000. Brick executive Quad. Car collector's dream come true: 4-8 car attached garage. 4 bedrooms, 3 baths, formal dining, cathedral ceilinged foyer with circular staircase, 27 ft. family room with fireplace, basement, circular drive, sprinkling, central air, huge rolling lot with 2 big patios. Prestigious Maple/Orchard Lake Rd. area.
CENTURY 21
Hartford 414, Inc. 478-6000

W. BLOOMFIELD RANCH
Spacious, Traditional 4 bedroom, 2½ baths, central air, sprinklers, finished basement. Bloomfield Hills schools, under $200,000. Owner 851-3417

W. BLOOMFIELD
OPEN SUNDAY 1-4. 4485 STRATHDALE, LONE PINE ESTATES. 3,500 sq. ft. MASTERPIECE. This former model Tudor Colonial features 2 story great room, 2 fireplaces, 2½ ± ½ bath, library, former model. IMMEDIATE OCCUPANCY. REALISTICALLY PRICED at $269,900. ASSUMABLE.
CHAMBERLAIN
548-1500

$25,000 DOWN
(77-la). Will be all that is needed to assume $74,900 mortgage with 27 years remaining on this super 4 bedroom, 2½ bath Classic Colonial in friendly community. Ideal setting and competitively priced at $99,900. For more professional assistance, call.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

11¾% Simple Assumption
(77-fa). Lovely Early American 4-bedroom, 2½ bath colonial nestled in delightful wooded setting. It is located in a prime area of West Bloomfield which makes this home especially appealing at only $105,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

304 Farmington Farmington Hills

ABUNDANCE OF nature surrounds this classic 3000 sq. ft. brick ranch, walkout basement, family room/fireplace, attached garage, over an acre of treed paradise. Asking mid $100's. Transferred. One Way. 522-6000

ADVANTAGE YOURS
Meadowbrook Hills
Land contract available on this spacious 3 bedroom brick ranch. Many extras including 2½ baths, family room with fireplace, built-in china cabinet and 2 car garage. $108,000.
Earl
KEIM
Midwest, Inc. 477-0880

IMMACULATE 3 bedroom brick Cape Cod. Large treed lot, family room & fireplace, formal dining, 1½ baths. New paint throughout & carpeting, new kitchen. 2 car attached garage. Assumption terms. $78,500. 476-8733

304 Farmington Farmington Hills

ALL FARMINGTON HILLS
PEACE & QUIET
Wow $58,900! Low down payment land contract. Secluded 14 Mile Orchard Lake area. Picturebook 2 story 3 bedroom, 2 brick fireplaces, 27 ft. entertainer's family room, 2 car attached garage.

Downtown $89,900
Unique aluminum 2 story family home - has 5 bedrooms, 3½ baths, formal dining, family room, fireplace, 2 car garage, on ½ acre lot. Long term land contract. Just listed.
CENTURY 21
Hartford 414, Inc. 478-6000

ANTIQUE LOVERS - Diamond in frame; historic area of downtown, painstakingly restored with all new amenities (i.e. furnace, plumbing, electrical, insulation). You may know the one, its a yellow Victorian on Shiawassee. Just listed; anxious to workout financing; opportunity may only knock once. Call Mr. Kangas at One Way. 522-6000

A RARE FIND! Large brick ranch on cul-de-sac wooded lot in Rolling Oaks. Perfectly decorated and landscaped. 9¾% simple assumption on $98,000 mortgage balance. Asking $149,900.
ERA - MASTER ASSOCIATES
478-7550

CHARMING CUSTOM BUILT brick home. 4 bedrooms, family room, fireplace, library, cheerful kitchen with custom made cupboards, micro wave oven, instant hot coffee maker, professionally landscaped, underground sprinkler, 3 car garage, in very desirable neighborhood. $115,000.
Cranbrook
Assoc., Inc. Realtors
855-2200

EXTRAORDINARY 4 bedroom colonial, 2 full & ½ baths, finished basement, patio, deck, heated pool. Rolling Oaks Sub. No calls Fri or Sat. 661-2027

FAMILY ROOM-FIREPLACE
A home designed with spacious living in mind is this 3 bedroom rambling ranch. Featuring a spacious country kitchen with pantry. Family room with fireplace, full basement and 2 car attached garage. Land contract terms. $69,900.
HARRY S.
WOLFE
COMPANY
474-5700

FARMINGTON HILLS
4 bedroom Colonial, Independence Commons Sub., 2,600 sq. ft., foyer, separate dining room, family room with fireplace, kitchen includes range & dishwasher, full basement, 2½ car garage, excellent condition. Immediate occupancy. $108,000. $75,000. 3 year first mortgage available at 14.75%, 25 year AMT. Excellent price & terms.
THOMAS A. DUKE JR., BROKER
474-7744

FARMINGTON HILLS - 10¾% assumption. Double size fenced corner lot, 1½ garage, 2 bedrooms, nicely decorated, centrally located. Good clean starter home. $41,500. Must see! 474-0567

FARMINGTON HILLS; 8¾% Simple Assumption. Sharp 3 bedroom Ranch on 1 acre with pond & trees. $84,900. 476-8141

FARMINGTON HILLS
IMMEDIATE OCCUPANCY
FARMINGTON GREEN - move in condition Colonial, 4 bedrooms, 2½ baths, central air, 2 car garage.

BEECHWOOD ESTATES. Custom built Brick Ranch. 4 bedrooms, 2 baths, family room, rec. room, garage.

COLONY PARK WEST - Gorgeous Colonial, 3 large bedrooms, 2½ baths, 2 fireplaces, features too numerous to mention.

INDEPENDENCE COMMONS - Prestigious Colonial backs to commons. 4 bedrooms, 2½ baths, Jacuzzi, much more.
EARL KEIM
538-8300
REDFORD INC.

304 Farmington Farmington Hills

Farmington Hills
30 YR. FIXED RATE MTG.
at 14% with 20% Dwn. Pay.
You can reap the benefits! Owner's Company providing excellent financing on this mint condition - like new - 2 year old English Tudor. Decorated in neutrals. 4 bedrooms, 2½ baths, formal dining room, crown mouldings, stained woodwork, tiled foyer with circular staircase & much more - on a treed lot. Only $156,900.
Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

FARMINGTON HILLS
OPEN SUN. 1-4PM
25414 Wykeshire Drive, S. of 11 Mile, E. of Middlebelt. Land Contract terms available. Great 4 bedroom brick colonial. Paneled family room, 2½ plus half baths, finished rec room with wet bar, extra large patio with barbecue. First floor laundry. Close to schools and shopping. $113,900.

WOODCREEK HILLS
Spectacular site with view of towering trees, pond and wildlife. Builder's own quad level, 3-4 bedrooms, 3½ baths, library and fireplaced family room. Marble floored foyer and dining room. Daylight basement opening onto pond area. Sauna, sprinkling system, circular drive. Exclusive area. Land contract terms. $229,900.
AETNA
626-4800

FARMINGTON OAKS - 4 bedroom 2½ bath colonial, family room, fireplace, 2 car attached garage, ideal location. Low 80's. L.C. terms. 474-2410

FARMINGTON RIDGE SUB.
Builders Model
$99,990
Quad-level, attached 2 car garage, 2½ baths, family room, den, fireplace, carpeting, drapes, designer decorated, air conditioning, lawn, laundry room main floor, 12¾%, 30 year fixed mortgage available, or land contract terms.

Located between 13 & 14 Mile, Haggerty & Halstead, just W. of Halstead.

Immediate occupancy. Price has been reduced $10,000 to a FIRM, $99,990. Call 348-8866 or 855-2111 or 6612688.

FARMINGTON
3 bedroom brick Ranch, 1½ baths, newly remodeled kitchen includes refrigerator, range & disposal. New paint throughout, 2 car garage, full basement, partially finished, large wooded backyard. Simple assumption mortgage and/or Land contract available. $59,900.
THOMAS A. DUKE JR., BROKER
474-7744

NO INTEREST
LAND CONTRACT
Captivating 3 bedroom brick ranch. Spacious open floor plan with brick fireplace in center of large living room, secluded atmosphere, over 1 acre. $129,000 Negotiable
GEORGE GARIS
ERA
GEORGETOWN REALTY
525-0555 464-2090

OLDE FRANKLIN TOWNE
This Home is one of the largest models in the sub featuring a lot of extra bonuses such as; large foyer, 3 ovens in the kitchen, pull out cabinets, island, abundance of storage, marble floors in separate dining room. Burglar alarm system. Circular drive, air conditioner, electric air cleaner on furnace which is 2 years old, plus beautiful view backing to a treed lot for privacy. $159,900.
626-8700
Cranbrook
Assoc. Inc. Realtors

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

QUALITY BUILT 3 bedroom, 2½ bath Wing Colonial on large lot with ravine & stream at rear. Terms. $145,900 Owner will assist. 626-6376

TREED RANCH
(1-qu). Sprawling ranch surrounded by towering trees and desirable location close to churches, schools, shopping and expressway access. Area of property appreciation. Good assumption terms available. Don't wait, won't last $71,900. For your own personal tour call. ML 47919.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

304 Farmington Farmington Hills

GREEN HILL WOODS SUB.
LAND CONTRACT on this 4 bedroom, 3½ bath, fireplaced family room with wet bar, finished basement, attached garage located on a quiet court overlooking commons area.
NEW WORLD GUARDIAN
478-5440

LAND CONTRACT
Pride of ownership shows throughout this 3 bedroom brick ranch, highlights finished basement, kitchen with built-ins, formal dining, 2 baths, lovely yard, patio, central air, 2 car garage. $64,900.
CENTURY 21
Nada, Inc. 477-9800

LAND CONTRACT
(7-ea). Terms now available on this desirable 3 or 4 bedroom, 3 bath quad-level in prestigious MEADOWBROOK HILLS. Situated on ideal setting backing up to wooded, private area. Home reflects pride of ownership. Price competitively at $124,900. For more details on land contract terms, call.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

LONG TERM ASSUMPTION
(1-gr). Is available to qualified purchaser of this attractive 3 bedroom, 2 bath ranch with cozy family room and 2 fireplaces. Enjoy your own private screened in rear porch. Private rear yard and much more. Located in beautiful Kendallwood. Don't wait. Won't last. Priced below market for fast sale. Call. ML 47297.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

WOODSTREAM FARMS
FARMINGTON HILLS
7% Assumable Mortgage
Owner transferred. 4 bedroom colonial finished basement, central air, 1½ acre, automatic sprinklers, deck & patio, many extras, immaculate. $115,000
By app't. 851-7893

$142,900
(1-vi). 3100 sq. ft., 9 room, 4 bedroom 2½ bath, plus 14x11 den and 15x11 first floor laundry room. This property offers a low price, premium setting surrounded by large evergreens and attractive treed lot. Special features include attached 2 car turned garage central air, fieldstone fireplace, 6-pane doors, attractive wallpaper decor throughout, newer carpeting and a flexible attractive First Federal of Oakland Mortgage. Owner transferred. Opportunity for the discriminating purchaser ML 42264.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

305 Brighton-Hartland

BRIGHTON
FAIRWAY TRAILS
First time home buyers ONLY qualifying for MSHDA equity builder financing now available.
Our Homes Qualify
...DO YOU?
Call VERA for directions to Fairway Trails
1-229-2080

BRIGHTON
2 BUILDER'S MODELS
One Ranch - One Quad. You name the price. You name the terms. Asking $78,000. We want to sell. If you're a serious buyer call
229-2080

IF YOU LOVE HORSES
beautiful land and a nice country setting you will love the 6 acres with a large farm house, barn and coral that could be a lovely home with some minor repairs and smart decorating. Land contract terms with a reasonable down payment. $59,000. Manor Realty 887-6200 887-2077

306 Southfield-Lathrup

ASSUME 11% CONVENTIONAL
Southfield. 3 bedroom 2½ bath contemporary colonial, attached garage, central air. Birmingham schools. Many extras. $94,900. Open Sun. 11 AM-4 PM. 13 Mile - Pierce Area. 646-5029

FRANKLIN VILLAGE
Prime lot located on double cul-de-sac in prestigious area of $200,000-$300,000 homes. PRICED TO SELL
ASK FOR WINNIE
PULTE
HOMES OF MICHIGAN, INC.
661-9090 OR 646-8348

global
MOBILE HOMES
SOUTHFIELD DOWNS - Shopping center in walking distance from this immaculate 1979, 14x70 Bayview. Relax in the nicely decorated family room with full view bay window & snack bar. Or on those warm summer evenings stretch out on your favorite lounge chair on the 8x16 wolmanized deck. So plan ahead don't miss this one. Call for appointment now at 352-5775.

global
MOBILE HOMES

LAND CONTRACT
Spacious Quad Level, perfect for gracious entertaining, over 1½ acre, 4 bedrooms, 3½ baths, 29' family room with wet bar, den, rec room, central air, attached garage. $129,900.

TWYCKINGHAM SUB.
Exquisite 4 bedroom Colonial, Travertine marble foyer, 27' family room with wet bar, library with builtins, central air, builtin buffet in kitchen, sprinkling system. $149,900.

SOUTHFIELD
Custom-built Ranch with 20% Down, 11% Land Contract, 3 bedrooms, 1½ baths, 2 fireplaces, rec room, covered patio, 2 car attached garage. $72,900.

BIRM'HAM SCHOOLS
Easy 20% Down, 11% Terms on this Executive Colonial, 4 bedrooms, 2½ baths, central air, family room, rec room, 1st floor laundry, attached garage. $98,000.

UNBEATABLE FINANCING
11¼%, 25 Year Convertible Mortgage with Only 20% Down o this Immaculate 4 bedroom, 1½ bath Colonial, family room with fireplace, attached garage. $65,000.
EARL
KEIM
Realty North, Inc. 559-1300

SIMPLE ASSUMPTION
Lovely starter home on large treed lot. Country kitchen with dishwasher. $8,000 to assume, 13¼% mortgage. By owner. 356-7187

306 Southfield-Lathrup

LATHRUP VILLAGE
OPEN SUN. 1-4 (18151 CAMBRIDGE) With less than $15,000 you can assume a 25 year, 13¾% mortgage, 4 bedroom home. Dining room, prestigious area. $74,000.
CHAMBERLAIN 548-1500

MUST SELL! 12 Mile/Lahser. Excellent 4 bedroom colonial, 1st floor laundry & master bedroom, 3½ baths, den, 2½ garage. 10% L.C. $89,000. 547-9656

OPEN SUN 2-5
Land contract terms on this beautiful home in the Ravines of Southfield. Seclusion and privacy abound in this 4 bedroom, 2½ bath ± ½ bath, walkout basement and 1.037 acres. $148,900. 23133 Timberline (N. of Nine Mile, E. of Inkster).
Century 21
ROBEC PROPERTIES
642-2550
EXECUTIVE RELOCATION SERVICES

SOUTHFIELD
ATTENTION HANDICAPPED
Custom built ranch with SPECIAL floor plan and accommodations for a wheelchair. 4 bedrooms, 2½ baths, spacious family room with 2-way fireplace overlooking parklike ⅓ acre. Attached 2 car heated garage. $83,900.

NEWLY LISTED
Lovely 3 bedroom ranch with family room, finished basement with bar, central air, 2 car attached garage. $72,900.
AETNA
559-8333

SOUTHFIELD - Birmingham Schools. 3 bedroom brick ranch, beautiful treed lot, 2 fireplaces, finished rec room, heated kidney shaped pool, well maintained. $79,900. 642-1620

SOUTHFIELD
WHY RENT WHEN YOU CAN BUY this aluminum trimmed 3 bedroom brick ranch. Featuring a large kitchen, carpeted throughout, fenced yard, carport with extra storage and more. $46,900.
AETNA
626-4800

SOUTHFIELD
12 Mile - Evergreen Area
2 or 3 bedroom ranch, large kitchen with breakfast room including built-in gas oven & range, attached carport. Assumable 13% mortgage. Newly decorated.
$44,900.
557-1691 851-7387

SOUTHFIELD - 4 bedroom colonial, 2½ car attached garage with opener, panelled family room with/fireplace, gas BBQ, central air, professionally landscaped, by owner. $73,900. Buyers only. 559-0007

WHY PAY RENT - HAVE A HOME
This well kept Ranch is within the Birmingham School district. Included is 3 bedrooms, newer carpeting, garage, stove & dishwasher. Seeing is believing! Only $39,900! Ask for Betsy Roby. 851-6000 - 851-3180
THE
DURBIN
COMPANY REALTORS

307 Milford-Highland

NOW IS the time to build your new home, either on newly available MSHDA funds or on other lower than conventional rates. We have Lots available. In most cases, we can take your equity in exchange as your down payment. Manor Craft Homes, Inc. 2550 Highland Road, Highland, MI. 887-6200

308 Rochester-Troy

AFFORDABLE TROY newly remodeled 4 bedroom colonial. 2½ car garage, central air, finished basement, Florida room. Long term Land Contract at 10¼% with only $14,000 down at $89,900. Buyers only. 528-3126

BY OWNER- ROCHESTER, 4 Bedroom, 2½ bath colonial, immaculate, loaded with extras, very assumable. $92,500. After 5PM 652-6386

Chamberlain
PRIME LOCATION and EXCELLENT MORTGAGE ASSUMPTION. Freshly painted and newly carpeted 4 bedroom Colonial offering formal dining room, fireplaced family room with wet bar, first floor laundry. Extras! $104,900.
Chamberlain
689-8900

FOUR BEDROOM colonial in-town Rochester, 1½ baths, dining room, natural fireplace, rec room in basement. Terms available. $72,000. 752-0546

ICE CAPADES TICKET WINNER

Bill Dyc
3226 Wendover
Troy, MI

Please call the promotion department of the Observer & Eccentric between 9 A.M. and 5 P.M., Friday, February 26, 1982, to claim your TWO ICE CAPADES TICKETS.
591-2300, ext. 244

CONGRATULATIONS!

LAND CONTRACT
Beautiful brick & aluminum colonial in one of Troy's finest areas. Has 4 spacious bedrooms, 2½ baths, large family room with fireplace, formal dining room, custom Florida room, convenient 1st floor laundry, full basement & 2 car attached garage. Professionally landscaped large lot. $114,900.
O'RILLEY REALTY 689-8844

ROCHESTER AREA, 1 acre, 5 bedroom, 3½ bath, intercom system, indoor pool, beautiful spacious family home, $210,000, will trade. 681-2748

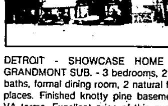
ROCHESTER-Charming 3 bedroom bungalow, fireplace, basement. Low down payment, fixed rate mortgage. $58,900. Call Anna Pearcy, Chamberlain, 651-8850; 652-4618

ROCHESTER COLONIAL. $7000 down, $438 monthly. 4 bedrooms, 2½ baths, family room, fireplace, 2½ car garage. 10 year Land Contract. Eves. 682-4275

ROCHESTER, Magnificent Tudor, 3 car garage, wooded lot, all extras. Great terms. $174,900. Anna Pearcy, Chamberlain, 651-8850; 652-4618

ROCHESTER, unique contemporary quad, 4 bedrooms, 4 baths, master bedroom suite, family room, living room, dining room, kitchen, first floor laundry, study. Across from Oakland University. $127,900. 373-2898

TROY COLONIAL - 3 fully finished levels, 4,400 sq.ft of living space. 6 bedroom, 4 baths, 2 kitchens, library, 1st floor laundry, central air, maintenance free. Near Somerset Mall. $189,000. By Owner 643-7022



DETROIT - SHOWCASE HOME IN GRANDMONT SUB. - 3 bedrooms, 2 full baths, formal dining room, 2 natural fireplaces. Finished knotty pine basement. VA terms. Excellent price of this quality home. $47,500 557-6700

SOUTHFIELD CONDO - HEY LOOK ME OVER! Step into luxury in this meticulous maintained Condo. 2 bedrooms, 2 baths, family room with fireplace and garage. Hurry on this one. $80,000 terms. 557-6700

LATHRUP VILLAGE - OLD WORLD CHARM and quality with modern kitchen. This unique 4 bedroom Colonial features 2 fireplaces, 2½ baths, finished rec room and formal dining room. Land Contract terms. $85,900 557-6700

SOUTHFIELD - N. of 12 Mile - GORGEOUS 3 BEDROOM BRICK COLONIAL - Modern decor new plush carpeting, finished basement, huge above ground pool and garage. Great Assumption and Land Contract terms. $74,900 557-6700

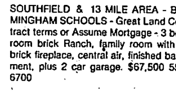
SOUTHFIELD - KINGSLEY ESTATES. Quality 3 bedroom home featuring earthtone carpeting, updated all formica kitchen—with appliances, large assumable mortgage or $12,000 down Land Contract available. $84,000 557-6700

SOUTHFIELD - EXCELLENT ASSUMPTION, 3 bedroom, 1½ bath Ranch. Lovely home, 2½ car garage and finished basement. $55,000 557-6700

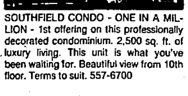
SOUTHFIELD - QUAD LEVEL BEAUTY - 4 bedrooms, 3 full baths, private entrance suite. Finished basement and 2 car attached garage. Blend rate mortgage available. $93,900 557-6700

SOUTHFIELD - SHERWOOD VILLAGE - PRESTIGE RANCH - 2625 sq. ft. of elegance. 3 bedrooms and library (or 4 bedrooms) plus family room, 2 car attached garage, basement with living quarters, central air, large marble foyer, plus 3½ baths. Simple Assumption or Land Contract Terms. $118,000 557-6700

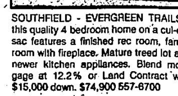
SOUTHFIELD - CUSTOM BUILT RANCH WITH 263 ft. lot. 3 bedrooms, finished rec room, hardwood floors, wet plaster, cathedral ceilings and much more. Hospital clean. $54,900. Simple Assumption or Land Contract terms! 557-6700



SOUTHFIELD & 13 MILE AREA - BIRMINGHAM SCHOOLS - Great Land Contract terms or Assume Mortgage - 3 bedroom brick Ranch, family room with all brick fireplace, central air, finished basement, plus 2 car garage. $67,500 557-6700



SOUTHFIELD CONDO - ONE IN A MILLION - 1st offering on this professionally decorated condominium. 2,500 sq. ft. of luxury living. This unit is what you've been waiting for. Beautiful view from 10th floor. Terms to suit. 557-6700



SOUTHFIELD - EVERGREEN TRAILS - this quality 4 bedroom home on a cul-de-sac features a finished rec room, family room with fireplace. Mature treed lot and newer kitchen appliances. Blend mortgage at 12.2% or Land Contract with $15,000 down. $74,900 557-6700

Chamberlain
LATHRUP-SOUTHFIELD
557-6700

GARDEN CITY Handyman Special! Lots of potential in this 2 story home, 3 bedrooms, wood burning fireplace in living room, dining room and garage. Call Jean Proch for particulars. $32,900 LB3 721-8400/476-9100.

FARMINGTON HILLS. Village Green condominium. Beautiful ground floor, spacious one bedroom, kitchen is a beauty - all newer appliances and a carport. Assume 7¾% mortgage or Land Contract Terms. $39,900 LE1 721-8400/476-9100.

DEARBORN. Terrific Buy - Super house featuring 2 bedrooms, dining area with bay window, ceramic bath, basement and 2½ car garage. Call Jean Proch for particulars. $42,900 LC1 721-8400/476-9100.

NOVI. Impressive colonial on cul-de-sac featuring 4 bedrooms, 2½ baths, dining room, family room with fireplace, basement, attached 2 car garage and Simple Assumption. Call Bob Gerich for the extras. $108,900 LI2 721-8400/476-9100.

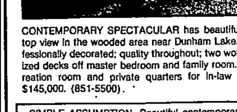
CANTON. Smartly decorated and clean 3 bedroom brick ranch, seperate dining area, family room with fireplace, partially finished basement, attached garage and Assumable mortgage. $59,900 LK2 721-8400/476-9100.

FARMINGTON HILLS. Lovely 4 bedroom ranch, 2½ baths, den, family room with fireplace, basement, attached 2 car garage on magnificent lot. Simple Assumption, Blended Rates or Buy-Down offered. $144,500 LR1 721-8400/476-9100.

WESTLAND. Super Buy for the area! Brick ranch featuring 3 bedrooms, large kitchen, family room with fireplace, full basement and 2 car garage. Call Bob Gerich for particulars. $54,900 LS4 721-8400/476-9100.

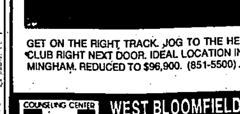
LIVONIA. Nice aluminum ranch on nice size lot, country atmosphere. Features 3 bedrooms, dining room, 1½ baths and a 2 car garage. A.R.M. available - call for details. $41,900 LB2 721-8400/476-9100.

Chamberlain
- LIVONIA-FARMINGTON 476-9100
- WESTLAND-GARDEN CITY 721-8400
- PLYMOUTH-NORTHVILLE 455-5200

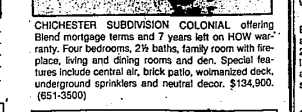


CONTEMPORARY SPECTACULAR has beautiful hilltop view in the wooded area near Dunham Lake. Professionally decorated; quality throughout; two wolmanized decks off master bedroom and family room. Recreation room and private quarters for in-law suite. $145,000. (851-5500).

SIMPLE ASSUMPTION. Beautiful contemporary 3 bedroom, 3 bath multi-level wood construction. Secluded on 5 acres. 36x19 inside pool, heated with paddock filtered pool sweep. Ideal for casual entertaining. $148,000. (851-5500).



GET ON THE RIGHT TRACK. JOG TO THE HEALTH CLUB RIGHT NEXT DOOR. IDEAL LOCATION IN BIRMINGHAM. REDUCED TO $96,900. (851-5500).



CHICHESTER SUBDIVISION COLONIAL offering Blend mortgage terms and 7 years left on HOW warranty. Four bedrooms, 2½ baths, family room with fireplace, living and dining rooms and den. Special features include central air, brick patio, wolmanized deck, underground sprinklers and neutral decor. $134,900. (651-3500)

FIVE ACRES of rolling land with many trees located North of Rochester. Land Contract terms at $17,900. (651-3500).

CHARMING, NEWLY DECORATED, authentic Cape Cod situated on ½ acre treed lot. Three bedrooms, 2½ baths, family room with fireplace, living room, dining room, den and patio. Land Contract terms available and priced at only $102,900. (651-3500).

COUNSELING CENTER
Homequity/Homerica
THE RELOCATION MANAGERS

WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road

ROCHESTER OFFICE
1205 W. University Drive

Weir, Manuel, Snyder & Ranke