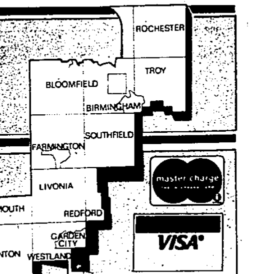
The Farmington Observer CLASSIFIED REAL ESTATE



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Reach 12 communities with 1 call to
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All 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.

302 Birmingham Bloomfield

BEVERLY HILLS - 3 bedroom brick ranch, 2 baths, fireplace, dining room, Florida porch, attached garage, gas heat. New roof, carpet & appliances. Owner transferred. $81,900. Open Sun. 1-5PM - 16066 Dunblaine. 647-1736

LADDS INC. REALTORS
HOMEFIND.

GREAT NEIGHBORHOOD
Troy four bedroom colonial has 2½ baths, 2 car attached garage, large wood deck. Lake privileges. Lovely lot overlooks stream and woods. Simple assumption or land contract terms on spacious Tudor style home. $101,000. 689-5600

AFFORDABLE ELEGANCE
Tastefully decorated in neutral tones, four bedroom, 2½ bath Troy colonial has a good simple assumption available. Master bedroom with walk-in closet and dressing area, deck off family room, basement, 2 car attached garage. $98,900. 689-5600

UNBEATABLE TERMS
Easy simple assumption on charming three bedroom ranch in West Birmingham, impressive home has family room, 2½ baths, fireplace, attached garage and many more desirable features. Priced at $97,900, assume a 7¼% mortgage with 27 years remaining. 689-5600

SHARP NEW LISTING
Three bedrooms, 2½ baths. Beautiful home with wet bar in rec room. Large patio with gas grill. Overlooks stream, private setting. Central air, fireplace, much more, all for only $79,900, with simple assumption and land contract terms. 689-5600

LADD'S
4086 ROCHESTER RD.
TROY
689-5600

302 Birmingham Bloomfield

BIRMINGHAM- Brick 1½ story, 3 bedroom, central air, full basement, 2 car garage. Fenced landscaped yard, low down payment, 11½% assummable mortgage, $78,000. By Owner. Buyers Only. Days 646-2700; Eves 649-6775

302 Birmingham Bloomfield

ADAMS - MAPLE area, 988 Madison. Large Colonial. 13% financing. $110,000. 856-3445

A STEAL!
No, but being offered at a price far below reproduction. A custom built 5 bedroom colonial by present owner & original builder. Located in Morningside Heights, Lahser & Quarton. House has 5400 sq. ft., 5 full bathrooms, dining room, 2 story family room, 2 wood paneled dens & many unusual features. Being offered at $295,000. Call for appointment 357-1515

Attractive custom built GARRISON COLONIAL, ideally located near Birmingham Country Club. 4 bedrooms, 2½ baths, 27 ft. family room with fireplace & beamed ceiling, beautiful use of wood trim, access to Rouge River for summer & winter sports. $148,750. Ask for Betty Gillespie 626-3151 or call:
THE SPECTRUM GROUP, INC.
642-9020

BIRMINGHAM - Pembroke Manor, spotlessly clean, cozy ranch, 3 bedrooms, 1 bath, living room with fireplace, family room, 1st floor laundry room, attic fan, large deck on spacious treed lot, very open to all offers & terms to make financing possible for you. L.C. $59,500. 649-6372

BIRMINGHAM - Quarton Lake Estates, 1075 Suffield. Charming 2 story, 3 bedroom colonial, includes library, heated Florida room, large rec room, walk to Quarton School, assumable mortgage, $122,000. 644-3191; 259-6556

BIRMINGHAM - schools, simple assumption, 4 bedroom contemporary home, 2½ baths, Florida room, best buy in area - $84,900 645-5800

SUPER - assumption, outstanding 3 bedroom Birmingham ranch, mint condition, privacy at a premium - $74,900 645-5800

EARL KEIM
645-5800 - 689-3600

302 Birmingham Bloomfield

BEVERLY HILLS
20046 Ronsdale
Terrific Floor Plan
Custom built 1976. 4 bedrooms, 2½ baths brick Colonial. First floor laundry. Beautiful size family room with fireplace & wet bar. Large den, huge full basement, attached 2 car garage, deck off masterbedroom, burgular alarm. Many extras. Only...$169,000.
Call Owner 642-0684
or Broker 525-1900

BIRMINGHAM, assumption 11¼% fixed rate, 3 bedroom, new furnace with central air, new carpeting, marble fireplace, finished basement. 649-0471

BIRMINGHAM
Beat paying rent! $10,000 down with a 5 year land contract at 11% will move you into a completely renovated 3 bedroom home within walking distance of all that Birmingham offers, schools, shopping, parks and Y. Check this one out! $69,900.

Century 21
FAIR TOWNE CO.
626-8000

BIRMINGHAM - DOWNTOWN
Unique offering by owner, completely redone 3 bedroom home on 2 lots, overlooking river and town. Jacuzzi hot tub, 800 sq. ft. of heart of redwood deck. Specimen landscaping, oak interior & many more features. Large assumable mortgage at 11¼%. $225,000 644-2828

BIRMINGHAM
OPEN SUNDAY 2-5
1573 BOWERS
1ST. OFFERING - Sharp 3 bedroom, 2 bath brick ranch. New gas heat, garage. • GREAT 5 YEAR LAND CONTRACT •
$72,900
BIRMINGHAM REAL ESTATE
642-4500

302 Birmingham Bloomfield

BIRMINGHAM. 3 bedroom home. 2 baths, 2 car garage, wet bar. Immediate occupancy. Priced for immediate sale. Call Layne Colman 855-2200

BLOOMFIELD
APPROXIMATELY $125,000. SIMPLE ASSUMPTION at 12½% ... Add your personal touches to this 4 bedroom pillared Colonial standing on a beautiful lot. Country-like atmosphere. Special features include circular drive, finished basement, den, central air, 2½ baths. Home Protection Warranty & much more. Bloomfield Hills Schools. $168,900.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

BLOOMFIELD HILLS
Gracious, immaculate family home. Library plus family room, 4 bedrooms, central air, neutral decor. 2 car attached garage. Reduced to $114,500.

AETNA
626-4800

BLOOMFIELD TWP. - Stately Brick & Aluminum Colonial on Westside of Lahser & N. of Quarton. Beautiful 170x250 hillside lot. 4 bedrooms, library, huge fireplaced family room, formal dining. 1st floor laundry & 2½ baths. Rec room in basement, central air & attached double garage. Call for Special Terms - $164,900.

OPEN SUN., 1-4PM
30231 EMBASSY, BEVERLY HILLS
QUAD-LEVEL with carpeted & draped living room & step-up dining room, fireplaced family room & lovely kitchen with builtins. 3 bedrooms, den, 2½ baths, attached double garage & exquisitely landscaped. $112,900.

Cranbrook
Assoc., Inc. Realtors
557-3500

BLOOMFIELD
With Lake Privileges. NEW OUTSTANDING CONTEMPORARY. Exciting 4 bedroom, 2½ bath custom temporary, studio ceilings and skylights. Corner treed lot and lake privileges, plus Birmingham Schools. LAND CONTRACT TERMS. $155,000.

Century 21
FAIR TOWNE CO.
626-8000

BY OWNER. Very private in Bingham Farms. Deep, fenced, treed setting. 3 bedroom ranch, 2 baths, family room & glassed Florida room with fireplace. Public & private schools nearby. Land Contract. $105,000. 540-4031

COUNTRY STYLE BRICK RANCH
$88,000, 2200 sq. ft., on ¾ acre, rural setting in the city, 4 bedrooms, master suite in separate wing, 28 ft. family room, 1st floor laundry, 2 baths, basement with panelled game room & office, attached garage. Birmingham schools, 30681 Balewood, S. of 13 Mile, E. of Southfield 645-2582

EXCELLENT LAND CONTRACT terms. Birmingham, 1680 Bates. 3 bedrooms, walk to schools & town. $73,500. Open Sun. 2-5. Bring offers. Call Barbara Dixon, Real Estate One. 681-5700, 851-4961

FOR SALE: A $70,000 house for $58,000. Personal reasons force immediate sale of 3 bedroom brick ranch in Beverly Hills - Birmingham schools. Sacrifice price with exceptional financing. Assume existing 30 year fixed term 8¾% mortgage of $31,000 with $15,000 cash down and your note to me for $12,000 to be secured by a low interest second mortgage. Repayment of note is negotiable but other terms are firm. Call between 7pm-9pm. 647-8434

OPEN SUN., 1-5
371 LINDEN
S. of Maple, E. of Shirley
Wallace Frost country Conneticut farmhouse. Features 4 bedrooms, 2½ baths, den and 2 story foyer. One of a kind. Very unique! H-62.
HANNETT, INC.
646-6200

WABEEK FOREST
Land Contract. 2110 Fawnwood.
OPEN SAT & SUN, 2-5
Exciting contemporary 4180 sq.ft. 4 bedroom colonial, builder's model. Huge gathering room with wet bar, family room, ceramic flooring, 2 fireplaces, Gourmet Formica kitchen with Jenn-Aire, Jacuzzi, zoned heating, central air, landscaped, automatic sprinklers, circular drive, 3 car attached garage, very negotiable. Sylvia Slotsky, Real Estate One, 626-4258 or 851-0686

Walnut Lake Privileges
BLOOMFIELD HILLS SCHOOLS
This exciting 4 bedroom, 3½ bath Contemporary Colonial features a terrific gourmet kitchen, completely finished walkout lower level, central air, sprinkling system & more in prestigious Hills of Walnut Lake. Land contract and mortgage assistance available!

Century 21
FAIR TOWNE CO.
626-8000

302 Birmingham Bloomfield

OPEN SUN. 2-5
1535 GEORGETOWN. Best value in area. Spacious 3 bedroom condo, large family room with fireplace, attached 2 car garage, $86,500 with $71,000 assumption. E. of Opdyke, S. off South Blvd.

3311 DOGWOOD COURT. Fantastic 4 bedroom contemporary. Architects own home nestled in woodsy setting. N. of Long Lake, W. of Adams. $165,900, super assumption of $119,000.

735 ARBOR COURT. Contemporary dream condo in Bloomfield Hills. Lone Pine & Woodward area. 2 story living room, first floor master suite. Quality throut. Super terms. $235,000.

450 LAHSER. Great condo alternative. Quality ranch. Lovely neutral decor. Located desirable Bloomfield Village area. N. of Maple. Just reduced to $86,900.

840 LARCHLEA. In town Birmingham charmer. Prime Midvale school area. S. of Maple, E. of Cranbrook. $108,000. Land Contract terms.

30860 VERNON. Acre setting. Own private tennis court. Terms galore. 13 mile E. of Lahser. Reduced from $135,900 to $119,900.

PRESENTED BY
Joan Guyman & Shirley Gotthelf
REAL ESTATE ONE
BIRMINGHAM 646-1600

TALK TERMS
OPEN SUNDAY 1-4
(44-su). Fresh contemporary interior decor throughout this 4 bedroom plus den, 2 full and 2 half bath, large quad-level home. Private deck overlooks the heavily treed lot set deep in a very desirable subdivision. High balance simple assumption or lower than current adjustable rate mortgage available. 5728 Sutters Lane, N. off Walnut Lake Rd. & W. of Franklin Rd. $149,500.

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

302 Birmingham Bloomfield

QUARTON LAKE ESTATES
FANTASTIC REDUCTION! Cape cod with 3 bedrooms, 1½ baths, living room and family room with fireplaces, formal dining room. Eat-in kitchen. Blend mortgage available. $89,000.

SPACIOUS 3 bedroom, 2½ bath Colonial with library, porch, rec room and large private yard. Excellent land contract terms. Ask for...
WEIR, MANUEL, SNYDER & RANKE
644-6300 Eves. 647-1117

TIRED OF LOOKING? If you want a great location, lovely home, newly decorated & with terms for $74,900, call Owner/Realtor 646-4239

303 West Bloomfield

ABSOLUTELY Reasonable! Beautiful lake view from several rooms, balconies, 2 story, finished basement, Blmfld.Hills schools. Assumable. 11¼% LC. Must sell-$172,000. 851-9726

CUSTOM CONTEMPORARY
Overlooking Middle Straits Lake. Four bedrooms, oversized kitchen with ceramic floors. 3 pantrys, 2½ baths. Vaulted great room. Library with wet bar. Assumable 11¼% mortgage or LAND CONTRACT. Terms Available. $210,000.
Max Broock, Inc.
626-4000

303 West Bloomfield

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

MUST SELL!
Chambord Villa contemporary. 13% on maximum $200,000 loan. 3 year balloon, 30 year amortization & points included in price, or will negotiate a land contract. Fairfield Dev. Co. 642-1142

GARDEN CITY—Priced below market for a quick sale! Brick ranch featuring 3 bedrooms, 2 full baths, large country kitchen, finished basement with bar, 2 car garage and immediate occupancy. $44,900. LC3 476-9100/721-8400.

FARMINGTON HILLS—Fantastic Future Investment! Large aluminum home on 5 acres in excellent location. Home offers 3 bedrooms, natural fireplace, basement and 2 car garage. Possible Multiple Rezoning. Call Jean Proch for details. $135,000. LO1 476-9100/721-8400

FARMINGTON HILLS—Newer Built condominium. Upper 2 bedroom unit, beautiful in earth tones, 2 full baths, carport and immediate occupancy. Quiet Adults. Balcony faces courtyard. Land Contract terms offered. $56,900. LS2 476-9100/721-8400

LIVONIA—Newer 4 bedroom Colonial in Bai-Lynn Sub. Close to I-96. Paneled family room, natural fireplace, full basement and attached 2 car garage. Most anxious. Land Contract offered or Simple Assumption. Priced at $73,900. LK3 476-9100/721-8400

REDFORD—Move right in to this clean brick bungalow featuring 3 bedrooms, 1½ baths, tiled basement, garage and fenced yard. Assumable 9½% mortgage. $43,500 LG1 476-9100/721-8400

WESTLAND—Super sharp Tri-Level with a very unique floor plan, 4 bedrooms, 1½ baths, large family kitchen and attached garage. Simple Assumption and Blended Rates available. $46,900. WB2 476-9100/721-8400

CANTON—Custom built colonial featuring 4 bedrooms, 2½ baths, dining room, family room with natural fireplace, full basement and attached 2 car garage on beautifully landscaped lot. Negotiable Land Contract terms offered. $74,900. WC1 476-9100/721-8400

WESTLAND—Beautiful maintenance free ranch featuring 3 bedrooms, large family kitchen, 1½ baths, full finished basement and 2 car garage. Negotiable Land Contract terms offered. $49,500. WF4 476-9100/721-8400

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

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in your lifetime, find values like these.
We are offering...
hundreds of homes with affordable
Land Contract Terms

WEST BLOOMFIELD
LAND CONTRACT. WALNUT LAKE PRIVILEGES. Birmingham schools. Three car attached garage. $119,900. Call 681-5700.

SOUTHFIELD
Excellent terms. AML mortgage on this freshly painted, newly carpeted brick ranch, Central Air, 1½ car garage, refrigerator, stove, washer and dryer included. $47,900. Call 559-2300.

SIMPLE ASSIGNMENT OF EXISTING LAND CONTRACT. Low down payment required. You can be the proud owner of this spacious 4 bedroom brick colonial in very popular location. First floor laundry, large master suite with bath, rec room and much more. $76,900. Call 559-2300. (66757)

Assumption, blend or VA available on this clean contemporary Tri-level, overlooking picturesque creek in desirable Cranbrook Village. $68,900. Call 644-4700.

FERNDALE
SIMPLE ASSUMPTION on this cute 5 room aluminum home. Dormatory room up. Full basement. Gas heat. Large lot. Near school. $33,900. Call 646-1600. (66494)

TROY
On cul-de-sac. Premium lot. Play tennis on your own private court. Master suite ready to finish. Great 3 bedroom colonial in one of Troy's finest areas. $85,900. Call 528-1300. (66100)

BEST VALUE IN NORTHFIELD HILLS. LOW DOWN PAYMENT FOR THIS 2 bedroom Charlevoix model, with separate dining room and cozy fireplace. 2 doorwalls lead to large deck area. Complex offers pool, tennis court and community building. $82,900. Call 528-1300. (66158)

ROCHESTER
Excellent terms on this below market priced home. Four bedrooms, living room, dining room, family room, and beautiful private lot makes this home highly desirable. Rochester schools. $74,500. Call 652-6500. (66514)

Gorgeous builders model home in desirable area of Rochester. Terms offered by builder. Four bedrooms, 2½ baths. Exciting family room with wet bar and fireplace. First floor laundry. $108,900. Call 652-6500.

Land Contract or Wrap Mortgage will finance this Tudor colonial. A few features of this 4 bedroom home are den, family room with wet bar, and finished recreation room. Home backs to Oakland University property to total privacy. $129,500. Call 652-6500. (67220)

NOVI
New to Market. Like new 4 bedroom colonial. 1st floor laundry, 2½ baths, family room with wet bar and fireplace (glass screen enclosure with blower). Formal dining room with bay window. Attic fan and garage door opener. $92,000. Call 348-6430. (66498)

Novi Condominium. End unit ranch featuring 2 bedrooms, kitchen with extras, Central Air, 1 car garage and adequate storage. Close to conveniences. Below market financing available. $44,500. Call 851-1900. (65838)

FARMINGTON
Why pay rent? Here's just the buy you've been waiting for—one bedroom Condo, complex has indoor pool and clubhouse. Priced low. $26,900. Call 477-1111.
Sparkling 4 bedroom brick colonial, impressive view from wood deck off family room, walkout basement. Simple assumption or Blend mortgage available. It's a delight to see. $105,000. Call 477-1111.

FARMINGTON HILLS
Has much to offer—large balance assumable fixed rate mortgage, 4 bedroom brick colonial, high lot, circular stairs, side entrance garage, hidden bar in family room, in charming Woodbrook Subdivision. $105,900. Call 477-1111.

Fantastic simple assumption plus second mortgage or great Land Contract terms on this 3 bedroom ranch with large treed lot. Immaculate move-in condition, enclosed screened patio, full basement plus many extras. $79,900. Call 477-1111.

VACANT
Rochester, Bear Creek. $40,900 to $50,900. 11 wooded lots, utilities. Dryden Township. General Squire. $24,000. Rolling 10 acres, 3 high ridges. Rochester. Gunn Rd. $498,000. 79.9 Acres. Very scenic.
CALL 652-6500

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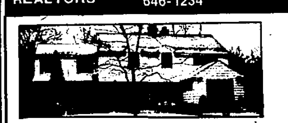
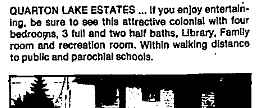


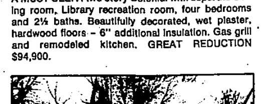
QUARTON LAKE ESTATES ... If you enjoy entertaining, be sure to see this attractive colonial with four bedrooms, 3 full and two half baths, Library, Family room and recreation room. Within walking distance to public and parochial schools.

TRADITIONAL COLONIAL situated in very popular Indian Mound area in Bloomfield Village. Floor plan accommodates family living with the flair for social gatherings. Beautifully landscaped with circular drive on a treed lot. For further information call listor. HTK Assoc. Inc. 646-1234

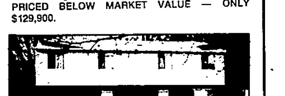


A MUST SEE! A two story Colonial with separate dining room, Library recreation room, four bedrooms and 2½ baths. Beautifully decorated, wet plaster, hardwood floors - 6" additional insulation. Gas grill and remodeled kitchen. GREAT REDUCTION $94,900.

BETTER THAN NEW—Impressive Bi-level with maintenance free exterior on wooded half acre with picturesque stream. Three or Four bedrooms, 2½ baths, Library and family room. Exceptional kitchen; cupboards galore, built-in toaster, microwave and self-cleaning ovens, Jenn-Aire, instant hot water, etc. PRICED BELOW MARKET VALUE — ONLY $129,900.



TAKE YOUR CHOICE: Assume (No interest change). Blend rate a 13¼ for 5 years, or Land Contract with $15,000 down. Walk to downtown Birmingham, sports arena, and commuter. Neutral all newly decorated lovely 3 bedroom 1½ bath house. $65,000.



GREAT TERMS — GREAT INVESTMENT — MUST SEE!! Maintenance free duplex in great location. A STEAL!! $84,900.

JUST LISTED!!
A JEWEL! This home has everything a family desires. A meticulously maintained 4 bedroom, 2½ bath with a Family room that has a natural brick fireplace, plus a den. There is central air, new lush carpeting, and a paneled recreation room. A fenced yard, gas grill even a dog run. A SIMPLE ASSUMPTION AT AN AFFORDABLE RATE. SEE THIS ONE! $99,500.

JUST LISTED!
WELL MAINTAINED PILLARED COLONIAL with privileges on Lake Voorheis. Four bedrooms, Family room, and Lovely patio. EXCELLENT LAND CONTRACT TERMS.

"Serving Your Real Estate Needs With Over 50 Years Experience"