302 Birmingham Bloomfield

CONTEMPORARY RANCH (1-ma). 349 Martell, Bloomfield Hills. Located on a premium site near the entrance to the Cranbrook grounds. Enjoy the quality luxury life of a leisurely lifestyle offered by this distinctive great room and uniquely designed and quality constructed family home. 3 bedrooms, 2½ baths, lower level hobby room, finished rec room. A visit is worth a thousand words. Call for an appointment to the good life. ML 47632.

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

IN-TOWN BIRMINGHAM. 3 bedroom brick ranch, loads of desirable features, low 8½%. Maple near Cranbrook. Excellent terms. By owner. 647-7488

INTOWN COLONIAL
$83,900 - Terms
Buyers only
647-7160 or 398-6932

QUARTON LAKE ESTATES - Lovely 4 bedroom home owned by a decorator, great for entertaining. L.C. available. 258 Fairfax. $210,000. 644-7232

302 Birmingham Bloomfield

LUXURIOUS INDOOR POOL - LAKEFRONT -

This lovely Quad Level offers classically comfortable & luxurious living. A spacious two-level foyer greets you. Lovely view of exclusive lake from many areas of the home. Features include a dream pool, Jacuzzi, greenhouse, screened porch, maid's quarters. Unpretentious, comfortable living! Flexible Financing. JUST LISTED! Call for your private viewing. $299,000.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

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

NOTTINGHAM FOREST
OPEN SUN. 2-5
31915 CROSSBOW CT.
Off Knollingham Forest, W. of Lahser, S. of 14 Mile. 3,000 sq. ft. Colonial backing to picturesque 35 acre woods, circular staircase to 4 bedrooms, family room with wet bar. Study with built-ins, planed Florida room. Brother Rice and Marion schools. $159,900.

PRESTIGIOUS OUTLANDS
Exquisitely detailed 1 year old beauty, loft balcony overlooks 2 story great room. Large library pantry, 3 bedrooms, 3½ baths, first floor master suite, $184,000 simple mortgage assumption available. Immediate occupancy. $249,900

OUTSTANDING CUSTOM RANCH WITH BASEMENT
3 bedrooms, family room, rec room, central air, decorator touches throughout. $99,000. EXCELLENT FINANCING AVAILABLE.
OPEN DAY SAT & SUN 2-5
32100 Sheridan Drive
E. of Smithfield
N. off Beverly Rd.
YOUR HOST BILL BUCKLEY

BEVERLY HILLS RANCH
3 bedrooms, family room, living room and dining room overlooks beautiful rear yard, 2½ car attached garage. $52,000. Simple assumable mortgage 11¾% $79,900.

For Personal Service Call
SUE TEDESCO
Re/Max
855-3100 Res., 647-7584

OPEN SUN. 1-4
Beach & Boat Privileges
(44-pa). Superb construction and maintenance in this stately 4 bedroom, 2½ bath colonial with privileges on a all sports lake. First floor laundry, family room with fireplace, central vacuum, large, heavily treed lot with 2 patios. An assumable long term mortgage with no interest adjustment or excellent blend. $131,500. 1883 Packer Rd., S. off Square Lake Rd. on McClintock, E. of Middlebelt.

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

302 Birmingham Bloomfield

OPEN SUN. 1-4
UNDISPUTED CHARM in Quaint Quarton Lake Estates. 4 bedrooms, 3½ bath Cape Cod. Library, great rec room with wet bar, large open foyer, beautiful country kitchen. Newer furnace, roof, driveway. Mint condition. 622 Chesterfield, N. off Maple, E. of Cranbrook. Priced to sell $154,900.
ASK FOR SHARON KIPTYK

Chamberlain
6 4 7 - 5 1 0 0

OPEN SUN. 1-4
6601 Inkster, Birmingham
Like Contemporary? See This! New! Outstanding custom built 4 bedroom, 2½ bath. Studio ceilings, skylights, central decor, carpeting throughout, ceramic foyer, corner lived lot and lake privileges. Birmingham schools. $150,000. Land contract terms. FLEXIBLE FINANCING. LET'S MAKE A DEAL. Ask for Gladys Cutelli.

Century 21
FAIR TOWNE CO.
626-8000

QUARTON SCHOOL
FANTASTIC REDUCTION! Cape cod with 3 bedroom, 1½ baths, living room and family room with fireplace, 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
GWEN MANAFEE
WEIR, MANUEL, SNYDER & RANKE
644-6300 Eves. 647-1117

SINGLES-3 bedrooms overlooking Walnut Lake, 100 yds. from beach, decks. Ideal for entertaining. Complete professional decorating, all appliances, central air, natural fireplace, full basement, walk-in garage. 1½ blocks. $65,000 626-5498

TWO FAMILY TAX SHELTER
Fine bungalow in Woodward/14 Mile area. Monthly rental of $625. Full price just $73,500. with blended rate mortgage of $49,900 at 12 ½ % if owner occupied. Strongman & Associates. 881-6800

302 Birmingham Bloomfield

QUALITY QUAD
(1-in). With convenient setting and highly regarded Birmingham Schools. And best of all a $72,900 simple assumption on this spacious home with open floor plan. Enjoy private rear yard, wooded retreat with attractive deck. Walnut Lake privileges. $108,900. For your own personal tour, call. ML 50410.

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

QUARTON LAKE ESTATES - By Owner. Quarton & Holy Name Schools. 4 bedroom English Tudor built in 1925. Numerous quality features. Prime location - Pilgrim. 3% to brokers. By appointment. 646-3116, 644-3722

8¼% LAND CONTRACT
FOR 11 YEARS, terms negotiable. Newly listed Birmingham Ranch. 2 bedrooms, 1½ baths, fireplace, family room, porch, garage, basement, all kitchen and laundry appliances, fenced yard. $64,900.
ASK FOR LINDA HARRISON

Chamberlain
647-5100 540-0474

9%, 7 YR. L.C. TERMS - LARGE FAMILY HOME - A tremendous Value just listed. Over 3,000 sq.ft. in desirable Family Sub. Super floor plan, highlighted by dramatic fieldstone fireplace in cathedral ceilinged family room, 4 bedrooms, 2½ baths, library, formal dining room, lovely master suite with dressing area. MUST SEE! Owner anxious & flexible with Financing. $114,900.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

302 Birmingham Bloomfield

PROPERTY EXCHANGE?

WHAT IS IT?
CAN I TRADE WHAT I HAVE - FOR WHAT I WANT? -

PERSONAL RESIDENCE
or
INVESTMENT PROPERTY
TAX DEFERRAL

For an explanation & answers to your questions, please call:
BETTY J. KOSKEY
Assoc. Broker
Re/Max of Birmingham
647-0500 649-6241

OPEN SUN. 2-5
BLOOMFIELD HILLS
Fantastic Contemporary. Land contract. Brick and redwood, 4-5 bedrooms, prime acre lot, family subdivision. N. of Long Lake Rd., W. of Eastways. 770 FOXHALL RD. For more info call...
MRS. BECKETT
WEIR, MANUEL, SNYDER & RANKE
689-7300 OR 540-0195

303 West Bloomfield

ATTENTION
TRANSFEREES!

IMMEDIATE POSSESSION available on this beautiful new 4 bedroom, 2½ bath, 3,500 sq.ft. home situated on a prime lot in prestigious area. Amenities include family room with wet bar and striking stone fireplace, library, garden room, ceramic tile foyer, circular wood railed staircase, gourmet kitchen, and much more to please the most discriminating buyer. Priced for quick sale with excellent land contract terms. $229,900.

626-8700

Cranbrook
Assoc. Inc. Realtors

BUILDERS MODEL - 2100 sq. ft. 4 bedroom colonial, 2½ baths, formal dining & living room, wet bar in family room, 1st floor laundry, complete floor coverings & landscaped, ready to move in
L. C. terms - $122,500
LoPiccolo Homes - 474-2930

W. BLOOMFIELD COLONIAL
JUST REDUCED!
This tastefully decorated home offers 4 bedrooms, 2½ baths, family room, 2½ car garage, kitchen built-ins. Land contract and 2nd mortgage available $93,900. Call 363-6307 and ask for JILL DEACON.

CENTURY 21
OLD ORCHARD

1st OFFERING
Extremely Sharp 4 bedroom Colonial, featuring many extras others lack. Two fireplaces, 2½ baths, central air, side entrance garage. Beautiful Landscaping & More! 9½% Mortgage. Priced at Only $116,900.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

303 West Bloomfield

Builders Closeout
14⅞%
30 YEAR MORTGAGE
LONG LAKE ESTATES

For the discriminating buyer, W. Bloomfield's most prestigious and desirable area. Long Lake Estates. 3450 sq. ft. of total pure luxury. 3-story custom designed and quality built contemporary featuring: 4 large bedrooms, 3 full baths with skylights, 2 half baths, full basement with winding staircase, oversized 2½ car garage, circular driveway, dramatic foyer with ceramic tile and winding lucite staircase, very large sunken great room with wet bar and marble fireplace, private study, formal dining room.

Kitchen fully equipped with double oven, micro-wave, Jenn Air cooktop, custom designer Formica cabinets, Instant-hot, deluxe dishwasher, double door refrigerator and doorwall leading to large rear wood deck.

First floor laundry with washer and dryer and large closet, master bedroom suite with his and her walk-ins, dressing vanity, Jacuzzi, whirlpool plus shower, recessed lighting thruout home, security system. Totally energy efficient. Wood windows, 1" styrofoam insulation on exterior, 12" ceiling insulation, 2 air conditioners, 2 furnaces plus much more. All this for only $229,000.

CALL FOR SHOWING
SOUTHWOOD CONSTRUCTION.
Mon.-Fri. 6-8:30-5
Sat. & Sun. 661-1335

CONTEMPORARY ranch in Powder Horn Estates. 3 bedrooms, 3 baths, ¾ acre. Cathedral ceilings, track lighting, verticals, neutral carpeting, white formica kitchen with self-cleaning oven, central air, complete alarm system. Attractive terms. Buyers only. $125,500. 626-7074, 585-8404

DEERFIELD VILLAGE
JUST LISTED - 5 bedroom Colonial with good traffic pattern. This home has central air, hardwood floors, bay windows& a finished basement. Great Financing with either a SIMPLE ASSUMPTION or $25,000 Down for 5 Years at 11%. Only $119,900.

Century 21
ROBEC PROPERTIES
851-7711
EXECUTIVE RELOCATION SERVICES

Early American Colonial
(1-cr). Approximately 2700 sq. ft. luxury home in area of winding streets, rolling land, and wooded setting. Fireplace in the master bedroom and family room. Basement, attached garage and unbelievable terms. Simple assumption of 10¼% long term fixed rate mortgage with less than $31,000 required to assume. Also possible land contract or attractive blend terms. ML 52351.

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

IMMEDIATE OCCUPANCY - Beautiful 4 bedroom remodeled ranch, 1 wooded acre near 4 lakes. $120,000. 50% down. No interest, 5 year pay out. 6120 Commerce Rd. Owner. 223-8510

303 West Bloomfield

PREMIUM SETTING
(1-pr). Mature trees, creek at rear lot line, rolling land, mature evergreens, and beautiful trees. That's the surroundings for this quality built brick 3 years, 4 bedroom, 2½ bath prestigious Franklin Valley home. Owner transferred. Priced for fast sale at $93,500. ML 47934.

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

QUALITY COLONIAL
(1-gr). Time honored Early American designed 4 bedroom, 2½ bath colonial nestled on a treed site. Enjoy your own glass-enclosed Florida room, just one of the many exquisite features of this classic home. Walt Bloomfield Schools. For your professional assistance, call. ML 44609.

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

Simple Assumption
Simple Assumption
Bloomfield Hills Schools
Super buy in this prestigious sub (S of Long Pine, E. of Orchard Lake Rds.) 4 bedroom brick quad, 2½ baths, large family room/wet bar, lovely contemporary kitchen/breakfast room, large foyer with marble floor, central air, sprinklers. Second mortgage or land contract terms available. $148,900.

CENTURY 21
SECONTINE ASSOC.
626-8800

WALNUT LAKE - custom designed quad-level on a beautiful treed private lot. 4 bedrooms, family room. Finished rec room. 2 fireplaces. Deeded (#135th) right to excellent beach and boat facility plus tennis. $123,500.
ASK FOR BOB JAFFRE

Chamberlain
851-8100 626-8712

West Bloomfield Bargain
(1-k). Would you believe that this quality built 8 room, 4 bedroom, 2½ bath colonial home could be purchased for only $89,900? Special features include 100% basement, 2 car attached garage, premium lot, partially finished rec room. ML 47316.

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

WEST BLOOMFIELD
WALNUT LAKE - Neat & clean 3 bedroom ranch on a large treed lot. Finished basement with fireplace. 1½ baths. Assume 10.5% mortgage. Only $83,900.

25% DOWN
Custom built ranch by Frankel Large master suite, separate dining room, spacious kitchen with skylight, library, family room with fireplace, one acre lot. Just listed. $139,900.

MEADOWLAKE
Private, gorgeous 3 bedroom Ranch in Bloomfield Twp., Huge 25x20 great room with fireplace and cathedral ceilings. Gourmet kitchen with built-ins, finished and carpeted basement, land contract terms. Owner must sell. Just listed at $155,000.

CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

303 West Bloomfield

OPEN HOUSE Sat.-Sun. 1-5PM. Spacious 4 bedroom ranch, living room, family room, fireplace, pool, attached garage. Must sell! Assume short term land contract. 10% down. By Owner. $61,900. 682-6123

304 Farmington Farmington Hills

AFFORDABLE FINANCING AVAILABLE - Sharp 3 bedroom ranch in good Farmington location. Fenced yard with patio & gas grill, full basement. 1½ baths. $54,250.

LAND CONTRACT - Solid and well built describes this handsome ranch with 3 bedrooms, 2½ car garage and 2 full baths. Sitting on half acre lot in Old Homestead. $79,900.

ERA
M.D. HARWELL
626-3800

ALL FARMINGTON HILLS
Prestige Colonial
Buy of the year! Only $28,000 down on land contract. Rolling, wooded Meadowbrook Hills Subdivision. Brick winged colonial, 4 bedrooms, 2½ baths. Formal dining, family room with fireplace, 21 ft. Florida; garden room, deck, basement, and more. $129,900.

Wooded Paradise
Prestige 12 Mile/Drake Rd area. Elegant brick ranch, 3 bedrooms, 2 baths, formal dining, family room; fireplace, attached garage, overlooks maple, pine ravine and stream. Low down land contract or simple assumption. $76,900.

WOW $51,900
Fantastic sprawling ranch with open floor plan. 20 ft. family room with brick fireplace, 22 ft. kitchen, basement, low down contract or assumption terms.

4 BEDROOM BUY
Only $39,900. Small down payment on land contract. Sparkling ranch - 4 bedrooms, 1½ baths, (1½ bath off master), extra deep lot.

CENTURY 21
Hartford 414, Inc. 478-6000

ANTIQUE Victorian charmer - replete in all details. Features - 2 fireplaces (1 in kitchen, 1 in parlor), full basement, newer plumbing, heating, and electrical. Immediate occupancy. Attractive terms. Antiques' One Way 522-6000

APPEALING ASSUMPTION
(1-le). Long term mortgage financing may be the key to you realizing your dream home. One call will bring you closer to this charming 3 bedroom ranch with 2 car garage, full basement, and prime location in a desirable, well established community of fine homes. Best area value at $53,900. For more professional assistance, call. ML 42369.

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

ASSUME - FARMINGTON HILLS
8¼% Mortgage, $308 a month principal & interest, $75,000 down. $115,000 3 bedrooms, 2½ bath brick ranch, 1st floor laundry, appliances, basement, attached garage. Owner. 476-5182

BY OWNER. SAVE. Price reduced. Rolling Oaks Sub 4 bedroom colonial. 2½ baths, approximately 2500 sq. ft. Central air & vacuum system, circular drive, auto lawn sprinkler plus many other features. Land contract at 10¼%. Asking $139,900. Will accept reasonable offer. 30 day occupancy. Open Sunday 1-5. 34387 Commerce Rd. Call after 5 PM 681-1541

BY OWNER. 4 bedroom quad, 2½ baths, fieldstone fireplace, large deck & gas grill. $98,900. By appointment only. 553-9038

We're proud to present our...

SANDRA DUCKLOW
Member
Top 10% Club

PHYLLIS PAZNER
Charter Member
Million $ Club

TOP 10% CLUB MEMBERS FOR 1981

ARLENE PREY
2 Million $ Producer

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Charter Member
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Century 21
ROBEC PROPERTIES
EXECUTIVE RELOCATION SERVICES
6070 W. Maple, St. 100
West Bloomfield
851-7711

BUILD A NEW GENERATION HOME. A WAY TO APPROACH "ZERO ENERGY," TO YOUR FLOOR PLAN ON YOUR LOT OR OURS!

BRANDYWINE FARMS

"Where Craftsmen Still Care!"

$135,000

2440 square foot Early American Colonial incorporated are energy saving features: Owens Corning Fiberglas, R-50 in ceilings and R-25 in sidewalls, Andersen Windows and heatilator fireplace.

DIRECTIONS: Take I-96 to Pleasant Valley Rd. (Exit 150, two miles east of US-23 interchange). Go north ¼ mile on Pleasant Valley Rd. to Burgoyne Drive. Go right to models.

14⅞ % 30 YEAR FIXED RATE MORTGAGE TO QUALIFIED BUYERS

ADVANCE CRAFT
Home Builders

HOURS: 9-5 Daily
Sat. & Sun. 11-6
Sales Model-Office
or Call 313-229-2752

FARMINGTON HILLS ROLLING OAKS

29855 HIGH VALLEY COURT - OPEN SUNDAY 1-4.
Beautiful 4 bedroom Tudor colonial on the park. Spacious family room, fireplace, library, first floor laundry, outstanding decor throughout, sprinkler system, central air & electronic air cleaner. Asking $159,900. Terms available. Also assumable mortgage.

SOUTHFIELD

29465 ASHLEY COURT - OPEN SUNDAY 1-4.
12 Mile/Evergreen
4 bedroom, 2½ bath colonial on treed cul-de-sac setting. First floor laundry, family room with fireplace, central air, many convenient features. $99,900. Assume 8¾% mortgage.

Pomeroy ASSOC. INC. Realtors
559-3344

LAKE FRONT RETREAT with swimming pool and golf course at the back door. 4 bedroom 2-story has 2 full baths, fireplaced family room, great LAND CONTRACT terms! 851-8100. $137,500.

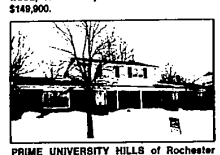
TEN ACRES of natural beauty with breathtaking 1979 Spectacular, close to Downtown Rochester. 5200 sq. ft. includes every custom amenity, 3 car garage! One of a kind! 651-8850. $349,000.

EXTRAORDINARY! Substantial Contemporary on 2 wooded acres in Farmington Hills. Oversize rooms, multiple doorwalls and decks, IN-DOOR Pool, 3 car attached garage. Top Value! 626-9100. $259,900.

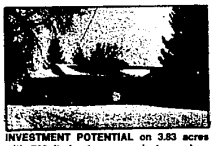
OPEN SAT. & SUN. 1 to 5. Builder's custom Model in beautiful Crestwood. See it and other plans, select your site. West Bloomfield schools. FINANCING! 5970 Crestwood, N. off Maple on Drake. 626-9100. $149,900.

GOLF COURSE COMMUNITY of Brookwood in Rochester. Builder's Model overlooks first fairway. Full walk-out lower level opens to stream. Excellent FINANCING! 651-8850. $142,900.

ON LAKE SHERWOOD. Spacious retreat has library plus 4 bedrooms, 25'x23' fireplaced family room, finished walk-out lower level to 100' on the water with 2 boat docks. 626-9100. $167,900.

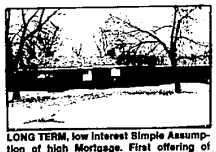


PRIME UNIVERSITY HILLS of Rochester offers newly listed 4 bedroom, 2½ bath Colonial with large fireplaced family room, nice recreation room. Attractive TERMS. 651-8850. $110,000.



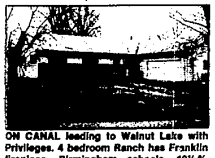
INVESTMENT POTENTIAL on 3.83 acres with 700 ft. frontage on private road — ready for development! 3 bedroom, 2 full bath Ranch with fireplace, now rented. LAND CONTRACT. 851-8100. $110,000.

FULL RECREATIONAL FACILITIES highlight 3 bedroom, 2½ bath Condo with upgraded neutral decor, fireplace, wood deck. In mint condition! LAND CONTRACT terms. 851-8850. $107,000.



LONG TERM, low interest Simple Assumption of high Mortgage. First offering of sharp 3 bedroom Ranch with 2 full baths, family room with 2-way fireplace. Newer furnace. 626-9100. $84,900.

LIBRARY AND FAMILY ROOM (with fireplace) provide spacious comfort in newly listed 4 bedroom, 2½ bath Colonial (25'x16' Master Suite). In mint condition. Rochester. TERMS! 651-8850. $112,500.



ON CANAL leading to Walnut Lake with 3 bedroom Ranch has Franklin fireplace, Birmingham schools. 10¼% SIMPLE ASSUMPTION of 27 year, $57,000 Mortgage. 851-8100. $91,000.

Chamberlain, REALTORS®

- ROCHESTER OFFICE 651-8850
- WEST BLOOMFIELD OFFICE 851-8100
- FARMINGTON HILLS-FRANKLIN OFFICE 626-9100
- BLOOMFIELD HILLS OFFICE 647-5100
- TROY OFFICE 689-8900
- BIRMINGHAM OFFICE 646-6000

O&E

HOWARD T. KEATING Assoc., Inc.
646-1234
2 Offices to serve you

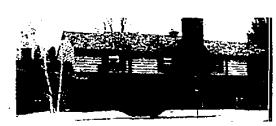
REALTORS
70 East Long Lake Rd.
Bloomfield Hills
646-1234

2335 Joslyn Court
Lake Orion
391-2200

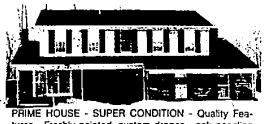
EQUAL HOUSING OPPORTUNITIES

"FEATURE HOME OF THE WEEK"

BLOOMFIELD VILLAGE LOCATION
— LOOK NO MORE!
Newly updated center entrance colonial — new roof, gorgeous new kitchen, newly painted, redecorated. Great location for schools, transportation, shopping, and recreation. A MUST SEE!!



GEARED FOR FAMILY LIVING. Four bedrooms, 2½ baths, family room plus a den and recreation room. Central air and an affordable simple assumption. $99,500.

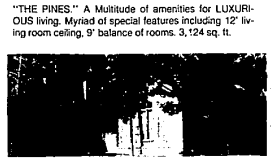


PRIME HOUSE - SUPER CONDITION - Quality Features - Freshly painted, custom drapes - oak paneling family room, Large redwood deck off family room with gas grill.

GENTLEMAN FARMER - Three bedroom home and ten acres. New tennis court and horse barn. More acreage available. Land Contract terms or good assumption at 7¾%. HTK. 646-1234.

"THE PINES." A Multitude of amenities for LUXURIOUS living. Myriad of special features including 12' living room ceiling, 9' balance of rooms. 3,124 sq. ft.

IDEAL SECLUDED LOCATION near Cranbrook! Five bedrooms, 3 baths, 2 (½ baths), Family room with fireplace. All decorated with taste. A MUST SEE!! $363,000.



ADAMS WOODS CONDO with 3 extra pluses - cul de sac setting, courtyard with patio, backs to heavily wooded area. 3 bedrooms, 2½ baths and "neat as a pin." $154,900.

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