303 West Bloomfield

LAND CONTRACT
(60-ra). Bloomfield-On-The-Lake. Attractive contemporary with many custom features: cathedral ceilings, 2½ baths, family room with corner game room, hardwood floors, central air, custom window treatments, magnificently landscaped, Bloomfield Hills Schools. $152,900. Call for details.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

NEWER COLONIAL
(1-ka). 8 room, 4 bedroom, 2½ bath with a good location within the development on a high premium, prestigious lot. Immediate occupancy. 100% basement. Call for personal tour. Opportunity knocks. ML #7535.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

OPEN SUN 2 TO 5
One look is worth a thousand words! Come see this newly constructed 3 bedroom, 3 bath spacious ranch on a hilltop view. 1¾ acre with a forest for a backyard. Decorator selected interior. Middlebelt corner Cove Rd., Bloomfield Hills schools. Walnut Lake privileges. Now $150,000 - Make offer
356-7131

PINE LAKE
(1-no). Brick home offering 9 rooms, 5 bedrooms, 3½ baths, full basement, approximately 3,000 sq. ft. Bloomfield Hills Schools. Owner transferred. This value packed home has private access to Pine Lake. Swim, sail, fish, power boat, water ski, ice skate. Today's best value. $119,900.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

303 West Bloomfield

NEW!
READY FOR OCCUPANCY
Magnificent, modern Architectural Design; maximizing Energy Efficiency. Southern Solar advantage. 2 story Multi-Level, 3 car garage, luxury custom amenities, beach privileges. Shown by appointment. $295,000.

HIGH SETTING
Mature trees frame family, 4 bedroom Colonial with family room and library. Popular North Potomac area. $134,500.

SCULPTURED BRIDGE DECKING ENTRY
Stunning Contemporary with lake view & privileges. Floating staircase to Open library loft. Outstanding quality for the Discriminating! $287,500.

SUSAN TEDESCO
Above The Crowd Service
RE/MAX Associates
540-9700 647-7584

Northern Contemporary
OPEN SUNDAY 2-5
4378 Pine Village Dr.
E. of Orchard Lake
and S. of Lone Pine
Newly built custom contemporary brick & cedar walkout ranch. 4 bedrooms, 2½ baths, large open foyer and great room with 10' ceilings, marble fireplace, almond formica kitchen with Jenn-aire grill, 1st level master bedroom with cathedral ceiling, dressing room with fireplace, 3 car attached garage, wood decks. Quality & workmanship throughout. $189,900. For more information or an individual appointment call.....
DAN MC COURBREY
RE/MAX Associates
855-3100

OPEN HOUSE, MODEL CLEARANCE
"Special Financing on Special Homes
in Orchard Lake Woodlands"
S. off Pontiac Trail
Thurs., 8-19-83 • 12 NOON-5PM
For Information, call:
INWOOD HOMES CORP. 545-2060
or Model Phone - 682-8754

303 West Bloomfield

Ready for School
A new version of our MERIDIAN model which opened to rave reviews in the 3 area newspapers, will be completed for the opening of BLOOMFIELD HILLS SCHOOLS.

This beautiful home has the Presidential features that have been called "Tomorrows Sparkle" and is located on a prime site with a walkout basement.

THE PARK AT BLOOMFIELD LAKE
Located on Rolling Ridge, S. of Lone Pine Rd., between Middlebelt & Orchard Lake Rd. (Open Daily & Sun. 12 Noon-5pm. (Closed Thursday).

$259,900
A HERMAN FRANKEL
ORGANIZATION DEVELOPMENT
Sales Office: 626-3502

SCENIC SITE
BLOOMFIELD HILLS SCHOOLS
Attractive brick 4-5 bedroom home on treed acre lot. 3 full baths, 2 fireplaces, updated kitchen, family room, added insulation, new roof, central air. Blend tints - L.C. terms. Super value. $124,500.
CENTURY 21
SECONTINE ASSOC.
626-6800

W. BLOOMFIELD - sharp 4 bedroom, 2½ bath colonial. Central air, $60,000 assumes. 8% % mortgage. $110,000. Principal, interest, taxes, 1612 per month. 661-1617

303 West Bloomfield

West Bloomfield Schools
(1-gr). Treat yourself to the best home, best location and best bargain for the money. Don't delay. See this beautiful 4 bedroom, 2½ bath colonial located on treed setting. Family room with wood pegged floor and glass enclosed Florida room are just a few of the features to enjoy in this cozy family home. A real bargain at $123,500. For your own personal tour, call: ML 71205.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$76,900
2350 SQ. FT.
(1-fo). 8 rooms, 4 bedrooms, 2 baths brick home. Owner transferred. Walking distance to Eagle Elementary, 14 Mile and Middlebelt area. Approximately $50,000 existing mortgage which can be assumed on a simple assumption to the year 2004, and only 10% interest. Great value, great terms, great opportunity. Be the first in line. ML 70339.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$86,900
(1-ko). 2 year old brick colonial. Owner transferred from this 9 room, 4 bedroom, 2½ bath home. Features include first floor den and laundry, central air, basement, 2 car garage, quality interior features. Best value for the dollar in West Bloomfield. ML 70338.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

304 Farmington Farmington Hills

¼ ACRE peaceful setting. Completely remodeled, wet plaster home. Natural fireplace, family room, ¼ basement, attached 2½ car garage. Asking $47,900.
ERA MASTER ASSOCIATES 478-7550

ANTIQUE VICTORIAN
Land contract terms. $19,000 down, immediate occupancy. Call:
522-6000

BELIEVE IT OR NOT! You can still buy a nice brick home with 3 bedrooms, fireplace, basement, garage. Area of winding roads & spacious lots. Low interest Rate! $69,999!

3 BEDROOM COLONIAL, basement, attached garage, nice size lot. Great Location! This home is CLEAN! Land Contract terms - Finishin' Call:
Jerry or Diana Andrews!

IMMEDIATE! Bel-Aire Hills' Ranch has 3 bedrooms & full basement, plus Central Air. $8,000. or more Down Land Contract Terms! Call Don Harris!

TWO ACRES OF WOODS. All brick Custom home, formal dining room, family room with cozy fireplace, screened Florida room, cul-de-sac location. Low Interest LAND CONTRACT! $88,900.
"GREAT ROOM" with California driftstone fireplace - accents this Luxury Ranch. 3½ baths, dining room, doorwall off kitchen, built-in range/microwave, private patio, full basement. ASSUME 10¼% Interest.
W. Bloomfield.
Century 21
HOME CENTER
476-7000

BRAND NEW COLONIAL With a contemporary flair. Quality throughout in construction and features. Still time to choose carpeting. Immediate occupancy.
Excellent Land Contract
Asking $129,400. Call...
Dolores Bernardin
REAL ESTATE ONE
477-6464 851-1900

* * *
BUILDER WILL FINANCE AT 11% FOR 25 YEARS!!
Unless rates come down to 12%. BRAND NEW 4 bedroom New England style colonial, backs to pretty apple orchard commons.
34572 BUNKER HILL
(N. of 12 Mile)
$115,000
ARBOR REALTY 553-8128
* * *
BY OWNER - Westlake Sub. Brick ranch, 3 bedrooms, 1½ baths, fireplace in living room, family room, attached garage. Assumable $58,500. 478-0926

COUNTRY LIVING
ON LOVELY .84 ACRE sloping to stream near city conveniences in Farmington Hills. Expansive tri-level features very flexible financing, many quality appointments. An in-city retreat! $97,500.
ASK FOR GEORGIA HEPPARD
Chamberlain
626-9100 478-8579

FARMINGTON HILLS - new 4 bedroom Tudor colonial. 1½ baths, family room, 2 car garage, near elementary school. $69,200. 477-0563

304 Farmington Farmington Hills

CUSTOM 5 BEDROOM quad on a beautified wooded lot offers many custom features, fireplace in family room, patios, inground pool, attached 3 car garage. Don't miss this boy - land contract. $134,900.

EASY LAND CONTRACT offered on this 3 bedroom semi-raised brick ranch, fireplace in family room, central air, covered patio, 2 car garage, good area. $52,900.
CENTURY 21
Nada, Inc. 477-9800

DRAMATIC
SPLIT LEVEL
4,100 SQ. FT. PLUS INDOOR POOL
HUGE ROOMS
FEATURES GALORE
Poolside suite plus 4 bedrooms, 2 fireplaces, balcony living room, family room, first floor laundry, acre hillside lot. Appraised at $321,500. Sacrifice $169,500. $44,500 down, 9% % on balance. Up to 30 years.
Negotiable – Trade Considered
Owner 476-0850

FARMINGTON HILLS - OWNER
3 bedroom brick ranch, 1½ baths, full finished basement, 2½ car garage, central air, new carpeting thru-out & appliances. $58,900. 477-2747

FARMINGTON HILLS - 4 bedroom ranch, family room, formal dining room, 3½ baths, finished basement. $59,900. Long land contract terms. CARMEN REAL ESTATE 553-4478

FARMINGTON HILLS
Fantastic terms and value. 4 bedrooms, dining room, family room, basement, 1½ baths, 2½ car garage in Lincoln Estates. $74,500. Call 477-1111. (59813).
Real Estate One

FARMINGTON HILLS
Beautiful brick & aluminum ranch has 3 spacious bedrooms, large family room with fireplace, formal dining room, 2 full baths, central air & 2 car attached garage. Very well maintained & large lot. Land contract available. $69,500.
O'RILLEY REALTY 689-8844

FARMINGTON HILLS
Soaring quarry tiled foyer opens to spectacular family room with brick wall fireplace. Mirrored doors reflect the magnificence of it all. 1st floor laundry, study, deck, lake. BLEND RATE AVAILABLE. $119,900. Call 681-5700.
Real Estate One

FARMINGTON HILLS
First time offered. Mint condition custom quality 4 bedroom home. Loaded with extras. Living room, library, family room with fireplace, spacious kitchen, 2 full baths, 2 half baths, first floor laundry room, walk-in pantry, newly finished basement. Other extras include central air, sprinkling system, burglar alarm.
Priced to sell at $139,900 with excellent terms.
By Owner. 626-5336

ONE CALL DOES IT ALL!
Place your classified want ad in Suburban Detroit's finest marketplace. The Observer & Eccentric Newspapers
591-0900 Wayne
644-1070 Oakland
852-3222 Rochester/Avon
Use your Visa or Master Card

304 Farmington Farmington Hills

FARMINGTON HILLS
Exquisite 4 bedroom Colonia for Mr. Executive in prime area backing to commons. Premium elevation on this stunning new home, includes all stoves and accessories such as 6 panel doors, crown molding, 3 car garage, den, 1st floor laundry, garden room, plus Roman tub and separate shower in master bedroom. Very negotiable Land contract terms. $179,900. Call 348-6430.
Real Estate One

FARMINGTON HILLS
3 bedroom ranch in sharp condition. Owner anxious. Will negotiate. Asking $46,500.
EARL
KEIM
Realty North, Inc. 559-1300

FARMINGTON HILLS
Nestled among the trees in this prime sub is a cozy 4 bedroom home with 3 full baths. A privacy fence encloses the patio on a nice size lot. Perfect for family activities. Assumption, blend or second mortgage available. Swim Club membership available. $77,900. Call 477-1111.

EXCELLENT STARTER HOME for those who wish to live economically in beautiful Farmington Hills. Land contract terms available. $29,900. Call 477-1111. (51585).
Real Estate One

FARMINGTON HILLS
Best priced home in sub. for this 1984 4 bedroom, 2½ bath colonial with full wall brick fireplace and huge master bedroom suite. Tasteful decorating, prime location, sharp landscaping and trees make this a definite - See Today! $91,900. Call 851-1900.

WOW - ARCHITECTURE. WALK OUT LOWER LEVEL. Jacuzzi room off family room, 3 bedrooms, one upstairs overlooks living area. High balance, simple assumption. $103,900. Call 851-1900.
Real Estate One

HEATHER HILLS
$116,500
(1-wa). Prestigious location. Approximately 3,000 sq. ft. of living area. Ranch home with walkout sunlight lower level. 9 spacious rooms arranged for possible in-law apartment or split family arrangement. Neighborhood of $115,900 to $200,000 homes. Premium wooded site. Call to cash in on your opportunity, personal tour, and details. ML 70547.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

LAND CONTRACT
(60-bl). Just reduced, $89,500. California contemporary in Holly Hills. 4 bedrooms, 4 baths, family room, fireplace and much more. Situated on lovely lot. Best buy in sub. Generous terms.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

LIBRARY AND FAMILY ROOM with fireplace compliment 4 bedroom, 2½ bath Farmington Hills colonial. New carpeting, attractive decor. Top value! Must see! Excellent simple assumption. $89,900.
ASK FOR ROSEANNE STITLE
Chamberlain
646-6000 643-9069

OPEN SAT./SUN. 11-3
29545 Highmeadow Rd. Holly Hill Farms Sub South of 13 Mile, W off Middlebelt. Custom contemporary brick ranch, 2400+600 lot on Holly Lake. 3-4 bedrooms, 3 baths, large foyer & living room with fireplace, master bedroom with dressing room, 2½ car attached garage, private deck, radiant heat, built-ins. Easy access to swaying and shopping. Land contract $115,000. Owner 626-5330

304 Farmington Farmington Hills

MERCY AREA
(1-ca). Attractive colonial home on a premium wooded site. 8 rooms, 4 bedrooms, 2½ baths. Owner transferred. Quality carpeting. Well located within the development. Neutral decor. Movein condition. Land contract of $100,000 plus homes. Priced for fast sale. $89,900. ML 71934.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

OPEN HOUSE SUN 1-4PM
32000 Maple
S. off Grand River
Stop by you'll fall in love from the screened porch, to the 1980 family room with full brick wall fireplace. A 3 bedroom 2 bath charmer in town. $54,900.
NICHOLS REALTY 348-3044

OPEN SUN. 1-5PM Farmington Hills
28619 Westerleigh (N. of 12 Mile, E. of Farmington Rd.) By Owner. 2400 sq. ft. 4 bedroom brick colonial, alum. trim, 2½ baths, glass/screened porch off panelled family room, 2 car garage, automatic sprinkling system. Ideal location. Reduced $117,500. LC. 553-4127

ROLLING OAKS - by owner, hilltop colonial, 4 bedrooms, 2½ baths, 2 car garage. $115,500.

Simple Assumption at 9%
(70-la). 22 years remaining on this fixed rate mortgage. Meticulously maintained quad with superb landscaping. 4 bedrooms, 2 full baths, large family room with fireplace. Close to expressways, public transportation and shopping. $84,500.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

True Blue Ribbon
This lovely 4 bedroom brick ranch on large lot in prestigious sub offers 2½ baths, family room, 2 car attached garage, custom inground pool & much more, land contract terms available.
Earl
KEIM
MIDWEST, INC. 477-0880

$14,000
Simple Assumption
(67-fa). 10% interest rate with 27 years remaining on mortgage. Beautiful 3 bedroom brick ranch with full basement, 1½ baths, fireplace, den, 2 year old furnace with fla damper. La.gr modern kitchen and newer carpeting throughout. 2 car attached turned garage. Situated on a large manicured lot. Reduced for immediate sale to $87,500.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

$89,900
2200 SQ. FT.
(1-sp). Attractive colonial offering 8 rooms, 4 bedrooms, 2½ baths. Owner transferred. Home has natural fireplace in the family room, bar off the living room, circular stairway, 2 car turned garage, in a neighborhood of $90,000 to $120,000 homes. Winding streets, rolling land. $13,200 assumes a 13¾% long term fixed rate mortgage expiring 2009. Great terms, great house, great location, great price.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

5 BEDROOMS
EASY TERMS
(1-ba). Approximately 2380 sq. ft., brick construction. 5 bedroom home. This home features 2 car garage, premium site, separate dining room, extremely spacious family room with wood burning fireplace. Substantially below market interest rate. Call for exciting details and personal tour. Priced for fast sale. $81,900. ML 70765.
Century 21
VINCENT N. LEE
EXECUTIVE TRANSFER SALES
851-4100

304 Farmington Farmington Hills

1½ ACRES
Lovely country area highlights this gorgeous 3 bedroom ranch. 10 year land contract offered. $68,900.
CENTURY 21
Hartford South Inc.
261-4200 464-6400

9¾% INTEREST
NEW BUILDER'S MODEL luxurious 4 bedroom colonial loaded with extras. Approx. 2,400 sq. ft. Ready to move in. All floor coverings, sod and landscaping. Land Contract terms. $122,900.

LOPICCOLO HOMES
474-2930

305 Brighton-Hartland South Lyon

BRIGHTON
SCENIC HILLTOP SETTING
with breath taking view for miles. 4 bedroom custom home with many quality features. L.C. terms available. $215,000(f-33)

EXECUTIVE LAKEFRONT
Unique 2650 sq. ft. California contemporary on 1¾ acres. 100 ft. of sandy beach on Lake Chemung. 4 bedrooms, 2½ baths, great room & much more. Good L.C. terms. $124,900. (b-17)

PINCKNEY AREA
5 beautiful acres, like new 3 bedroom quad. Extra insulation, heat pump - low gas bills. Fireplace, attic fan, possible 4th bedroom, professionally landscaped. $84,900 (p-23)
CALL JOE PARKES
THE LIVINGSTON GROUP
477-6711 227-4500

IN-TOWN, country lovers - sparkling ranch with 3 bedrooms, 3 car garage. $1,900 down if you earn over $25,000 year gross. Call One Way 522-6000

South Lyon
FHA APPROVED - JUST 10% DOWN for this nice 4 bedroom split level home. Includes finished rec room, patio, kitchen appliances & garage. Walking distance to town. Immediate occupancy. Only $45,900.
CENTURY 21
HARTFORD SOUTH-WEST
348-6500 437-4111

S.LYON, approx. $10,600 assumes 10.9% fixed rate. Home like new, 3 bedroom, full basement, family room, 2½ car garage, private deck. $59,900. Nolting Real Estate, Ask for Lois 437-2056

306 Southfield-Lathrup

ASSUME 9¾% mortgage on this extraordinary nice split-level - features 2 full baths, central air, living room, dining room, den, family room, oversized garage. Just reduced from $89,500. Anxious! Call One Way 522-6000

BEACON SQUARE - 4 bedrooms, 2½ bath Colonial, 2½ car garage, air, corner fenced lot. Immediate occupancy. $92,500. Creative Terms. 353-1611

BY OWNER
Lovely Southfield, Tanglewood area ranch. 3 bedrooms, 2 baths, 2 car attached garage, central air, professional landscaping, automatic sprinkling system. Will accept offers. Buyers only. Call after 5pm. 557-4168

CREATIVE FINANCING or 9% assumption on immaculate 3 bedroom, 1½ bath ranch. Reduced to $55,900 for quick sale, occupancy flexible. 559-2133

FIRST TIME offered, by owner, set your own terms. Elegant, large 4 bedroom, 2½ bath, colonial, extra large paneled and fireplaced wall family room, library, first floor laundry, sprinkling system. Beacon Sq. East. Will accept offer in mid 100's. 626-1221. 855-1872

LATHRUP VILLAGE remodeled brick ranch, ¾ acre, family room, 2 fireplaces, new kitchen, new furnace, central air, 2 bedroom, 2 baths, garage, pool. 9% LC $99,900. 559-4653

SOUTHFIELD - By owner. 3 bedroom colonial, attached garage, fireplace, large lot. 3 years old. Assumable mortgage. $74,900. 355-4635

SOUTHFIELD - MOVE-IN Condition. 12 Mile/Greenfield Area. Terrific Family Home. 5 bedrooms, 2 baths, central air, fenced yard, 2½ car garage. 15x18' family room, finished basement with separate bedroom & laundry room. $69,900. Owner. After 6 PM. 559-7388

Custom Built Cape Cod
on a lush acre of mature trees and plantings. This Farmington Hills home has 2½ baths including a first floor master suite as well as 3 additional bedrooms. Grounds are maintained by a sprinkler system with a separate well. Seller will finance with Land Contract. $149,500. 549-0800
SCHWEITZER REAL ESTATE
BETTER HOMES AND GARDENS

FARMINGTON HILLS
QUALITY RANCH, N. of 13 mile, between Orchard Lake & Farmington, mint condition, on this gorgeous 3 bedroom 2½ bath beauty. First floor laundry, large family room with cathedral ceiling and oversized cut stone fireplace, formal dining room, bright, cheery kitchen, doorwalls to patio from master bedroom suite, kitchen and family room. Circular drive, custom track lighting, reduced to $112,500. Terms available. A terrific value.
CHURCHILL ESTATES - 11 Mile - Inkster, 3 bedrooms, 2½ bath colonial, 1st floor laundry, immediate possession, seller outstate, many features, terms, asking $79,000.

SOUTHFIELD
BEACON SQ. - MT. VERNON PLACE - SHARON MEADOWS - TWYCKINGHAM - TANGLEWOOD - Sharp 4 bedroom colonials available. Excellent financing terms, priced from mid 70's.

Pomeroy ASSOC. INC. **Realtors**
559-3344

Schweitzer Real Estate, Inc. — Better Homes and Gardens® — now's the time

GARDENER'S DELIGHT. Custom brick ranch on nearly 1 acre with fruit trees in Bloomfield Hills. Fabulous terms - 20% down on 10-15 year Land Contract. $99,500. (B491) **647-1900**

COMMERCE. Waterfront ranch in private wooded setting. Walkout lower level has in-law suite. Good terms available. $108,000. (W617) **851-0300**

BEAUTIFULLY LANDSCAPED contemporary Quad on quiet cul-de-sac location. Four bedrooms, 3 baths, and patio off family room overlooking running stream. Country atmosphere abounds! $149,900. (B492) **647-1900**

FIVE YEAR LAND CONTRACT with $15,000 down offered on this 4 bedroom, 2½ bath home. 2,200 sq. ft. including family room and new beige carpeting. A great family neighborhood in Troy's Mt. Vernon Estates. $79,900. (T896) **689-3300**

GREAT FAMILY HOME includes 4 bedrooms, family room with brick wall fireplace, bookcased library, and screened porch that opens to private patio surrounded by trees. $113,900. (B508) **647-1900**

FANTASTIC TERMS. Assume 8% Mortgage or 5 year Land Contract. Four bedroom, 2½ bath Colonial in Troy's Mt. Vernon Estates. Backs to wooded area, close to schools. $79,900. (T890) **689-3300**

IMMEDIATE POSSESSION. Large 3 bedroom, 2 bath brick ranch with good floor plan in Bloomfield Hills school district. $86,500. (B297) **647-1900**

QUALITY THRUOUT. Well built brick ranch with 3 bedrooms, 2 baths, wet bar in rec room, 2 patios with huge garden area, hardwood floors and carpet, and fireplace. $52,500. (W635) **851-0300**

STORYBOOK FARM on 40 acres. Beautifully restored and updated with out buildings, silos, guest house, and magnificent barn. Private pond, lovely gardens, plus orchard. Built in 1860's. $350,000. (W631) **851-0300**

CHARMING CONDO ALTERNATIVE on treed, dead end street. Beamed living room and dining area. A special home with minimum upkeep. $77,500. (B426) **647-1900**

AREA OF CUSTOM HOMES. Trees, privacy, and a good area in Farmington Hills are offered with this special home. Good floor plan. Custom features. Assumption and Land Contract terms. $156,000. (W619) **851-0300**

ASSUME 28 year Mortgage at 11% to own this Georgian Colonial in fantastic family sub. Four bedrooms, family room, dining room, living room, and newer carpeting. Birmingham schools. $129,900. (B443) **647-1900**

BRIGHT AND CHEERFUL hilltop ranch in Bloomfield overlooking pond. 40x20 pool with changing rooms and cabana. Finished rec room with wet bar. R-38 Insulation. Totally updated. $204,900. (B494) **647-1900**

ROOM FOR RELAXING. Large Colonial in private Troy area with 4 bedrooms, 2½ baths, central air, and much more. High mortgage balance eases purchase. $103,500. (T873) **689-3300**

MOVE-IN CONDITION. Charming Colonial located in popular Cyprus Gardens. Neutral decor, central air, fireplaces. Simple Assumption or Land Contract terms available. $82,500. (T902) **689-3300**

IN BIRMINGHAM, 4 bedroom home with 2 car garage, separate dining room, marble fireplace, private fenced yard, plus excellent financing. $79,900. (B500) **647-1900**

ENERGY EFFICIENT. Lovely Tudor on large lot offering huge family room with cathedral beamed ceiling and wet bar. 10 year Builder's Warranty. A home to see! $135,500. (W639) **851-0300**

GRACIOUS WING COLONIAL with country kitchen and family room. Offering step down living room, formal dining, den, and 1st floor master bedroom. Mature treed lot. Assume existing Land Contract. $231,500. (B517) **647-1900**

BIRMINGHAM CHARMER. Five bedrooms, 2½ baths, plus library, Florida room, and panelled rec room are offered with this lovely home. 3% differential below current interest rate for 3 years. $126,750. (B320) **647-1900**

COURT LOCATION. 2,150 sq. ft., newer brick ranch in N. Troy. Features 3 bedrooms, 2½ baths, 1st floor laundry, formal dining room, family room, cathedral ceilings, and central air. Land Contract terms. $99,900. (T898) **689-3300**

GOOD ASSUMPTION. Five bedroom, tastefully and newly decorated Colonial on treed ½ acre. Family room and library. $148,575. (B336) **647-1900**

HIGH ASSUMPTION. This 4 bedroom, 2½ bath home is on a ¾ acre lot with a free form inground pool. Bloomfield Hills schools. A real giveaway at $99,888. (W636) **851-0300**

SUPER TUDOR HOME. Quality thruout with professional decorating and landscaping. Private treed setting. Walkout on deck overlooking yard. $197,900. (T885) **689-3300**

LEASE WITH OPTION TO BUY. Cozy 4 bedroom bungalow with finished basement, plaster walls, cove ceilings, covered patio, attic fan, and 2 car garage. $72,900. (B456) **647-1900**

OPEN HOUSES
SUNDAY, AUGUST 19, OPEN 2-5 P.M.

Birmingham	19933 Old Pond Ct.	$213,000	647-1900
Birmingham	32487 Sheridan	79,900	647-1900
Lathrup Village	18911 Bungalow	79,900	647-1900
Lathrup Village	18891 Bungalow Dr.	79,900	647-1900
Royal Oak	604 Lexington	108,900	647-1900
Union Lake	104 Allen Lake Rd.	99,847	851-0300
Walled Lake	157 Wainwright	84,900	851-0300
West Bloomfield	4099 Normanwood	99,888	851-0300
West Bloomfield	6154 Saint James	135,500	851-0300
West Bloomfield	6683 Willow Rd.	84,900	851-0300

ATTENTION BROKERS
SCHWEITZER REAL ESTATE, INC. BETTER HOMES AND GARDENS IS SEARCHING FOR REAL ESTATE COMPANIES TO BE CANDIDATES FOR THEIR MERGER/ACQUISITION PROGRAM. CALL PAUL SCHWEITZER, PRESIDENT, FOR CONFIDENTIAL INFORMATION. 268-1000

OUT-OF-AREA CALL
TOLL FREE 1-800-247-5200 EXT. 33

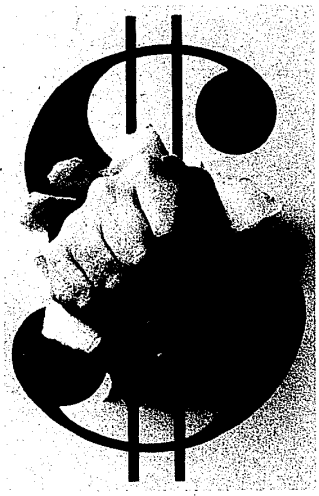
BIRMINGHAM-BLOOMFIELD
574 E. Maple Road (E. of Cole of 15 Mile)
647-1900

TROY-OAKLAND
3250 E. Long Lake Road (E. of Rochester Road)
689-3300

WEST BLOOMFIELD/LAKES
6767 Orchard Lake Road (North of Lone Pine)
851-0300

Classic English Tudor - 818 Rivenoak
Very spacious and full of charm in Birmingham's lovely Poppleton Park area. Arch doorways, leaded glass windows and doors, decorative plaster molding, wall sconces, tiled fireplace, cheery sunroom/library, large bedroom/studio area over attached garage. Unique in many ways, this 4 bedroom, 2½ bath home is a real buy at $135,000. Land Contract. Terms.
By Appointment, 645-0348

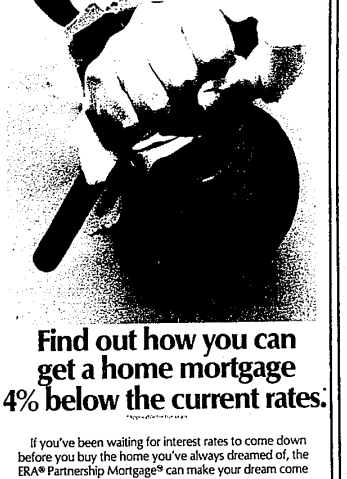
Find out how you can buy a home with no down payment.



If you're ready to buy a home now and you qualify for a loan, but don't have the down payment, an ERA Partnership Mortgage® can end the waiting.

The ERA Partnership Mortgage lets you start building equity now, instead of years from now, while you're living in the home you want.

Get the details now. Stop by and ask us for your free brochure in the no-down payment Partnership Mortgage.



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