**HIGH ASSUMABLE MORTGAGE!**

Tastefully decorated Colonial in Georgetown Green. Features include travertine marble foyer, beautiful Florida room and decking. Outstanding setting with 100 year old Shagbark tree! Home reflects pride of ownership. Birmingham Schools! Newly listed at \$149,700. 30110 Hobnail Court. South of 13 Mile and West of Lahser.

**BLOOMFIELD HILLS SCHOOLS!**

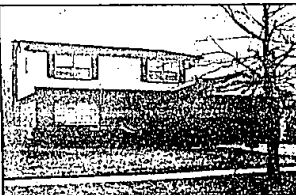
Great home for the large family, five bedrooms, 3 full baths, 2 family rooms, 3 fireplaces, large rec room, heated garage, screened and glassed summer porch opens to the patio-pool area. Move-in now and enjoy swimming in the lovely inground pool. \$172,500. KIS-

**INDEPENDENCE COMMONS**

Beautiful Colonial reflecting strong pride of ownership. First floor laundry, library and family room. Dining room has warm, wood flooring and country kitchen offers large bay window. Assumable mortgage. \$119,800. COS-57875

**ENTERTAINERS DELIGHT**

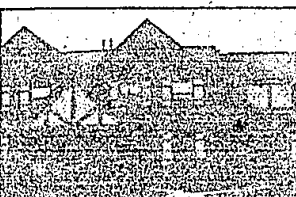
Award winning kitchen design, excellent traffic pattern, large distinctively styled family room with picturesque views. Also 1st floor laundry. Great family area and close to everything. Reduced to \$114,900. STR-56082

**LAND CONTRACT TERMS!**

Close to everything. All appliances including washer and dryer too! New central air conditioner in 1983, newer energy saver hot water heater, hardwood floors and a fireplace in the family room. Reduced to \$79,000. SEK-54671

**OPEN SUNDAY 2-5****SPACIOUS TRI-LEVEL CONDO**

Featuring family room with fireplace and wall units, studio ceilings and lots of closets. Beautifully maintained by original owner. All appliances included. \$74,900. 28450 N. Villa Court. E. off Evergreen and S. of 12 Mile.

**LEASE WITH OPTION TO BUY**

Finely maintained end unit in excellent location in complex. Fireplace, central air, full basement, 2 bedrooms, 1 1/2 baths and all kitchen appliances. \$850.00 per month with option to buy at \$59,900. RAH-



RALPH MANUEL

ASSOCIATES, INC. • REALTORS

1821 W. Maple, Birmingham

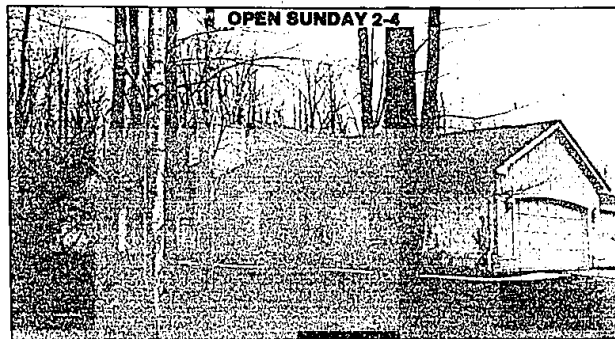
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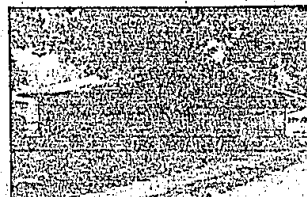
MEMBER OF TRANSLO RELOCATION SERVICE
OFFERING COMPUTERIZED MULTI-LIST SERVICES

**CONTEMPORARY WITH TOTAL PRIVACY!**

A 3 bedroom ranch amidst towering trees. This home has vaulted ceilings, 3/4" oak panelling and a lovely dock overlooking the ravine. Central air (2 furnaces), double-glazed windows, cedar closet and almost 600 square feet of Great Room. Quality throughout. LAR-56583

**OPEN SUNDAY 2-4****ASSUMABLE MORTGAGE AT 12.25%**

Enter travertine marble foyer to open style Bloomfield Condo. Cathedral ceiling living room with fireplace offers dramatic views of woods. Enjoy tennis and swimming or entertain in the fine clubhouse of this award winning Condominium Complex. \$144,500. 1328 Forest Glen. North of Square Lake Road and West off Adams.

**A MUST SEE!**

Excellent home for young family. Finished basement, beautifully done rec room with 1/2 bath. Brick ranch, treed lot and high assumable mortgage can be assumed with approval. \$47,900. LEJ-58902

**DARLING STARTER HOME**

Close to Birmingham and walk to Eton Park. Home offers large master suite upstairs with beamed ceiling, finished rec room, nice decor and a large redwood deck. Newly listed at \$55,600. LIN-

**GREAT FAMILY AREA**

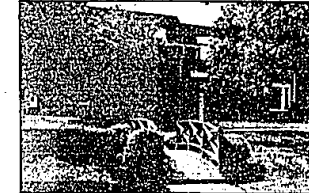
Exceptionally well-maintained one owner quad-level home in a fine family neighborhood. Walking distance to swim club, library and elementary, middle and high schools. Security system and central air. \$92,900. LEN-59102

**OPEN SUNDAY 2-5****BRIARBANK RANCH CONDO**

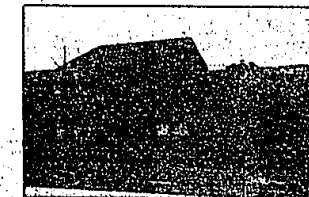
Only one unit left in this small charming complex offering 2 bedrooms, 2 full baths, full basement, 1st floor laundry and 2 car attached garage. 22344 W. 12 Mile, W. of Lahser, N. side of 12 Mile. \$85,500.

**WONDERFUL FAMILY NEIGHBORHOOD**

This one-owner Cape Cod Colonial has been extremely well maintained. There is much attention to detail in decor and energy saving features. Four bedrooms, 2 1/2 baths, family room and more. \$81,000. ARN-59328

**LOOK AT THESE TERMS!**

Land contract terms - 20% down for 5 years. An intelligent alternative to renting offering you a guarantee of security, comfort and convenience. Newer condo features 2 bedrooms, 2 baths and garage. THN-57279

**LARGE CONTEMPORARY CONDO**

Enjoy condo living in this 3 bedroom, 2 1/2 bath home with a fireplace family room with wood insulated patio door leading to a landscaped courtyard. Low association fee includes gas! \$76,900. MAE-53500