342 Lakefront Property

PINE LAKE PROPERTIES
for sale or trade for intown Birmingham house, rental property or condo
355-7319 or 391-0302

PONTIAC LAKEFRONT, by owner, extra lot, fenced, 3 bedrooms, family room, aluminum siding 334-2795

PORT SANILAC area, 3 year old, 3 bedroom home, on best plus. Some lake frontage. Cathedral ceiling, fireplace, 10 ft., screened porch. $55,000. Adjacent block, 120 x 244 ft., 32 ft. of lake frontage. $17,500 313-376-3395

ST. HURON - LAKEFRONT - year around, 3 bedrooms, custom ranch, 1½ baths, fireplace, central air, excellent beach, $93,900. 884-8184

SECLUDED Lakefront 3 bedroom ranch, breathtaking view. 33672 Maddison, St. Clair Shores. $149,900. Schweitzer- Call Mary: 886-4390

WEST BLOOMFIELD. Exclusive lot, 1 ½ acres, Upper Silver Lake beach & boat privileges. Paved streets, approved perk. $39,900. Firm. 653-1125

348 Cemetery Lots

CADILLAC Memorial Gardens West - 4 lots. Garden of Good shepherd. Each lot $450, valued at $600 1-313-327-3120

CADILLAC MEMORIAL GARDENS
Westland 2 Lots or More
Prime Location - Garden of Meditation
After 7:30PM 425-8497

ROSELAND PARK
in Berkley, section 11, lot 34 graves 4 & 5 $1000 for both
334-3764

ROSELAND PARK
12 Mile & Woodward area. 4 lots. $500 each.
646-6509

ROSELAND PARK CEMETARY Berkley - 4 graves with crematory or bronze vase. Monument can be used, lot is section 53. Sells for $1400. Bargain $1000 or best offer. 681-3448

ROSELAND PARK
6 lots in Masonic Section. Sell for $3,000, will take $1,700 531-2653

WHITE CHAPEL, 12 adjacent lots & 2 adjacent lots. Sold together or individually $700 each or best offer.
Jerry Bixby, 313-3733

WHITE CHAPEL - choice location, Hi. spaces 1 & 6, sunken garden area. Best offer. Call 661-0300

351 Bus. & Professional Bldgs. For Sale

ATTENTION: TAX LOSS INVESTORS
$7,000 down payment buys this South field office building with $13,200 annual depreciation plus other deductions.
Van Heken 588-4702

352 Commercial / Retail

FARMINGTON HILLS - Small shopping center on busy major road. Land Contract available. Reasonably priced at $150,000.
Call 851-3688

NORTHVILLE - professional office building for sale/lease or lease with option. Call Shirley, Century 21, Suburban. 349-1212 or 348-8724

354 Income Property For Sale

DOWNTOWN BIRMINGHAM
2 luxury contemporary townhouses with all the amenities. Shown by appointment. $285,000, assumable 11¼% mortgage available. Call between 8 & 5:30. 645-3333

GARDEN CITY 5, 6, 12 units. Brick, liberal location. $24,000-$27,500 per unit. New mortgages, Land Contract.
Perry Realty: 478-7640

356 Investment Property For Sale

SOUTHFIELD - Great starter or investment. 3 bedrooms, 1 bath, kitchen appliances, park like area. $33,900.
ASK FOR AMY
CENTURY 21
Northwestern 827-7750

358 Mortgages & Land Contracts

A BARGAIN!
Cash for Existing Land Contracts
Or Second Mortgages @ Highest $$$
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HIGHEST PRICES
Paid for Land Contracts. Results within 72 hours. Also will buy payments & you keep contract. Call eves. 455-1289

360 Business Opportunities

ASSUMABLE Land Contract - Excellent opportunity. Fast food restaurant. Excellent suburban location. Newly renovated. Good terms. Investment return in 6 months. Terrific opportunity, owner moving 681-1452

ASSUMABLE Land Contract - Excellent opportunity. Fast food restaurant. Excellent suburban location. Newly renovated. Good terms. Investment return in 6 months. Terrific opportunity, owner moving. 681-1452

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Selling a Business?
That's Our Business
Call Us
VR BUSINESS BROKERS 471-4550

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Location wanted for excellent coin operated copier. 25% commission.
Dayis, 559-5930

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VR BUSINESS BROKERS. 471-4550

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OWN YOUR OWN Jean-Sportswear, ladies apparel, children's, large size, combination store. Accessories. Jordache, Chic, Lee, Levi, E Z Street, Izod, Esprit, Lombay, Calvin Klein, Sergio Valente, Evan Picone, Liz Claiborne. Members only. Organically Grown, Gasoline, Healthtex, over 1,000 others. $13,300 to $16,900 inventory, training, fixtures, grand opening, etc. Can open 15 days. Mr. Loughin (612) 888-8155

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360 Business Opportunities

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Call between 10am-4pm 453-1644

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ABSOLUTELY CASH!
In 8 hours for your home.
Any condition
Call Ron. 459-3400

AN INVESTOR WANTS to buy income property. Will look at all, any condition.
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in 24 hours
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Century 21 Cook & Associates 316-2411

CASH TODAY
OR
GUARANTEED SALE
Also If in Foreclosure
Or Need Of Repair
Castelli
525-7900

EXPEDITE
Can make big payments for ¼ ownership interest in nice home.
516-1775

I WILL BUY your House - If Terms are good. Down Payment is minimal, and/or Owner willing to Finance. Write: Miller, P.O. Box 32108, Birmingham, Mich. 48012/3108 or call 517-4063

LIVONIA AREA, small family seeking long-term land contract home, low down, easy terms. 3 bedrooms.
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will buy 1 or 2 small land contracts. Van Heken. 588-4702

WANTED: brick ranch, good condition, basement, home not older than 6 or 8 years, price range in the $40's in Garden City or near Westland or Livonia
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WANT TO SELL YOUR HOUSE ON APT. BUILDING?
- Transferred?
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It's not too late! Call today.
Private Investor. 455-1816

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HEAT INCLUDED
One and 2 Bedroom Apartments from $510. Balconies, Carpeting, Carports, Air Conditioning, Swimming Pool, Clubhouse. No Pets.
Close to Shopping. 1 Block North of Maple. 1 Block E. of Coolidge, near Somerset Mall, Troy.
FOR APPOINTMENT CALL
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1 & 2 Bedroom Apartments From $415
Rent includes:
- HEAT
- STOVE
- REFRIGERATOR
- DISHWASHER
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- CONVENIENT TO TWELVE OAKS SHOPPING MALL

BEACHWALK APARTMENTS
On 14 Mile, between Haggerty & Novi Rd.
Call for information
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All our fine apartment communities are located conveniently to shopping malls, expressways, transportation and recreation. Features include spacious floor plans, air conditioning, carpeting, dishwashers, pools, and patios. With some, your rent even INCLUDES HEAT!

Move into any of these apartment homes and enjoy the fine life now!

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1 and 2 bedrooms. 1 and 2 baths. Choose from 4 spacious floor plans, north side of 10 Mile Road. West of Telegraph, adjacent to TEL EX Shopping Center. Resident Manager 354-3930
FROM $465*

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1, 2 and 3 bedrooms. 1 and 2 baths. 13 spacious floor plans. Clubhouse. Heat included (Phase I). North side of 12 Mile Road. East of Northwestern Hwy. Resident Manager 357-1761
FROM $465*

OAK RIDGE
1 and 2 bedrooms. 1 and 2 baths. 7 spacious floor plans. Clubhouse. Berg Road Service Drive adjacent to Northwestern Hwy., North of 10½ Mile. East of Telegraph. Resident Manager 358-1885
FROM $480*

THE PINES
1 and 2 bedrooms. 1 and 2 baths. Heat included. Franklin Road. North of Northwestern Hwy. Resident Manager 357-0437. FROM $530*

MAPLE TREE
1 and 2 bedrooms. 1 and 2 baths. 7 spacious floor plans. Clubhouse. Off Franklin Road. S. of Northwestern Hwy. and 12 Mile Roads. Resident Manager 354-0331.
FROM $485*

COUNTRY COURT
1 and 2 bedroom. 1 and 2 baths. Seven spacious floor plans. Heat included. West side of Greenfield Road between 10 and 10½ Mile Roads. Resident Manager 557-3032. FROM $395*

(Main Office - 353-8650)
*Rental Rates subject to change without notice.

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Phase II
In a Grand Tradition

New lavishly large 1, 2 and 3 bedroom terrace ranch dwellings that are utterly extraordinary: Private entry, attached garage, fireplace, cathedral ceilings, designer kitchens with separate breakfast areas, master bedroom suites with dressing area, double vanities and double closets, private in-residence laundry and storage rooms, full carpeting, central A/C, patio or balcony, pool, clubhouse, tennis courts, 24-hour manned gatehouse, all on over 100 incomparable acres!

For their size, design and incomparable setting, these are 1, 2 and 3 bedroom terraces that you must see.

From $630-$1225

Open daily. Aldingbrooke is located off Drake Road, between Maple and Walnut Lake Road, in West Bloomfield. For leasing information, Call 661-0770

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CALL US FOR
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APARTMENTS
BY CONSOLIDATED INVESTMENTS
4 locations to serve you
GARDEN CITY,
WESTLAND
PLYMOUTH
Spacious 1 & 2 Bedroom & studios
Management by owner
Excellent service
Carpeting, Appliances
Laundry facilities. Cable TV, Includes utilities, etc.
Open 9am-6pm Mon. thru Sat.
Sun. by appointment only
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BIRMINGHAM/TROY
A beautiful deluxe one bedroom apartment, approximately 1100 sq. ft.
Location wanted for excellent coin operated copier. 25% commission.
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$600 a month
(Includes water)
Call between 8am-5pm
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GRAND RIVER - 8 MILE
Behind Botsford Inn
SPECIALS! SAVE ON
1 Bedroom for $479
2 Bedroom for $589
3 Bedroom for $669
PETS PERMITTED
Smoke Detection Installed
Singles Welcome
Immediate Occupancy
We Love Children
HEAT & WATER INCLUDED
Quiet prestige address, swimming pool, air conditioning, carpeting, stove & refrigerator, all utilities except electricity included. Warm apts. Laundry facilities. Intercom system. Good security. Playground on premises.
For more information, please
477-8464
27883 Independence
Farmington Hills

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FROM $325
RENT INCLUDES
• Air Conditioning • Range • Refrigerator • Carpeting • Garbage Disposal • Laundry & Storage Facilities • Swimming Pool • Tennis Courts • Activity Building • Heat & Hot Water
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OFFICE OPEN DAILY 968-8688

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15075 Lincoln Road
(Greenfield & 10½ Mile)
STUDIOS - 1 & 2 BEDROOMS
FROM $320
FREE CABLE TV
Adult Community Reserved for Residents Over 50
Central Air, Heat, Appliances, Carpeting, Community Room, T.V., & Card Room, Pool.
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SNEAK PREVIEW
A LUXURY ADULT COMMUNITY
- 3 Story With Elevators
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- Laundry & Storage In Each Apartment
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Rental Office Open Daily 11 A.M.-3 P.M. CLOSED THURS. & SAT.
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NEW 1 & 2 Bedroom Apartments Designed for Adult Living
Convenient to I-96 & Twelve Oaks Mall
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Imperial Manor
APARTMENTS
1 and 2 Bedrooms
Includes heat, water, air conditioner, carpeting, laundry and storage facilities and pool
7 Mile - Telegraph Area
Call 538-2158

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W. BLOOMFIELD
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1 & 2 Bedroom Apts.
2 & 3 Bedroom Townhouses from $395
HEAT INCLUDED
Washer & dryer space available in each unit. Large, private storage. Cable TV available. Covered Carports.
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APT. HOME
With attached garage
IN FARMINGTON
ON OLD GRAND RIVER
Bet. Drake & Halsted
1 & 2 BEDROOMS
from $435
Fabulous Clubhouse
Year Around
Swimming Pool & Saunas
Sound & Fireproofed
Construction & More
Open Daily 12-6pm
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SPACIOUS 1 & 2 Bedroom Apts.
Carpet, Patio, Air, Pool, Heat Included
1 BEDROOM - $345
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BLUE GARDEN APTS.
Cherry Hill Near Merriman
For Details 729-2242

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Luxury apartments. Dishwasher, security, intercom, soundproof, pool, clubhouse. Sorry, no pets. Adult community.
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HEAT INCLUDED
Merriman Rd. (Onondaga Lake Rd.)
Just one block E. of 8 Mile Rd.
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"The Most Beautiful
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FINEST APARTMENTS
The Mt. Vernon Townes
on Mt. Vernon Blvd. (8¾ Mile Road) just W. of Southfield, set in a colonial atmosphere. Truly luxurious 1403 to 1750 sq. ft. plus basement townhouses.
• Top of the line appliances including double self-cleaning ovens.
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Beautiful Club House and Pool
From $445 Heat Included
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IN WESTLAND
On Merriman Rd.
by Ann Arbor Trail
1 BEDROOMS
from $360
Includes Heat - Carpeting
Air Conditioning - Patio & Pool
Sound Conditioned Walls & Floors
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GRAND River/8 Mile. Unique community in Old Redford. Small 2 bedrooms $360, heat included. $390, deposit. Safe, clean, well maintained. Appliances, hardwood floors, Has character. 356-3954

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Located in Farmington Hills. We offer luxurious apartment living that includes heat and water, washer and dryer, built-in vacuum systems at no additional cost. Air conditioning, clubhouse with saunas, indoor and outdoor pool, tennis courts, golf course and much more is available.
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Grand River & Halsted Rds.
Presented by
Mid-America Management Inc.

LAHSER near 7 MILE. Modern one bedroom, appliances, carpeting, heat included, parking. No pets. Leave message 531-3378

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Spacious 3 bedroom townhouse. $375 monthly. Decorated, central air, basements. No pets.
MacArthur Manor 758-7050

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Contemporary Apartments Designed for Adult Living
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SPACIOUS 1, 2, 3 BEDROOM TOWNHOUSES
FULL BASEMENTS
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FROM $267 Call 729-3328
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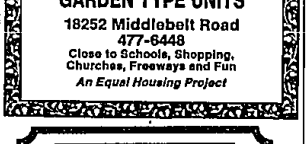

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1½ Miles West of I-275 on 7 Mile Road
Open daily 9 a.m.-5 p.m.
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- 1 BEDROOM
- 2 BEDROOM/ 2 BATHS
- CARPETING
- DISHWASHERS
- CARPORTS
- LARGE SWIMMING POOL
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Close to Schools, Shopping, Churches, Freeways and Fun
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AT LAST . . . A LUXURY RENTAL COMMUNITY
Introducing Covington Club, leased residences with all the features of a fine home. Choose from ranch or townhomes with private entries, whirlpool tubs, two-car garages, private basements, deluxe kitchens, patios, park-like surroundings, security.
14 Mile & Middlebelt, Farmington Hills
2 & 3 Bedroom Units from $1,175
Preview hours: Noon to 5:00 p.m.
or call for an appointment
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Managed by Kahan Enterprises
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1 AND 2 BEDROOMS
Includes: Heat, Water, Air Conditioning, Carpeting, Laundry, Pool
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Between Lahser & Telegraph
1 block north of 7 Mile
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766 E. MILL
Modern 1 & 2 Bedroom
Air Conditioned
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Dishwasher
In-unit Laundry & more
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From $415
Call Noon to 8 PM
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ORCHARD WOODS APTS 334-1878

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in South Lyon on Pontiac Trail
between 10 & 11 Mile
Cable TV available
Rent from $300 mo. -HEAT INCLUDED
Spacious 1 & 2 bedroom units available with central air, carpeting, all electric kitchen, clubhouse and pool.
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Spacious 2 bedroom apartment, 1½ baths, pool storage. Cable TV, adults, great location, $410 plus utilities.
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Southfield
HIDDEN OAKS APTS
1 & 2 Bedrooms
GE appliances, ceramic baths, central air, carpeting, drapes, intercom, patios/balconies & more...
Do a beautiful, wooded site.
PRICES BEGIN AS LOW AS $435
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SOUTHFIELD - 11 & Greenfield area. Spacious 2 bedroom townhouse, 1½ baths, carpet, central air, full basement & fenced in yard. From $610.
Call Fairlaz Townhouse 728-7743

400 Apartments For Rent

TIMBERIDGE
IMMEDIATE OCCUPANCY
An Apartment Community of Uncompromised Quality In Farmington Hills
NEW, LARGE, DELUXE 1- and 2-BEDROOM APARTMENTS IN WOODED COUNTRY SETTING
FEATURING
- Individually controlled central air conditioning & heat
- Large private balcony or patio
- Spacious closet & storage area in apartment
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- Frost free refrigerator/freezer
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- Plush carpeting
- Large pantry
- Convenient parking area
- Energy efficient insulation

CLOSE-IN FARMINGTON LOCATION
East of Orchard Lake Road on Folsom Road (extension of 9 Mile Road), corner of Tuck Road.

FROM $450
Model Open 1-5 Daily
Model: 478-5890
Manager: 478-1487

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Worth shouting about! Play a game of tennis . . . or go for a dip in the heated indoor swimming pool. Westland Towers is high rise luxury...without the high price! Even the heat's included.
1 & 2 Bedrooms Available
Rent includes Heat
Westland Towers
high-rise apartments
Located on Wayne Rd. between Ford Rd. & Warren.
721-2500
the heyman company

Beautiful
1 & 2 Bedroom Apartments from $305
Cable TV Now Available
- Heat Included
- Carpeting
- Air Conditioning
- Balcony or Patio
- Swimming Pool
- Clubhouse
- Convenient to 12 Oaks Mall
- 6 Month Leases Available

THE VILLAGE IN WIXOM
At Pontiac Trail & Beck Rds. (Take Beck Rd. Exit north 1½ miles from I-96).
Open Mon.-Sat. 10 a.m.-6 p.m. Sun. 11 a.m.-6 p.m.
Sorry no pets. 624-6464

One of the most exclusive addresses in Southfield
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Spacious one floor living or townhouses, the choice is yours
Limited access service
beautiful setting on ravines.
• HEAT INCLUDED • 1570-2600 sq. ft. •
Attached garages or covered parking • Central Air • Appliances, plus self-cleaning oven • Your own elegant private club with card rooms and heated pool, kitchen, wet bar, Swedish sauna • Plus much more!
Minutes from Town Center
Lodge Expressway & Shopping
From $615
Stop in to submit name for waiting list
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The most prestigious address in Southfield
OPPOSITE PLUM HOLLOW GOLF CLUB
NINE MILE ROAD BETWEEN LAHSER & TELEGRAPH