

**TWO FAMILIAR DUPLEX** now priced below duplication. \$154,000 buys 2 separate houses; each with 2 bedrooms, 2 1/2 baths, 1st floor laundry, full basement, 2 car garage, central air. ASK FOR AUDRY JOLLEY.



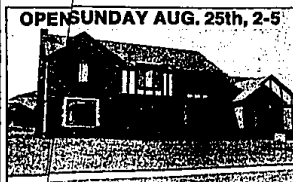
**POND WITH STREAM** on wooded acreage. Convenient to Meadow Lake with swimming privileges. 5 bedroom colonial, 4 1/2 baths, library, lower level walk-out family room with 2nd fireplace. Much updating. Birmingham Schools. \$258,900. ASK FOR ALICE or LEO RUTTEN.



**WOLVERINE VILLAGE. LAND CONTRACT TERMS.** Move-in condition, spotless Quad. 1/4 block from lake. 3 bedrooms, family room with fireplace and rec room. Large lot with fruit trees and garden space. \$89,900. ASK FOR BOBBIE SPRIGG.



**RESORT PROPERTY - SKI, GOLF, SWIM** at Schuss Mountain Resort. Beautiful Chalet, for the discriminating owner. Completely furnished, sleeps 10-12. Priced far below reproduction cost. \$74,900. ASK FOR OLA DUNN.

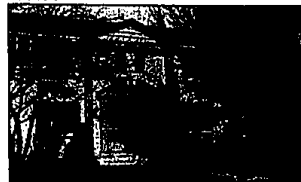


**OPENSUNDAY AUG. 25th, 2-5**

**CHARM AND ELEGANCE** describe this 1983 Tudor-style colonial. 3,500 sq. ft., 4 bedrooms, 3 baths, 35' family room, library, Jacuzzi, 3 car garage. Bloomfield Hills Schools. Priced to sell at only \$227,000. 2858 CREEK BEND, TROY. ASK FOR CINDY LORENCE.



**15 YEAR LAND CONTRACT** - Moves you into this warm country Dutch Colonial. Immaculate earth tone decor. Walk thru double front doors to the *glorious ceramic brick foyer* and find your DREAM HOME in prime Bloomfield Hills area! \$234,000. ASK FOR KAREN EVANS.



**BIRMINGHAM. LOWEST PRICED** unit at Williamsburg. Immediate Occupancy. 2 bedroom townhouse. Neutral decor throughout. Remodeled kitchen, central air, basement. \$59,900. \$750.00 per mo. lease or lease option purchase possible. ASK FOR MARCIA MEISEL.



**COVENTRY PARK HOMES.** Large Shire Model. Nicely decorated 3 bedrooms plus den, 2 1/2 baths, separate dining area. Enclosed patio with gas barbecue, full basement. Beautiful Clubhouse, sauna and large swimming pool. \$71,900. ASK FOR FRANK MERCURIO.



**MOVE-IN CONDITION CONDO** in South Hills of Birmingham. This condominium offers neutral decor, 2 bedrooms, 1 1/2 baths, kitchen with breakfast bar and large pantry, fireplace living room, doorwalls, patio and balcony. \$98,000. ASK FOR SANDY ZAFFERANI.



**3 ACRES PLUS** with spring-fed pond. Great opportunity for development of small residential subdivision. Potential for horses. 3 bedrooms, family room, enclosed front and rear porch. Horse barn. 2 car detached garage with electricity. \$100,000. ASK FOR SAL DELIA.



**RANCH CONDOMINIUM.** Private entrance with attached garage. Three bedrooms, recreation room, patio. Large rooms nicely decorated. Spacious grounds. Pool, clubhouse and tennis court. \$84,900. CALL OLA DUNN FOR FURTHER DETAILS.



**BIRMINGHAM - IN TOWN.** Executive condo. Toned exclusive area. End unit, 3 bedrooms, 2 1/2 baths, family room with wet bar. Has all amenities: central air, natural fireplace, attached garage with door opener, finished basement, private entrance. LAND CONTRACT TERMS. \$124,900. ASK FOR WILLIAM HAWKINS.

**RE/MAX**  
of birmingham, Inc.  
**647-0500**

Independent Member Brokers



**296 So. Hunter Blvd.**  
**Birmingham, Mich. 48011**

Independent Member Brokers

**RE/MAX**  
**associates**  
**540-9700**

**725 So. Adams Road**  
**Birmingham, Mich. 48011**



**Bright, spacious, open feeling** with beamed cathedral ceilings. Family room, fireplace, wet bar overlooking an inground pool that will knock your socks off. Great kitchen with large eating area. ASK FOR BOB HOLCOMB, \$219,000.



**Handsome Cape Cod.** Spacious and clean. Perfect location, walking distance to schools, shopping, health clubs and downtown Birmingham. New kitchen, new energy furnace. Beautiful landscaped private yard. ASK FOR BOB HOLCOMB, \$119,000.



**OPEN SUNDAY AUG. 25th, 2-5**  
27631 California, Lathrup Village  
(E. of Southfield, N. of 11 Mile)  
**IMPECCABLY MAINTAINED** inside and out. 4 bedroom colonial, family room with fireplace, 2 1/2 baths, finished basement. \$92,900. Extra buildable lot available for \$9,000. Call 540-9700 or 642-1347. ASK FOR JOHN OR BETSY MCKINLAY.



**Like new traditional colonial** featuring 4 bedrooms, 2 1/2 baths, family room and den, 3 car garage, all decorated in neutral tones with stained woodwork, six panel doors bay window in dining room, ceramic foyer. \$167,900. Call 540-9700. ASK FOR CARL OR MARLENE STELLIN.



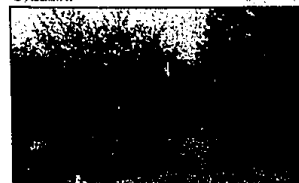
**Immaculate ranch home** with 3 bedrooms. Family room with fireplace. Full basement and a large heated inground pool with a beautifully landscaped yard. Central Air. \$79,900. ASK FOR JIM LEAHY 540-9700.



**A beautiful setting of trees, water and lawn** highlight this 4 bedroom colonial home located in the Bloomfield Hills school district. Family room with fireplace. Basement. Hardwood floors. \$159,900. ASK FOR JIM LEAHY 540-9700.



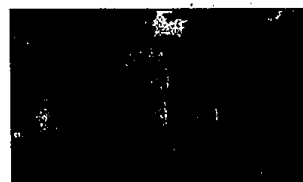
**LOVINGLY CARED FOR BEVERLY HILLS RANCH.** Two fireplaces. Country kitchen, library, doorwall to patio. Two bedrooms. Rec room, wet bar. All appliances. Two car garage, central air. \$88,500. Call 540-9700. ASK FOR SUSAN TEDESCO.



**IMMACULATE SHOREWOOD!** This expanded and custom 4 bedroom, 3 1/2 bath home has it all! In addition to a great family room and library, a fabulous 20 x 20 summer billiard/game room. Serpentine patio and private yard. \$268,000. ASK FOR DAVE JENSEN. 626-9000.



**Country living** with Bloomfield Hills schools. This newly listed ranch home has 3 bedrooms, beamed cathedral ceilings, inground pool and natural woodburning fireplace. \$129,900. ASK FOR JIM LEAHY 540-9700.



**"OPEN HOUSE" 2-5 SUN. AUG. 25, 3:12:50**  
**FAIRFAX-BEVERLY HILLS.** M. off 18, W. of Greenfield. Custom. 4 bedrooms, 2 1/2 baths. Family room, fireplace, study, 1st floor laundry. Birmingham schools. \$122,500. Call 540-9700. ASK FOR SUSAN TEDESCO.



**SUPER WESTACRES ORIGINAL** with master bedroom addition including full bath. Fabulous swim-beach-boat facilities! 4 bedrooms, 2 baths. Totally remodeled kitchen. 2 fireplaces. Fenced yard. Central air. \$64,900. ASK FOR DAVE JENSEN 626-9000.



**SPECTACULAR LAKEFRONT!** 4 bedrooms, 3 1/2 baths, 110' sandy beach. All sports equipment, 100 square feet, 3 fireplaces, 18' of glass windows, ceiling dining room, private road. Reduced from \$600,000 to \$375,000. ASK FOR DAVE JENSEN 626-9000.