304 Farmington Farmington Hills

BEST BUY. Sparkling Aluminum Bungalow. Large master suite, central air, basement, larger yard. Seller transferred. Asking $52,900. $5,300 Down. Call:
One Way Realty. 477-2222

BRICK CENTRAL, 4 bedroom, 2½ bath,library, family room, 2 car attached garage, commons. Rolling Oaks Sub. $140,900. Days 642-5404. After 6pm 651-4609

BRICK ranch, 3 bedrooms, 2 full baths, fireplace, new kitchen, attached garage. $84,500. 553-9469

BY OWNER- Spacious 4 bedroom, 2½ bath home. Meadow Hill Estates. Family, formal dining, master suite, cathedral ceiling. 474-4878

BY OWNER. Immediate Occupancy. Farmington Hills - Churchill Commons. Revine lot. Custom built and decorated, 4 bedrooms, colonial, 2½ baths, formal dining room, first floor laundry, central air, full basement, automatic sprinkling system, built in vacuum, many more features. $147,900. Open Sun. by appointment. 477-2681

BY OWNER. Lovely 3 bedroom brick ranch on beautiful property with mature trees & stream. 2 car garage. Phone 1-106.642-7009

COLONY PARK

4 bedroom colonial, central air, library, commons lot. Immaculate move-in condition. $154,900. Call:

Carol or Dick Amrhein
REAL ESTATE ONE
477-1111 , 553-4029

CONTEMPORARY colonial 3 bedrooms, 2 baths, family room, 1½ wooded cul-de-sac lot. $163,900. Call 553-0148 or 351-5623.

Country Living

In the City. Over 2 acres wooded with a lovely bedroom ranch, sunken family room with natural fireplace, large country kitchen, oversize garage $97,800.

CENTURY 21
SUBURBAN
349-1212 261-1823

COUNTRY RIDGE
Custom contemporary 2 story on wooded park. One of a kind with garden room. $189,900.
IMAGE PLUS
553-0353

EXECUTIVE HOME - custom built on 2½ wooded acres. 3,200 sq. ft., 4-5 bedrooms, 3½ baths, 3 car garage, pool with spa, waterfall, pool house. 12 Mile/Inkster. $225,000. 478-0087

Extensive Landscaping

Enhances this former builder's model at bedroom brick colonial. 2½ baths, panaled family room, ceramic foyer, crown moldings, central air and sprinklers. Custom decor. A dream house for quality buyers $149,900.
ASK FOR SHIRLEY HELLMAN

Merrill Lynch Realty
626-9100 358-0380

FARMINGTON-Chatham Hills Sub. By Owner, 4 bedroom brick colonial, formal kitchen, family room with fireplace, 3½ baths, finished basement, central air, 2½ car attached garage, large deck with gas grill, attic fan $169,000. 478-0683

Farmington/Farmington Hills

Wooded 2.5 Acres

Magnificent Colonial executive home surrounded by wooded paradise, fabulous kitchen, family room, formal dining that would make Julia Child envious - includes 32 pots, cupboards, quartz fireplace, 4 bedrooms, 2½ baths, 26ft. family room, walnut library, 1st floor laundry, 12 Mile Farmington Rd. area. Just listed $149,900.
Call 553-8700
Thompson-Brown

MAGNIFICENT 4 bedroom contemporary on Golf Course. Farmington Hills Country Club Golf Course. This home is loaded with quality features. Must see! 31806 Franklin Fairway, 1 block E. of Northwestern, N. off 13 Mile at end of road. Broker/ Owner 626-9300. Open Sunday 1pm-5pm or by appointment. 355-2400, ext. 210

Ranch/$66,000

Brick beauty in choice sub - walk to downtown Farmington. 3 bedrooms, large living room, 2 baths, finished basement, 2 car garage.
CENTURY 21
Hartford Counties, 476-6000

FARMINGTON HILLS - 4 bedroom colonial with family room/2½ baths, 2 car attached garage. Central air. Huge deck. $129,900. 553-7416

FARMINGTON HILLS - Open House Sunday 1-5pm. 4 bedroom tudor, 2500 sq.ft., 2½ baths, living room, dining room, family room with fireplace, 1st floor laundry, 2 car garage, full basement, central air, professionally landscaped, kids new condition, $155,900. 478-2290

FARMINGTON HILLS - W. of Orchard Lake between 11 & 12 Mile. 3 bedroom house on 3/4 acre - wooded as a park. $121,500 474-6790

FARMINGTON HILLS - Beautiful colonial on wooded lot. Immediate occupancy available. For information or showings, call 649-6500

FARMINGTON HILLS. Colonial, 4 bedrooms, 2½ baths, family room, fireplace, air, library $160,000.

FARMINGTON HILLS. Westbrook Sub, off 13 Mile & Orchard Lake Rd. 2,000 sq. ft. 4 bedroom, 2½ baths, 2 car garage, fireplace, ravine. Great location. Near Mercy Hospital. Price reduced $129,900. Eves 421-6702, 553-0348

FARMINGTON HILLS. 2 bedrooms, family room. Open house Sun. 12-4pm. 31531 Jamison Court off Grand River near Middlebelt. $10,000 down on L.C. $37,900. Immediate occupancy. 476-4673

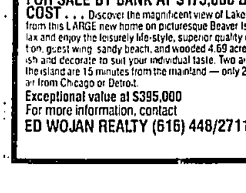
Grandma's House

Charming 1½ story home in historical downtown Farmington. 3 bedrooms, 2½ baths, natural woodwork, leaded glass windows, large fine finished basement and lovely master suite. Large 22 x 18 heated room between house and garage, greenhouse or shop. This is Grandma's house. Lot size 100x200, landscaped with oversized rooms and a short walk for one block to downtown Farmington. ERA Buyer Protection Plan Provided. $98,900.

Birds & Squirrels !!

A place to call home, yet close to town. Neat 3 bedroom brick ranch has large backyard with trees and 2 car attached garage, barbeque pit on patio, and a super clean. Total serenity. $81,400.

ERA
Orchard Hills 737-2000



FOR SALE BY BANK AT $175,000 BELOW COST . . . Discover the magnificent view of Lake Michigan from this LARGE new home on picturesque Beaver Island. Relax and enjoy the leisurely life-style, superior quality construction, guest wing, sandy beach, and wooded 4.69 acre site. Furnish and decorate to suit your individual taste. Two airports on the island are 15 minutes from the mainland — only 2 hours by air from Chicago or Detroit.
Exceptional value at $395,000
For more information, contact
ED WOJAN REALTY (616) 448/2711

304 Farmington Farmington Hills

FARMINGTON HILLS
THIS LITTLE BEAUTY Has loads and loads of potential, but a little TLC could make this house a home. 1½ baths, 2 car attached garage, nice country-like setting. $79,900.

ARCHITECT'S CONTEMPORARY RANCH Completely remodeled in a quiet country setting with woods and over ½ acres. 3 bedrooms and 1½ baths, familiar floor plan, large wrap-around deck, 2 car attached garage $114,500.

CUL-DE-SAC SETTING! 4 bedrooms, 2½ baths prime brick colonial with immaculate decorating in a contemporary flair, family room has full wet fireplace with raised brick hearth, breakfast nook. $147,500.

OUTSTANDING ESTATE! Superbly maintained and updated historical farm house on fenced 3 acre estate with large deck overlooking inground swimming pool and pond plus 4-5 bedrooms, den and family room, finished walk-out. $375,000.

CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

FRANKLIN FOREST (N. side of Northwestern Hwy. between 13 & Middlebelt) 4 bedrooms, 3½ baths, vaulted great room, California stone fireplace, blue kitchen, rec. room, 2½ attached garage. $184,900.
Interiaken Real Estate 661-5511

GRACIOUS LIVING is yours in this beautiful quad, 4 bedrooms, 1½ baths, great floor plan. A nature lover's dream on almost ½ acre. Hurry! This won't last! $149,900
ASK FOR DEBBIE or BETSY

Merrill Lynch Realty
626-9100 855-3013

HANDYMAN WANTED - Better has 2 homes for sale around 8 Mile & Middlebelt. 2 bedroom home maintenance free. $33,900. 3 bedroom (possible 4), 1 car garage, $41,900. Call for location. 661-1111

HUNTERS POINT
Stocking lucky? Not a great area. This custom home features 4 bedrooms, 3 car garage and is scheduled to be completed in Sept., $199,900

A TOUCH OF CLASS
House Beautiful, 4 or 5 bedrooms, sharp colonial, 2½ baths, attached garage, backs to wooded area. Sellers are motivated, reduced $9000.

EARL KEIM
553-5888
MAPLE W. INC.

JUST LISTED
Is this beautiful 5 bedroom Tudor style colonial, 2½ baths, 1st floor laundry, formal dining room, fabulous kitchen with built-ins, plus walk-in pantry, large family room with natural fireplace, basement, side-entrance garage with separate porch, large pie-shaped yard backing up to private wooded area, much more. Only $164,900.
MIKE WICKHAM
CENTURY 21
Gold House Realtors
478-4660 261-4700

LOVELY FOUR BEDROOM
2½ bath home on gorgeous private lot. Formal dining room, family room with fireplace, library. Super location. Convenient to schools, expressways, shopping. $122,500.
Call 553-8700
Thompson-Brown

MEADOWBROOK
Contemporary 2400 sq. ft. split-level with 2 fireplaces and balconies off 2 of 3 bedrooms, newly redecorated, oak trim and floor, oversize garage and sunparlor landscaping. Custom interior with very special quality features. Just listed. Asking $189,900.
BOB CRAVER
422-6030
RE/MAX FOREMOST, INC.

MEADOWS SUB - charming 3 bedroom Hillside, 1½ baths, central air, large treed lot, 1½ car garage. $68,500. 474-7459

MOTIVATED SELLERS!
A real buy in today's market, all offers considered. Immediate occupancy. Farmington Hills. 3 bedrooms, 1½ baths, living room with fireplace, kitchen with eating area, family room, 2 car garage, fenced yard, $ saving kitchen appliances. Call Bruce Lloyd, Meadowmasters Inc. 851-8070

306 Southfield-Lathrup

A BEAUTIFUL

Contemporary colonial with large country kitchen, 25 ft. family room with fireplace facing lovely deck, great courtyard. Central air, 2 car garage, private patio in Lincoln Schools District. $79,900. Ask for Donna.
THE RESIDENTIAL GROUP
569-5101 357-4274

ASSUMPTION OR LC
3 bedroom brick ranch, finished basement with a walkout door, 4th bedroom or den and a full bath, 2 car garage on a fenced lot. $57,900.
CENTURY 21
Today 553-0700

BEAUTIFUL ravine subdivision, 4-5 bedrooms, 3½ baths, contemporary quad home. Excellent move in condition. Over 1 acre, private back yard with trees, custom built, 2 car garage, lots, sliding glass doors. Must see! Ask for Mrs. Jenkins
Century 21 Northwestern
827-7750 or 356-4795

BIRMINGHAM SCHOOLS. Cranbrook North Sub. 2,048 sq.ft. 4 bedroom Quad, 2 full baths, 2 car attached garage, family room, fireplace, formal dining room, many more extras. $94,500. 642-8804

BIRMINGHAM SCHOOLS - 3 bedroom brick ranch, 1½ baths, 2 car attached garage, finished basement, family room. $69,500. 645-0661

BIRMINGHAM Schools, split-level, 4 bedrooms, 2½ baths, country kitchen, 2 zone central air & heat, ceiling fan, first floor laundry, attached 2½ car garage + openers, open Sat. & Sun. $119,000. 357-2337

BY OWNER - Southfield, 2 bedroom brick ranch, large lot, natural fireplace, country kitchen, Jenn-air appliances, Florida room, attached garage, above ground pool, with deck, brick patio, all new horizontal blinds. $45,900. 357-1868

306 Southfield-Lathrup

BY OWNER. Attractive 2-story brick, 4 bedrooms, 2½ baths, living room, dining room, family room, fireplace, oversized 2 car side-entrance garage, large circular drive, patio, intercom throughout. Near schools & park. 353-1858

CRANBROOK - VILLAGE RANCH $121,900. Quality home in Cathedral ceiling & fireplace in living room. Hardwood floors, wet bar & lots of built-in storage. 645-8000. Call Janette A. Engelhardt, 644-8700

MAX BROOCK, INC.

CUTE

As a bugs ear, as a matter of fact, the cutest house I've seen in a long time! Shows pride of ownership in every detail, 3 bedrooms, dining room, family room, newer electrical, windows, totally updated, large garage, fenced yard, screened house, shows great. Nicer than new. HOT NEW LISTING.
Century 21
HOME CENTER 476-7000
11 Mile & Middlebelt

LATHRUP VILLAGE
Custom 3 bedroom, 2 bath ranch. Full basement, fireplace, attached space, excellent kitchen layout, family room, fireplace, $98,900.
Call today 851-9770
ERA-RYMAL SPUES

OPEN HOUSE 1- 4PM
8PACIOUS - WOODED - WOODY
Great ranch nestled onto ¼ acre beautifully treed for privacy. Quiet winding sub. Super floor plan for entertaining and family living. 3 bedrooms includes master suite, dining living room with dining area and natural fireplace, country kitchen, outstanding family room with doors all to wonderland deck at rear. Basement lined, 2½ car attached garage with door opener. 24792 Larges (S. off 10 Mile Rd., W/Lahser) $78,900.
Century 21
ROBEC PROPERTIES
851-7711
Executive Relocation Service

OPEN SUN. 2-5PM. 27250 Jonard. *Privacy of country living yet close to civilization.* 3 bedroom ranch, 1½ baths, central air, family room overlooking Gunite inground pool.
Elizabeth Bodak
REAL ESTATE ONE
851-1900 851-3267

OPEN SUN. 2-5. Immediate possession. 3-4 bedroom Tri Level, 2½ baths. Living room, cathedral ceiling, family room/fireplace, outdoor patio. Central air, automatic blinders, custom draperies. 2800 sq. ft. 21024 Lincoln, 9091 Willowbrook, N. of 12 Mile, W. of Evergreen. 350-3520

OPEN SUN. 2-5
27347 Shagbark, W. of Pierce, S. off 12 Mile on Gleason. Immaculate, updated ranch offers 3 bedrooms, kitchen with eating space. Living room with fireplace. Dining room & family room. Extra insulation. Hardwood floors. Built-ins & lovely yard with patio. $56,900. Call Carole Eselman, 645-2000 or 626-0582. Cranbrook Assoc., Inc.

REMODELED 1½ story bungalow on Lincoln. Brick, new deck & shed, finished upstairs, full basement, new roof & furnace, good condition. Only $51,900. 350-9539 or 492-0835

SHARP Contemporary 3 bedroom, 2 story home with finished lower level, hardwood floors, sunken living room, huge great room, immaculate, updated kitchen, ready to move in. Swim club, near schools. Only $58,900.
Please ask for...
Sylvia Stotzky
REAL ESTATE ONE
350-2020 644-4700

SOUTHFIELD - between 8 mile W. of Inkster, 3 bedrooms, living room, kitchen, laundry room, 2 car garage. $27,900. For further information call MIG Construction Co., 557-3555

SOUTHFIELD - BY OWNER
Nicest in Sub! Large 4 bedroom Colonial, 2½ baths, Southfield Lathrup School, N. of 12. Reduced 1½ $88,900. MUST SELL. 557-2784

SOUTHFIELD - by owner, 12 Mile & Evergreen, immaculate 3 bedroom brick ranch, fireplace, patio, central air, new carpeting, appliances, dishwasher, $58,500. 355-2509

SOUTHFIELD - Open Sun., 1 to 5 Sharp 3 bedroom brick ranch, French, finished stove, 4 car garage, carpet, curtains, mature trees. $59,900. 25239 Muirland, W. of Lahser, S. of 10 Mile. 357-1311 LAKES REALTY 360-1323

SOUTHFIELD OWNER, clean, 1st floor, 3 bedroom brick ranch, dining room, family room, fireplace, large heated garage, large lot, immediate occupancy. $49,900. 557-3003

SOUTHFIELD - 3 bedroom brick & aluminum ranch, carpeted. Florida room, fenced yard. $40,000. 559-1258 647-6378

SURPRISE! You'd expect to pay more for this 2 bedroom brick ranch, with family room, in the Southfield Schools. Well it's not! Southfield! Expect a quick sale at only $45,000.
Call Mary Third
REAL ESTATE ONE
546-9100 543-8660

4 BED, LAND

N. of 12, E. of Lahser (northernmost street in Southfield; connects to Beverly Hills.) 2,400 sq.ft. Finished basement, large family room, Open floor plan, patio, modern lights, neutral decor. 1 acre, many trees. $109,900. 357-0030

307 Milford-Highland

ENJOY THE GOOD LIFE!
Spectacular custom built with quality throughout. Cathedral ceilings, features are many. Formal dining room, family room has a California Brick stone fireplace, plus wet bar, gourmet island kitchen/Jennaire. Quality. First floor laundry, walk out lower level with bedroom or library with full bath. Lower level family suite on a professionally landscaped acre. Much more! Priced to sell. Call
PRESTON REALTY
313-478-7275 517-548-1668

PRIDE - LAKE Privileges, beautiful 3 bedroom, 1600 sq. ft. ranch, level plus oversized garage, brick exterior, 2½ car garage, new appliances. Attractively decorated in stunning sub. $94,700. J.T. Kelly Homes, 685-8033

THREE (3) Bedroom, 2 Bath Ranch, 2½ car garage, $79,900. Lake Privileges & White Lake privileges. Vacant Sept. 1st. 872-2000, 887-6964

308 Rochester-Troy

NORTH TROY - BY OWNER. 5 bedroom Cape Cod in Windmill Points Sub. Family room/fireplace, central air, 2 car attached garage. Unique secluded back yard & spacious brick deck backing to woods on creek. Close to all schools. GM exec. relocating. $105,000. Shown by appointment. Home 689-8194

308 Rochester-Troy

NICELY DECORATED ranch home in Troy's popular Stonecridge Woods Sub., features include great room, country kitchen, 3 bedrooms, 2½ baths, 2½ car garage in move in condition. Other extras include inground Solar heat, finished rec room, central air, sprinklers in rear & side. Near parks and schools. Must see! $129,900. Call for appointment. 879-5592.

N. TROY TUDOR COLONIAL
OPEN SUN 1-5PM
Elegant, but inviting, center entrance colonial with 4 bedrooms, 2½ baths, family room with raised hearth/fireplace, large living & dining rooms, large kitchen & nook, extensive professional landscaping, 2-car attached garage, 1st. floor laundry, mud room, 1st floor master bedroom suite, exterior, duvers Only. $212,900. This is a Home, not just another house! 2981 Denise Dr. S. of Square Lake, W. of Dequindre. 879-5537

OAKLAND TWP - 3 bedroom pushmi-pull ranch, English Tudor styling; Professional landscaping, 2½ acres in Adams Road Estates. Many custom features include; dwarf orchards/ trees, golf fairway & custom drapes. Call eves. 852-9353

OPEN SUNDAY, 2-5 PM
ROCHESTER, Cumberland Hills, 3 Bedroom, Bob-Kat built ranch, move up to Commons. 1st floor laundry, sprinkler system, new carpeting. Great location. Must see inside. $129,900. Buyers Only! 651-0609

OPEN SUN. 2-5

Just listed! 2,000 sq. ft. ranch with 3 bedrooms, 1½ baths on ½ acre lot in sub with park, pond and tennis. Country living at its best for only $109,900. 258 Behaven, Troy. S. of Long Lake, E. off Livernois.
Merrill Lynch Realty
689-8900

OPEN SUN. 2-5

2316 Chesapeake Ct., Troy, N. of Long Lake, W. of Coolidge, Chelsea Estates. Perfect for entertaining. Neutral throughout. Beautifully landscaped. Deck, patio, pool. 4 bedroom, 2½ bath colonial. Walk-in closets, first floor laundry, fireplace in family room, island in kitchen, den, $ 219,500.
ASK FOR SANDY PALMER
Merrill Lynch Realty
647-5100 641-7244

QUALITY RANCHES & COLONIALS
FROM $165,000
Great demand for a quality built home has taken one of Troy's most respected builders back to Rochester, select from 10 attractive lots in the popular Brookdale West Subdivision. Standard features include carpeting, light fixtures, appliances, crown moldings, oak cabinetry, tiled bathrooms & much, much more. Have Dawn or Krue build your dream ranch or luxury colonial. EHO
For information call:
641-7079 642-8568
Benedicks & Krue Develop. Corp.

ROCHESTER - custom built executive home, 4 bedrooms, 2½ baths, library, deck, air, greatlot. $189,900. 852-9353

ROCHESTER Hills - colonial, 3 bedrooms, library, 2½ baths, family room, finished basement, deck, sprinklers, etc. $125,900. 651-0038

ROCHESTER HILLS - Grosse Pines Subdivision, 4 bedrooms, 2½ bath colonial, approx. 2,187 sq.ft., family room, $239,900. 652-4602 583-9500

ROCHESTER HILLS - BY OWNER
Fabulous quality home, 3 bedrooms, full & two ½ baths, family room with fireplace, den, laundry room, rec room, oversized 2 car garage, $175,000. 375-9397

ROCHESTER HILLS by owner. Can have immediate occupancy. GM Executive relocated - moving again, has earned free homes prices right and fast! 3,000 sq.ft. Wendegar home on wooded acre. Finished basement, down family room w/oak floors, wet bar, fireplace, sauna, 1st floor master suite, many other features. $170,000. 375-9745

OPEN HOUSE - OPEN HOUSE - Sun. 2PM-5PM. 925 Langley, S. of Tienken, just E. of Brewster, 4 bedroom, 2½ bath colonial, family room, fireplace, central air, new carpeting, appliances, dishwasher, $58,500. 375-2784

SOUTHFIELD - by owner, 12 Mile & Evergreen, immaculate 3 bedroom brick ranch, fireplace, patio, central air, new carpeting, appliances, dishwasher, $58,500. 355-2509

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Call Mary Third
REAL ESTATE ONE
546-9100 543-8660

4 BED, LAND

N. of 12, E. of Lahser (northernmost street in Southfield; connects to Beverly Hills.) 2,400 sq.ft. Finished basement, large family room, Open floor plan, patio, modern lights, neutral decor. 1 acre, many trees. $109,900. 357-0030

TROY - Exclusive Northwest area, large executive traditional colonial, 4 bedrooms, living, family & dining rooms, 2½ baths, 3 car attached garage, deck, air, maintenance free, sprinkler system. $229,000. By owner, by appointment only. 641-9301

TROY OPEN SUN 1-5PM
3806 ROOT DR.
Custom features abound, 3 bedroom Tri Level, 1½ baths, library or 4th bedroom, family room with fireplace, greenhouse with cathedral ceilings & dining area. Professionally landscaped with patio & deck. Extras galore! $137,900. 528-0739

TROY - Stonecridge Sub. Colonial, 4 bedroom, 2½ baths, family room, fireplace, 1st floor laundry, air, sprinklers, 2½ car garage, close to schools, parks, 1st floor deck to nature reserve. $129,500. 879-7119

TROY; 3 bedroom, 1½ bath Colonial, family room, fireplace, finished basement, 2 car garage, fenced yard, 4th bedroom, Sprinking system, 2-zone heat, central air, $79,900. Professionally landscaped & decorated, 2 car attached garage. Movein condition. Off Coolidge & Maple. Long Lake & Square Lake. Qualified buyers Only! 518.000. 641-9292

TROY; 3 bedroom, 2 baths, 1st floor laundry, great room w/fireplace, deck, neutral tones, low maintenance, $95,900. Move in condition, lots of extras. 3 years old. Shown by appointment. $117,900. 651-1362

309 Royal Oak-Oak Park Huntington Woods

CLAWSON - By Owner, 3 bedroom brick ranch, 2 baths, fireplace, air, basement, garage, inground pool, $78,900. After 5 PM. 280-0787

FERNDALE
Simple Assumption
Great assumption or land contract terms on this very nice all brick 3 bedroom home. Central air, natural fireplace, formal dining room, full basement and 2 car garage. Make your offer. $49,900. Call TONY
Re/Max West 261-1400

GOOD NEWS!
N. Royal Oak 3 bedroom brick ranch reduced to $61,900. Features finished basement and garage. Motivated seller. Ask for...
Jan Britton
REAL ESTATE ONE
548-9100

HUNTINGTON WOODS, white colonial ranch, 3 bedrooms, 2 baths, 20' family room, air, garage. Sacrifice $110,000. 546-1619

HUNTINGTON WOODS - large ranch with beautiful new country kitchen, 3 bedrooms, attached garage. $104,900.
ERA/WOODWARDSIDE. 549-7400.

ROYAL OAK - 3126 N. Connecticut, newly decorated, 4 bedrooms, 1½ baths, new carpet thru out, central air, gas heat, 3 bedroom, fenced yard, 2 car garage, move-in condition. $69,900. 647-4111

309 Royal Oak-Oak Park Huntington Woods

N. ROYAL OAK- By Owner, 3 bedroom brick ranch, large 26x12 living room, eating space in kitchen with built-in dishwasher, finished basement, New furnace, Maintenance free exterior, Immediate occupancy, Nice treed area. Mid $60's.280-2763

RARE 1930's ENGLISH TUDOR
Pleasant Woods Beauty! Four bedroom, leaded glass windows & doors, 3-4 bedrooms, 23 by 12 living room with fireplace, Transferred, forgiving new Jenn-Aire kitchen with nook. Excellent condition. $84,900. Open Sun 1-5. 548-0318

SHRINE PARISH - Woodward Side 3 bedroom brick ranch, 1 & three places, 2½ car garage, finished basement, immediate occupancy. $69,900. 548 Trafford, Royal Oak. Days, 641-0819. Eves, 641-1920

310 Union Lake Commerce

EMERALD PINES
New custom homes on magnificently wooded home sites in a unique new residential development, 1 mile W. of Haggerty Rd. on the North side of Richardson Rd. in Commerce Twp. Ranch homes & 2 story homes from $140,900 and up for design welcome. LAKESIDE REALTY,
360-2970 or 355-4300

LAND CONTRACT TERMS - 3 bedroom, 2 bath brick ranch, neutral carpet throughout, finished basement, central air, oversized 2½ car garage, family room with fireplace, much more. $69,900.
ASK FOR MADELEINE. CENTURY 21 Today 553-0700

OPEN SUN. 2-5

Very Sharp 3 bedroom ranch 3 years old. All natural woodwork throughout, wood deck, family room, fireplace, 1½ baths, 2 full baths, quality wood windows, sharp landscaping & much more. $68,900. 5256 Weston Ct., W. of Carrol Lake Rd. & N. of White Rd. Call Tony,
Re/Max West 261-1400

311 Orchard Lake

Walled Lake

BLOOMFIELD HILLS SCHOOLS
Colonial, 4 bedrooms, 2½ baths, central air, $205,000. Buyers only. By Appt. weekends only. 851-0211

312 Livonia

A+ Attractions

TERMS GALORE
Just listed! Beautiful, large 3 bedroom brick ranch, 1½ baths first floor laundry, 2 car garage, new carpetment, 2 car garage. $69,900. 15 year land contract terms.

KIMBERLY OAKS
Just listed! Beautiful, large brick home features family room with natural fireplace, 2½ baths, 3 bedrooms, nicely landscaped yard. $91,900.

312 Livonia

EXECUTIVE COLONIAL
Mint condition 4 bedroom brick colonial features - large living room, formal dining room, country kitchen with built-ins, fireplace in family room, 2½ baths, first floor laundry, professionally landscaped with sprinklers, inground pool, 2 car attached garage. $119,900.

ATTENTION FIRST TIME BUYERS
Gorgeous 3 spacious bedroom quad beautifully decorated, offers - great family room, 1½ baths, large living room, updated kitchen with built-ins and nook, beautiful secluded yard, attached garage. $85,900.

CENTURY 21
NADA, INC. 477-9800

EXTRA SHARP Brick Ranch. Custom windows installed throughout, oversized 2 car Garage. Gas Log fireplace, 2½ baths, or FREE Cup of Coffee. Call:
One Way Realty. 522-6000

FIVE-LEVEL 4 bedroom colonial on oversized lot, beautifully decorated, full basement, newly remodeled country kitchen. 464-7878

HEART OF LIVONIA. Approximately 3300 sq. ft. custom colonial. 4 bedrooms, 3½ baths, 2 fireplaces, great room, oak floors, wet plaster, 2½ garage, 1st floor laundry, 2 years new roof, furnace & air, 20 x 40 heated inground pool brick cabana, brick fence around beautiful, mature oak trees, all custom throughout, meticulously maintained, $169,000. 464-7878

"HIDDEN PINES SUB"
Executive Colonial, built in 1982, 3 bedrooms, 2½ baths, family room, fireplace, first floor laundry, 2 car attached garage, extensive decking, full basement. Loaded $136,900.
HEPPARD
855-6570

JUST LISTED
3 bedroom ranch with basement and garage on 1/2 acre in Western Livonia. Only $8,000 down.

Century 21
Today 538-2000

KEEP COOL
South off Ann Arbor Trail, West of Middlebelt area. Beautiful 3 bedroom ranch, aluminum siding, maintenance free exterior, large living room with fireplace, complete new kitchen with built-ins, 2½ baths, fantastic rec room with gas log fireplace and "L" shaped wet bar, 2 car garage, plus a gorgeous quartz marble swim spa, water free-formed inground swimming pool. Livonia Schools. Asking $72,500. For more information call & ask for:
JEAN PROCH
EARL KEIM-WESTLAND
729-2500

LIVONIA & AREA
DREAM NO MORE! 3 bedroom, 2 bath ranch, located in desirable Mayfair Village. Large living room with real fireplace, 2 car attached garage. Neutral decor. 1,400 sq. ft. open floor plan, central air. $99,900.

SPACIOUS IS THE WORD, plus you have the country in the city with this lovely 3 bedroom, 2½ baths, situated on a ¾ acre lot with room to roam. Fantastic master bath, large 3 car attached garage, family room at only $109,900.

TALK OF THE TOWN, spacious 4 bedroom, 2½ bath, colonial, located in the heart of Livonia, all good size rooms, two fireplaces, 2 car garage, by 2,300 sq. ft. Great buy for the money. $91,900.

LOOK WHAT WE FOUND! Custom built 3 bedroom, 2½ baths, formal dining room, large living room with fireplace, good size eating area in kitchen. Well insulated, 2 car attached garage, located on a nice size lot. A real Jim Dandy at $89,900.

WHY PAY RENT? 2 bedroom, nice size home, featuring 3 bedroom, attached basement, 2 car garage & more. Only $58,900.

NEW TO THE MARKET.... newer ranch in one of Livonia's finest subdivisions on a quiet court lot. Call today for a showing of this fine home. $129,900.

TREED LOT... a 3 bedroom ranch in move-in condition just waiting for a new family. Unbeatable Livonia location. Priced at $72,900 is a one year ERA Buyer Protection Plan!

ESTATE SIZED LOT... City location, country setting. Charming 3 bedroom Cape Cod offering a finished basement, 2 car attached garage & more. Call today. $69,900.

ERA
FIRST FEDERAL
478-3400

LIVONIA SCHOOLS
Lovely 3 bedroom 1½ bath brick ranch, sunny kitchen, large living room, full basement, garage, nice big yard, patio, newer roof and furnace. $61,900.
CENTURY 21
Hartford South 464-6400

312 Livonia

LIVONIA & AREA
JUST LISTED. Only 4 lower old in Northwest Livonia's most preferred Laurel Park Sub. Tudor style brick colonial with cathedral quaet room and fireplace, 2½ baths and 1st floor laundry. Plus deck, sprinklers, wood deck and custom appointments throughout. $142,900.

DREAM STARTER. Nearly new 1978 built Redford Township 3 bedroom brick ranch. Basement, spacious kitchen, natural stained wood trim and Marvelshield windows. $42,900.

CASTLE GARDENS. Fine Western Livonia location with easy access. Handsome 3 bedroom brick ranch offers with a true country kitchen including microwave, range & dishwasher, Convenient bedroom arrangement, full bath and 2 car garage. $74,900.
HARRY S.
WOLFE
421-5660

LIVONIA & AREA
OPEN SUNDAY 1-4

LIKE LIVING in the country yet still close to everything? Almost an acre, 3 bedroom, 1940 aluminum bungalow with basement, 2 attached garage. Exciting quality — like dart boards, coved ceilings, nestoles for fireplace. Seller anxious to move before winter, make offer. $81,900.

SUPER MOTIVATED seller says "please bring me an offer" on this beautiful 4 bedroom, 1½ bath bi-level with newer furnace, new carpet, no-wax floor, wallpaper and paint, 2½ car garage. Walking distance to one of Westland's most popular elementary schools.
HARRY S.
WOLFE
474-5700

LIVONIA & AREA
PLUSH PERFECTION. Nearly new in Northwest Livonia's popular Woodridge Village. 2½ bath brick colonial, quality decorated, 1st floor laundry, 3 large bedrooms, dining room, family room with fireplace. Basement partially finished with half bath. More in beauty than words. $79,900.

ALL YOU COULD ask for — Livonia Schools, 3 bedrooms, basement and garage. $59,900.

Michigan Group Realtors
17005 S. Laurel Park Dr.
Wayne Cty. We Gotcha Covered
591-9200
List With Us!

LIVONIA
Charming colonial
N. of 7 E. of Farmington
2,000 sq. ft., totally remodeled, 3 bedrooms, 1½ baths, 1,500 sq. ft. dining, basement, 2 car garage. It's nice, bargain priced at $55,500.
Call SANDY SERSEN
MAYFAIR 522-8000

LIVONIA
OPEN HOUSE SUNDAY
AUGUST 17, 1986, 1-4 P.M.
32072 Nola, S. of Ann Arbor Trail, W. of Newburgh. Call: TILE GARDENS TRI-LEVEL
2 full baths, newly decorated throughout. Wood burning fireplace in family room. Lots of extras. $80,900.
Call 261-5080
Thompson-Brown

LIVONIA - OPEN SUN 12-5PM
29005 Five mile, 2 room ranch, 1½ baths, 2½ car garage, fenced yard, $59,900. 522-3082, if no answer 464-1373

LIVONIA
Well kept bedroom ranch, needs some work, good investment for rental property. Bring offers. Call...
Merrill Lynch Realty
REAL ESTATE ONE
851-1900 478-6591

LOOKING GOOD

Just listed, sharp 3 bedroom brick ranch, aluminum trim in prime Livonia. Featuring newer attached garage, air cleaner, extra insulation, copper plumbing, roof of like home, basement, 2 car garage. Home shows well. $72,900. Offers accepted. Call today! RENEE KLIMKEWICZ, CENTURY 21 Today 261-2000

MOVE-IN CONDITION - Throw away that old paint brush - Just set a array the charming Early American brick Cape Cod, 3 bedrooms, 1½ baths, formal dining room, plus upstairs bedroom with table space, attached basement, attached 2 car garage, beautiful patio. Qualified Buyers only. Asking $135,000. Negotiable. For appointment 522-0778

NOTTINGHAM WOODS. Immaculate 3 bedroom Quad Level, some spacious kitchen, family room, natural Florida fireplace, wet bar, 2½ baths, 3 zone heating, ½ acre landscaped lot, central air, Anderson windows, extra insulation, Original owner. By appt. Buyers only. Call preferably after 5pm 476-2418

N.W. AREA - 4 bedroom Colonial, family room, full wall fireplace, 1st floor laundry, fenced backyard, screened patio, formal dining room, 2½ car attached garage. OPEN SUN., 2-6pm. 476-4867

312 Livonia

LIVONIA & AREA
OPPORTUNITY IS KNOCKING for that young couple or retired person to find a home for something in exceptional condition with little upkeep. There are spacious bedrooms, large living room, screened porch, and garage. Just $38,900.

COUNTRY LIVING at it's finest. Quiet and cozy, surrounded by towering trees. Lovely screened porch, and large lot. This charming place offers 4 bedrooms, formal dining area, 1½ baths, and basement, and garage. Only $59,900.

CONVENIENT LOCATION. Close to family "Y" and ice arena. This spacious 3 bedroom brick ranch offers 1½ baths on main floor, family room with natural fireplace, full finished basement, doorwall leading to private deck, large kitchen and 2½ car garage. $79,900.

BUITES AND THINGS - If you've got that "king size" bed from the apartment days, don't worry, we'll find a look right here. In addition to a spacious living room, refinished hardwood floors, and a modern kitchen ensan, this affordable offering even has a 20 ft. dining area in back. You don't almost call it a suite. Only $32,500.

LAND CONTRACT TERMS - Rare 5-bedroom home go fast. Ideal for the young family that needs space but has to work with limited funds. There's a nice kitchen, hardwood floors, 1½ baths, 2½ car garage, and a fenced lot. $49,900.
HARRY S.
WOLFE
474-5700

LIVONIA & AREA
PLUSH PERFECTION. Nearly new in Northwest Livonia's popular Woodridge Village. 2½ bath brick colonial, quality decorated, 1st floor laundry, 3 large bedrooms, dining room, family room with fireplace. Basement partially finished with half bath. More in beauty than words. $79,900.

ALL YOU COULD ask for — Livonia Schools, 3 bedrooms, basement and garage. $59,900.

FIRST SHOWING. Sturdy brick colonial with 3 bedrooms and family room. Flawless decor with a full basement, 1½ baths, central air, aluminum trim and garage. Quiet subdivision with an extra deep fenced yard. $58,900.

MOTIVATED SELLER. Just reduced for a fast sale. This Parkside serenity is yours in this brick 3 bedroom ranch on a large country lot with fine stream. Gorgeous basement rec room with brick fireplace, 2 full baths, central air and 2½ car garage. $64,900.

HANDY OPPORTUNITY. Earn instant great equity in this Farmington H