302 Birmingham Bloomfield

OPEN SUNDAY 1-4
311 Cranbrook Court,
Off Lone Pine
(South of Lone Pine &
East of Cranbrook)
CRANBROOK ESTATE
An elegant home in one of the prestige subdivisions around. Six mean charm in this 1940 home with beam that crown molding, dbl. panel doors and more! Spacious grand design with 5 bedrooms, library, formal lower and dining rooms, 4 full and 2 half baths. English garden all sun room, pool area to rear. $778,000.(N-3987)
HANNETT, INC.
REALTORS
646-6200

OPEN SUNDAY 1-4
389 Westbook, Birmingham
(North of Maple &
East of Cranbrook)
NEW CONSTRUCTION
BLOOMFIELD VILLAGE
Charm of surrounding established homes with the amenities of today's new construction...the best of both worlds. Handsome colonial, 4 bedrooms, walk-in with built-ins and wonderful bath with whirlpool, gourmet kitchen, formal dining room, great room and library. Oak floors, plaster features, marble fireplace, computer line, dual heating and cooling systems. Plus lower level heated swimming pool. $379,900 H-40608
HANNETT, INC.
REALTORS
646-6200

OWNERS ARE SELLING ...
... WE ARE MARKETING

3145 Oakhill $189,900
Open Sun. 1-3. N. of big Beaver, E. of Adams. 3 bedroom 2½ bath ranch, with great kitchen & family room that invites house to gather. Owner 644-4371

1438 Washington $125,700
Home can accommodate large family because of 3 bedrooms up, & 2 on entry level, ...or ... upper level could be turned into fantastic master suite. Also has 3 car garage.

20201 Elwood $195,000
Think summer when your family can walk to the swim club or you can just watch videos on this sun in Beverly Hills. 2 story home has 4 bedrooms plus library! Owner is patiently waiting to welcome its new family.

SALES CONNECTION
258-0852

PICTURE PERFECT Birmingham charmer beautifully remodeled with all the extras. Oak doors, neutral carpet, full basement, much much more. Truly a doll house. $98,000. CALL ALAINE BANDLER.
CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

PRIME BLOOMFIELD location. Rare lot on 2½ acres near Sodon Lake. This home has an open floor plan, cathedral ceilings, glass doorwalls and large picture windows overlooking a pastoral setting. Imaginative buyer may wish to expand and update to make this the exceptional home it has. $250,000.
INTERLAKES
REALTY INC
683-2900

303 West Bloomfield Orchard Lake

ACTIVE HOME - 4 bedroom cape cod, 2½ baths, fireplace, all privileges. Overlooks Pheasant Lake. Attached garage, walkout basement. $124,900. 788-0097 681-0243

BLOOMFIELD W. - 2 bedrooms, living room/dining room, attached garage. Lake lot. Needs repair. Lake privileges. $38,900. By owner. 332-3786

FOR SALE BY OWNER-totally renovated 3 bedroom ranch, quick occupancy. $150,000. Near Middlebelt/Walnut. 737-2261

BUILDER'S MODEL. Classic "April Hill" model in West Bloomfield's prestigious address "Wind Drift Pond". 4 bedrooms, 2½ baths, gourmet kitchen, fashion bath, exquisite use of custom woods and architectural details throughout and oversized family, dining and den rooms. Lot overlooks 2.27 acres of woods. $277,000. CALL YOUR OWN PRIVATE TOUR. CALL
The
Michigan
Group
Realtors
851-4100

BY OWNER W. BLOOMFIELD
Maple, Middlebelt area, immediate occupancy. 4 bedroom, 2½ bath colonial. Tudor style, includes beautiful inground heated pool with attached jacuzzi. Florida room, inground sprinklers & much more. $154,900 655-2981

CANAL FRONT HOME on Cass Lake. Large corner lot and extensive decking making this home a summertime delight. You'll love the spacious family room with its cathedral ceiling, skylights, ceiling fans and doorwalls. The sky and open feeling is carried throughout. Includes boathouse for the small boater. $134,900.
INTERLAKES
REALTY INC
683-2900

FOR THE GARDENER
Well maintained home, 3 bedrooms, 2½ baths, 2 fireplaces, central air, large private, wooded setting with Bloomfield schools. $155,000
RED CARPET KEIM
BIRMINGHAM - 645-5800

NEW LISTINGS
OUTSTANDING RANCH offering ceramic floors, 2-way fireplace, new carpeting, 3 bedrooms, 2½ baths and inground pool and deck. $189,900. 851-6900.

BLOOMFIELD HILLS SCHOOLS. Stunning newer contemporary with first floor master suite, soaring window overlook pond view, ultimate custom kitchen, library, den, deck, alarm, sprinklers and much more! $2349,900. 851-6900.
RALPH
MANUEL

OPEN SUNDAY 2-5PM
6481 Buxton, N. of Maple & E. of Orchard Lk. Quality construction ranch on large treed lot. 3 bedrooms, 2 baths, updated kitchen, fireplace, 2 car garage, central air & large deck. Close to schools and shopping. $124,900.
MELL SHEPHERDSON
CENTURY 21 WOODWARD HILLS
646-5000

OPEN SUN. 2-5
SPECTACULAR
BUILDERS MODEL
Decorated by Walter Ivan Interiors
IMMEDIATE OCCUPANCY!
This home has it all! From 3 story marble foyer and grand circle top windows at front & rear, to huge master room, custom cabinetry mirrors and built-ins throughout. Marble floors in kitchen and master bath with marble counters in master bath, dressing and powder room. Soaring cathedral ceiling in sumptuous 1st floor master suite. Carpeting, central air, custom wall coverings, deck, walkout lower level. Gorgeous mature landscaping and boulder work by Great Oaks Landscaping! Could not be duplicated for $400,000. Priced to sell at $329,900.
NOSAN/COHEN ASSOCIATES
682-6030

ORCHARD LAKE AREA
Brand new 3 bedroom, 2 bath, 2 car attached garage, ranch. $69,500. 30 day occupancy. 682-2135

LEIBHAN
NAMED
SR. VICE-PRESIDENT

The Michigan Group, REALTORS announces the appointment of Stephen F. Leibhan as Senior Vice-President. Leibhan will direct activities as manager of the W. Bloomfield office and will assist in other management functions with the firm. Leibhan is a 1970 graduate of Michigan State University. He is a graduate of The Realtors Institute, G.R.I., and is certified by the National Association of Realtors as a Certified Residential Broker, C.R.B.

The Michigan Group currently has offices in Oakland, Wayne, Washtenaw and Livingston counties and was recently named by INC. 500 magazine as one of the fastest growing private companies in the United States.

The MICHIGAN GROUP REALTORS®

851-4100

303 West Bloomfield Orchard Lake

A PARK LIKE SETTING
Spacious contemporary home featuring 4 bedrooms, 3½ baths, living and dining room, all on an open floor plan. Relax in the family room with fireplace, cathedral ceiling, and sun deck. Lower level family room, bedroom, full bath, etc. $157,900. Please ask for
OLENA DRODOT
RALPH MANUEL
851-6900

STUNNING CONTEMPORARY
Walk into this lovely 3 bedroom, 2 bath home with updated kitchen, recessed lights, berber carpet, levelors, new tile in family room, central air, newer furnace, and roof, 2 decks and much more! One year warranty. $144,900 (N)

WEST BLOOMFIELD, wonderful 4 bedroom colonial in family oriented neighborhood. Newly decorated and carpeted, new ceramic tiled flooring, new white formica kitchen and bath. Large foyer, circular staircase, fireplace, over 30 oak trees, 4540 sq. ft. in sub. $159,900 (FE)

PRIME LOCATION, super W. Bloomfield colonial, 4 bedrooms, 2½ baths, completely custom throughout, cut glass ranch doors, huge deck, central air, just listed at $209,900(LE).
RED CARPET KEIM
Associates, Inc. 855-9100

SYLVAN LAKE privileges. 3 bedroom, 2 bath bungalow, updated kitchen, hardwood floors, whirlpool tub, $128,000. After 5pm 683-4659

3/4 ACRES - View of pond. Contemporary ranch. 4 bedrooms, 3½ baths, immediate occupancy. Birmingham Schools. $278,000.
855-0766

WEST BLOOMFIELD - Shenandoah Sub. New construction. 4 bedrooms, 2½ baths, family room with fireplace. Professional interior. Owner will assist with decorating. $198,000. 398-2143

W. BLOOMFIELD - by owner. $255,000. Fabulous multi level condo, temporary, 3 bedrooms, 5 baths, heated inground pool, Bloomfield Hills school district. 626-7650 By appt. only

W. BLOOMFIELD
Spectacular view from this lovely 4 bedroom Contemporary Quad. 2 full, 2 half baths, formal dining room, family room, library, walk-out lower level. Owner ready to move.
KIM SANCHEZ OAK BUTCHER

RE/MAX 100
348-3000

7 ACRE PARK is your backyard. Elegant 4 bedroom colonial with beautiful remodeled kitchen, finished walkout, deck and more-all on a grand setting overlooking the park. $189,900. CALL ALAINE BANDLER.
CENTURY 21
MJL CORPORATE
TRANSFEREE SERVICE
851-6700

304 Farmington Farmington Hills

NEW! NEW! NEW!
- Quality construction
- N. Farmington Schools
- 100-180 wooded acres
- 2900 sq. ft. from $219,900
- New sub of custom homes

RICHTER/STONEWOOD
Model - 851-1166 Office - 855-4848

A ABSOLUTE BARGAIN
Farmington Hills
NOW TAKING RESERVATIONS
Pre-construction
Priced from the
80's
Colonials, ranches, tri-levels, bi-levels. Large wooded lots & many extras. Come see our model. Open Sat-Sun. 12-5pm or by appt.
Model 471-5462 Office 765-0020

AFFORDABLE hurry won't last! 3 bedroom, 1½ bath colonial, full basement, moving soon. Open Sun 12-5. By owner $127,900. 478-1939

A RARE FIND
4 bedroom ranch with finished walkout. Beautiful ravine lot overlooking pond. Formal dining room, family room. Florida room with 1st floor laundry. Excellent Northwest location. $177,000. 641-4579

BRICK RANCH - 3 bedrooms, 1½ baths, garage, asking $73,999. $3,000 down. 30 year mortgage. Requires additional $2,400 at closing on 30 year mortgage. Monthly payments of $795/mo. with taxes and insurance included. Call today!
One Way Realty
473-5500

BY OWNER - 4 bedroom colonial, 2½ baths, 2600 sq. ft., 6 panelled doors, crown molding, 3 fireplaces, family room & master bedroom, neutral decor, new carpet, updated. Wooded lot on golf course. $185,000. 477-9544 or 477-3532.

BY OWNER - 5 bedroom, approximately 2600 sq. ft., Newly decorated. In-ground pool, sauna, deck, central air, ravine lot. 30 day occupancy. Reduced to $205,000. 478-3486 or 641-7869

COME SEE 7 LOTS, 2 HOUSES. Garage and barn. 4½ acres - could be split. Someone with imagination needed. Builders welcome. Close to schools, expressways and shopping. $139,000. 477-6479.
The
Michigan
Group
Realtors
591-9200

CUSTOM 2,600 sq. ft. ranch for the young at heart. Anderson windows, 3 bedrooms, 2 copy fireplaces, lovely deck and low maintenance. A lifetable lovable home. $134,500.
One Way Realty
473-5500

304 Farmington Farmington Hills

CONTEMPORARY 3 bedroom colonial, 1½ baths, formal dining room, family room with fireplace, full basement, professional landscaping, central air. $126,000. 478-5116

COUNTRY
RANCH
Fabulous Farmington Hills location. Large family room, 2 fireplaces, central air, move. Overlooking park. $108,000. 348-4700
COLDWELL BANKER

FARMINGTON HILLS - 3 bedroom ranch, family room, fireplace, central air, 2 car garage, $91,000.
478-0142

Farmington Hills
ROLLING OAKS WEST
1989 Close-out of luxurious new homes located in Farmington Hills' finest subdivision.
Located off of Drake Road, ½ mile South of Fourteen Mile Road.
Call today
for your appointment
CAROL WIELAND
Realtor Associate
RELIANT REALTY ASSOCIATES, INC.
661-6321 Residence

FARMINGTON Hills doll house, immaculate 3 bedroom ranch, large deck, overlooks health spa. Lot size $79,900. Owner. 477-7358

FARMINGTON HILLS
OPEN SUN. 1-4
29247 GLENCASTLE COURT
(S. of 13, E. of Middlebelt)
Private location, contemporary on a cul-de-sac setting. Wet bar in partially finished basement for entertainment. $139,900 737-9000
COLDWELL BANKER

FARMINGTON HILLS
Spacious 3 bedroom, 2 bath, brick ranch in Franklin Village. Lot 75 x 150, family room with fireplace and sliding door to patio. Carry 9 way fireplace in living and dining room. Asking $123,500. Owner. 557-1170
OLENA DRODOT
RALPH MANUEL
851-6900

FARMINGTON HILLS
DECORATE & SAVE
Discover true value in this Kendallwood bus. Basement, attached garage, big lot & more. An immediate possession, hurry on this one - $110,000. 55-9720
ERA RYMAL SYMES

FARMINGTON HILLS
Builder says "SELL"
Large 4 bedroom, 2½ bath Tudor with cathedral ceiling & fireplace in family room. Many extras! Won't last at $214,900. Call for details.
851-6778
ERA RYMAL SYMES

FARMINGTON HILLS - Country atmosphere, larger treed lot, contemporary ranch with 3 bedrooms, 2½ baths, lovely fireplace in family room, large kitchen, 1st floor laundry, den, formal dining room, 2½ car garage. $109,900.
542-0703
THOMPSON-BROWN

FARMINGTON HILLS
Lovely 3 bedroom brick ranch features a dramatic second floor bridge overlooking gathering room and marble foyer, relax in your lush garden room. Spacious kitchen with formica cabinets, sub-zero refrigerator and walk in pantry. Master bath retreat with whirlpool, alarm system, intercom, walkout lower level. Please ask for
OLENA DRODOT
RALPH MANUEL
851-6900

FARMINGTON Land Contract. $7000 down. 3 bedroom ranch, 1½ baths, attached garage, appliances, $62,500. 10% interest. Desirable

IMMEDIATE Occupancy. New 3 bedroom ranch on a 116x205 treed lot. Many custom features including attached garage, energy furnace & maintenance free exterior. Must be seen. $99,900. 477-3632; 477-3317

IMMEDIATE OCCUPANCY
All brick 3 bedroom ranch. Large family room, fireplace & doorwall to fenced yard. Newer kitchen/all appliances including Jenn-Air range. Just $83,500. Ask for ... Kim.
RE/MAX 100, Inc.348-3000

IMMEDIATE Occupancy - Ranch, garage, asking $54,900, simple assumption or rent with option at $645 per month.
One Way Realty
473-5500

IMMEDIATE OCCUPANCY
Custom designed colonial on 2870 square ft. Farmington Hills brick colonial. All light fixtures, carpeted landscaped, alarm, 2½ car garage. Just move in and enjoy. $248,500
HARRY S.
WOLFE
421-5660

LARGE SELECTION
of models and elevations from 2600 to 3400 square feet. One of Farmington Hills finest subdivisions. Prices range from $218,000 to $269,000
HARRY S.
WOLFE
474-5700

New Construction
Magnificent French Provincial colonial, featuring 3,910 sq. ft. - pure beauty and quality. 4 bedrooms, 2½ baths - will be ready for you in within 60 days. Asking $225,000.
COLDWELL BANKER

OPEN SUNDAY 1-4
35343 Edythe, Farmington Hills
(South of 12 Mile & East of Drake)
IMMEDIATE POSSESSION
Three bedroom ranch with lots of updating. New bath, new drive, new carpeting and flooring. Cathedral ceiling, central air, family room with fireplace, two car garage. Beautifully maintained! $119,900. 1-34-435
HANNETT, INC.
REALTORS
646-6200

OPEN SUN. 1-4
Just Reduced!
Farmington Hills
26400 Springland, N. of 11 Mile, E. of Orchard Lake. Beautiful contemporary on cul-de-sac lot. 3 bedrooms, 1½ baths. $134,000.
ASK FOR CINDY REED
Merrill Lynch Realty
478-5000 459-8572

304 Farmington Farmington Hills

OPEN SUN. 1-4
26063 Holden Valley, Farmington Hills. Fabulous in design and set on 2.2 acres of low maintenance privacy, ravine & stream. Great room with soaring cathedral ceiling, separate dining room, walk-out lower level, finished basement. $242,000.
Ask for Carolyn Kent 646-1405
Max Broock, Inc.

OPEN SUN. 2-5pm
28054 Farmington Rd.
Kendallwood tri-level, 4 bedrooms, 2½ baths. Exceptionally good floor plan for entertaining. Spacious family room with brick wall fireplace, huge walnut decorated deck off the 14x19 game room, an exciting pool house wood neutral basics make this a very inviting property. $117,000.
Call Mary Marinelli
REAL ESTATE ONE
565-3200

OPEN SUN. 2-5pm
N. of 9, W. of Halsted
4 years young, beautifully finished walk-out to commons, multi-level wood decking. 4 bedrooms, 3½ baths. 2 fireplaces. Perfect home for your private showing call
Cynthia Drobot
REAL ESTATE ONE
651-1900 476-6276

OPEN SUN. 2-5
34035 Gloucester Circle, S. of 14 Mile, E. of Drake
Stunning custom colonial nestled among the woods. Impressive ceramic foyer, exquisite crown moldings. Exciting 27 ft. family room, master bedroom suite features glamourous mirrored dressing room, fireplace & TV. Home Warranty in floors, wooded lot, walking distance to Forest Elementary School. For private showing ask for
MARILYN VARCHETTI
RALPH MANUEL WEST
851-6900 or Res. 661-0993

OPEN SUN. 2-5
4 bedroom, 2½ bath bi-level, treed lot, Farmington Hills Sub.
29172 Woodbrook, Farmington Hills. $149,900. Ask for...
Patrick Matthews
REAL ESTATE ONE
851-1900

OPEN SUN 1-4PM
22920 WATT
(S. of 10 mile, E. of Middlebelt)
New brick & wood custom ranch, 3 bedrooms, 2 baths, 2½ attached car full basement, water & sewer, 1 acre treed lot. $109,900. 477-6637

PRIME FARMINGTON HILLS
12½ acres on main street in excellent location. Possible re-zoning. Great for Builder. Call today for details. $510,000.
ERA
FIRST FEDERAL
478-3400

TERRIFIC FAMILY SUB
Tastefully decorated 3 bedroom ranch offers 1½ baths, finished basement with family room, thermal windows, updated kitchen, central air & much more. Asking $94,900.
RED CARPET KEIM
MIDWEST 477-0880

THIS HOUSE ISN'T FOR YOU
unless you love to save thousands, because at $189,900 its priced far below the average homes in the area. This 4 bedroom colonial has large rooms, new central air, overscaled garage and sits on a huge lot with picturesque stream. Call today for your personal showing.
HARRY S.
WOLFE
474-5700

WALK TO MERCY
MOTIVATED SELLER
4 bedroom, 2½ bath colonial, large lot, den, family & living room with fireplace, neutral decor. Reduced to $169,000. Owner/Broker. For appointment, 356-3223 or 478-6220

When The Snow Melts
you'll find paradise! Fantastic walkout brick patio blends with the exceptional wooded setting. Desirable multi-level home has 3 large bedrooms, 2 full baths, formal dining and family room overlooking the patio. Home Protection Plan included. $123,500.

1 Yr. Old Contemporary
Beautiful 3 story home features 1st floor master suite, huge den, dramatic great room, 1st floor laundry and much more. CLEAN - BRIGHT - FRESH. Call for details! $264,900.
ERA
Orchard Hills 737-2000

3 bedroom brick ranch, 1½ baths, family room with fireplace, central air, expressways, shopping, and elementary school. $71,900.
ERA-Country Ridge 474-3303

305 Brighton, Hartland, Walled Lake

ATTENTION TRANSFEREES
Sprawling executive ranch offers 1850 sq. ft. 3 bedroom, 2½ baths (master bath), 2½ car attached garage, full basement, family room with natural fireplace, first floor laundry, half acre lot. $149,900. Ask for Bob Beaton, Century 21 Today, 261-2000 464-0634

BRIGHTON Area - Cape Cod on wooded 1 acre site in Ravenwood Sub features wood shake roof, cedar siding, 3 bedrooms, 1½ baths, 1st floor laundry, much more. Take Old US23 N. of Grand River, 3 miles to entrance. Open Sat. & Sun. 1-5pm. $255,000. Old Town Builders: 227-7400

BRIGHTON - BY OWNER. Mt. Brighton Sub. 1975 sq. ft. brick ranch, 3 bedrooms, 2½ baths, full basement, first floor laundry, circular drive, 2 car garage, immediate occupancy. $153,900. 227-4242

BRIGHTON - Immediate occupancy. New construction. 2436 sq. ft. custom ranch, 3 bedrooms, 2½ baths, 3 car garage, 2 miles N. of I96. A Pleasant Valley Estate. $198,900.
Asher Homes Inc.
227-4525

BRIGHTON Lake of the Pines, 2600 sq. ft. quad, 3 bedrooms, 2½ baths, new kitchen/appliances/deck/hardwood floor, immediately available. $168,000. 227-2466 or 229-2113

BRIGHTON - 3 bedroom, 1½ bath home with 2 car garage. $94,500. Easy assumption, 1st family. Call days till 4, 229-8453. Evenings & weekends. 227-1713

"IMMACULATE"
3 bedroom ranch located on a quiet court in Fairway Trails sub., City of Brighton. Minutes from 23 & 96, this home features large living room with fireplace, first floor laundry, custom kitchen and more. $103,900.
ERA
FIRST FEDERAL
478-3400

305 Brighton, Hartland, Walled Lake

NEWLY built Cape Cod. 3 bedrooms, 2 full baths, large kitchen, formal dining room, living room, full basement, attached 2 car garage with paved driveway on large 275' deep lot located in new sub. $115,900 Terms available. Call Jim, 231-1854 or Commerce Rd. 363-7700

ONLY THE QUALITY SHOWS in this newer 3 bedroom contemporary. First floor laundry, den, brilliant fireplace with heatstriper, 10 wooded acres - perfect for a horse. This is a must see! $178,900. Hartland

LAKE PRIVILEGES with this sharp 4 bedroom home in Brighton Twp. Fireplace in family room, 1½ baths, deck, paved road, good location and great condition. Hartland Schools. $99,900.
ENGLAND REAL ESTATE 474-4530

WALLED LAKE - country setting, 4 bedrooms, 1½ baths, country kitchen, formal dining room, sun room, 2 fireplaces, finished basement, over 2200 sq. ft. 3 car garage plus barn, 8 acres, over 30 oak trees, 45450 Pontiac Trail, $168,900.
Homeowners Concept 349-3355

306 Southfield-Lathrup

'AMPLE'
room to stretch, brick ranch boasts beautiful hardwood floors, 2 fireplaces that say 'relax', gorgeous lived in feel. Formal dining room opens to Florida room for those relaxing summer eve & as well, country styled treed lot. Includes 1 Yr. home warranty!

'CRACKLING'
logs depict the warmth & charm of this ranch with 3 bedrooms, family room, fireplace & wood stove, applications & 1 Yr. Home Warranty including. ACRE plus treed country lot!
CENTURY 21
HOME CENTER 476-7000
10 Mile & Orchard Lake

BARGAIN OF THE WEEK
Ranch, 2 bedroom, freshly painted, 1 car garage, country size lot, family room, fireplace, basement, central air. Call Sue, Century 21 Today 855-2000

CENTENNIAL HOME. 2½ acres, barn, horses, huge great room. Spacious library. Florida room & neutral decor throughout. Large lot is very well landscaped & has underground sprinklers. $310,000. Call Janette A. Engelbert 644-6700
MAX BROOCK, INC.

NEW LISTINGS
MOVE RIGHT INTO this spacious updated, 3 bedroom Troy ranch offering a master bath, family room with fireplace and privacy in a great family area. $115,900. 647-7100.

GREAT ROCHESTER HILLS neighborhood is the location for this large colonial on a cul-de-sac lot with a cul-de-sac lot with 2 tier patio. Beamed ceiling, raised hearth curved brick fireplace and wet bar in the family room, 4 bedrooms, 2½ baths and a Sheffer kitchen. Book-case. $144,900. 656-8900.
RALPH
MANUEL

OPEN SAT. 1-4
Troy/Bloomfield Schools
2568 HOUNDS CHASE
(N. of Long Lake Rd.)
(W. off Beach Rd.)
Beautiful center entrance French colonial. Attractive 4 car garage, 4 bedrooms, 2 full & 2 half baths, library, family room with fireplace, large first floor laundry, all hardwood floors, new roof 1983 and much more. Plan to see this great family home. $229,900.
MR ASSOCIATES INC.
471-0799

OWNER TRANSFERRED. 4 bedroom colonial, first floor laundry, 2 bedrooms on first floor, attached 2 car garage, 2½ baths, country lot. BEST BUY IN TROY. $77,000.
The
Michigan
Group
Realtors
851-4100

ROCHESTER HILLS - 3 bedroom ranch, assessable 9½% or Land Contract. Agent owned. $108,900.
652-7568

ROCHESTER HILLS - 3 bedroom, 2½ baths, gas heat, air conditioning, family room, dining room, living room, 500ft patio, 2½ car attached garage, loads of extras. $138,900. Alton Real Estate 557-1020

ROCHESTER HILLS - Immaculate 4 bedroom Colonial, finished country-style living in the City! 4 bedroom Colonial, 2½ baths, 1st floor laundry, new oak kitchen cabinets, new appliances, new carpeting, hardwood floors with fireplace, formal dining & living rooms, new roof, 2 car attached garage, 1 acre country lot. BEST BUY! $187,500. For appt call
651-3662

ROCHESTER - Land Contract: 10% down. 3 bedroom, 3 bedroom colonial. $124,900.
Call Roman, 737-4460

ROCHESTER SCHOOLS - Tranquil 1½ acre. Designer contemporary, very energy efficient, 2 baths, 2 fans, 2 great rooms, 3 bedrooms. A steal at sale! $189,900. Brokers 652-0911

TROY - SUGAR MAPLE
2600 sq. ft. 4 bedroom colonial with great room. Neutral throughout. 2½ baths, full deck, central air, wooded lot, top-of-the-line appliances. ½ mile from Leonard Elementary. $229,900 528-3326

309 Royal Oak-Oak Park Huntington Woods

CONVENIENCE AND VALUE IN ROYAL OAK. This Brown Sugar brick bungalow, located near Beaumont Hospital. Has well planted yard with cove moldings, hardwood floors, new kitchen, and updated electric. $57,000. (B-15PRA)
647-1900
SCHWEITZER REAL ESTATE
BETTER HOMES & GARDENS

FOR SALE BY OWNER
H. Oak Park. Open Sun., Jan. 22: 1-4 pm. 14220 LaSalle Blvd. S. of 11 Mile, Berkley schools. 3 bedroom brick ranch with separate dining room & large step-down family room with natural fireplace, 2½ baths, full basement, attached 2-car garage, central air and many extras. Price $72,000. No Brokers. Call: 544-2744

GOVERNMENT OWNED
Oak Park - near 10 & Scotten, 100 x 286 lot, custom built 3 bedroom brick ranch, 1,499 sq. ft., basement, fireplace, attached 2 car garage. $3,900 down, land contract, 30 years, 12% interest, $89,900.
Century 21, ABC. 425-3250

HUNTINGTON WOODS- 3 bedroom tri-level, newly decorated, fireplace, appliances, many extras. Land Contract terms available - 10% %. $88,500. 545-2390

NORTH ROYAL OAK
ranch, 3 bedroom brick. Large lot. 1,000 + sq. ft. Immaculate. Brokers welcome. $64,900. 549-6810

307 South Lyon Milford-Highland

OPEN HOUSE
Question: What is a decca-quad? Answer: Milford Twp. 437 acres horse with 3 bedrooms & 2 baths. Come & see Sunday, Jan. 22, 1-4 Pm. 1051 Dunn Rd. East N. of Commerce Rd. $165,000. 348-4700
COLDWELL BANKER
SOUTH LYON
Newer colonial built in 1988 features 3 bedrooms, 2½ baths, kitchen with appliances, breakfast nook, first floor laundry & basement. Don't miss this one! $114,900
CENTURY 21
Hartford South-West
471-3555 437-4111

S. LYON, by Owner. Builder's Custom Colonial on 10 wooded, rolling, splittable acres. Country living at its finest. $290,000. 437-0604

S. LYON - 4 yrs old, 3 bedroom 1 bath ranch, central air, full basement, attached garage, $88,500. Homeowners Concept349-3355 or 431-0813

308 Rochester-Troy

IMMACULATE
BRIGHT
3 bedroom Ranch. Move in condition. Full basement, 1½ baths, 2 car attached garage. Open Sun. 1-4, 741 Crestwin Lane, S. of Livernois, N. of Hamlin. $98,000. Ask for
MARY FORBES
RALPH MANUEL
647-7100

IMMACULATE TUDOR COLONIAL, Troy - 4 bedrooms, 2½ baths, room/fireplace, formal living, dining, first floor laundry, central air, 2½ baths, carpeted, central air, professionally finished basement with wet bar & ¼ bath. Enclosed patio, professionally landscaped lot. Walmanized wood deck, sprinklers, many other extras. Ready to move in. Owner. Buyers only. $156,900.
Days: 583-1165 Eves: 879-2564

MINT CONDITION
Troy Colonial. 3 large bedrooms. 2½ baths, large great room. Spacious library. Florida room & neutral decor throughout. Large lot is very well landscaped & has underground sprinklers. $310,000. Call
Janette A. Engelbert 644-6700
MAX BROOCK, INC.

NEW LISTINGS
MOVE RIGHT INTO this spacious updated, 3 bedroom Troy ranch offering a master bath, family room with fireplace and privacy in a great family area. $115,900. 647-7100.

GREAT ROCHESTER HILLS neighborhood is the location for this large colonial on a cul-de-sac lot with a cul-de-sac lot with 2 tier patio. Beamed ceiling, raised hearth curved brick fireplace and wet bar in the family room, 4 bedrooms, 2½ baths and a Sheffer kitchen. Book-case. $144,900. 656-8900.
RALPH
MANUEL

OPEN SAT. 1-4
Troy/Bloomfield Schools
2568 HOUNDS CHASE
(N. of Long Lake Rd.)
(W. off Beach Rd.)
Beautiful center entrance French colonial. Attractive 4 car garage, 4 bedrooms, 2 full & 2 half baths, library, family room with fireplace, large first floor laundry, all hardwood floors, new roof 1983 and much more. Plan to see this great family home. $229,900.
MR ASSOCIATES INC.
471-0799

OWNER TRANSFERRED. 4 bedroom colonial, first floor laundry, 2 bedrooms on first floor, attached 2 car garage, 2½ baths, country lot. BEST BUY IN TROY. $77,000.
The
Michigan
Group
Realtors
851-4100

ROCHESTER HILLS - 3 bedroom ranch, assessable 9½% or Land Contract. Agent owned. $108,900.
652-7568

ROCHESTER HILLS - 3 bedroom, 2½ baths, gas heat, air conditioning, family room, dining room, living room, 500ft patio, 2½ car attached garage, loads of extras. $138,900. Alton Real Estate 557-1020

ROCHESTER HILLS - Immaculate 4 bedroom Colonial, finished country-style living in the City! 4 bedroom Colonial, 2½ baths, 1st floor laundry, new oak kitchen cabinets, new appliances, new carpeting, hardwood floors with fireplace, formal dining & living rooms, new roof, 2 car attached garage, 1 acre country lot. BEST BUY! $187,500. For appt call
651-3662

ROCHESTER - Land Contract: 10% down. 3 bedroom, 3 bedroom colonial. $124,900.
Call Roman, 737-4460

ROCHESTER SCHOOLS - Tranquil 1½ acre. Designer contemporary, very energy efficient, 2 baths, 2 fans, 2 great rooms, 3 bedrooms. A steal at sale! $189,900. Brokers 652-0911

TROY - SUGAR MAPLE
2600 sq. ft. 4 bedroom colonial with great room. Neutral throughout. 2½ baths, full deck, central air, wooded lot, top-of-the-line appliances. ½ mile from Leonard Elementary. $229,900 528-3326

309 Royal Oak-Oak Park Huntington Woods

ROYAL OAK - 2 bedroom, 2 blocks from Franklin Elementary School. 5 min. from Dondero Park. $38,000 10% Down $400/mo 335-3397

310 Wixom-Commerce Union Lake

COMMERCE TOWNSHIP - Lower Rifrafts lake privileges. 2 story, 3 bedroom, 1½ bath, basement, 2 car attached garage. $82,000. 363-7634

"LAKE PRIVILEGES"
Pampered yourself beautiful. 4 bedroom, 2½ bath contemporary, 2 car attached basement, large lot. $132,900.
HEPPARD
478-2000

WOLVERINE LAKE PRIVILEGES
Prime location, ½ block to access. Squeaky clean 3 bedroom, 1½ bath ranch. Fireplace, 2 car attached, finished basement, attached 2½ car garage, inground pool. Hurry! $85,500. Call BETTY MILLS
RE/MAX 100 348-3000

311 Homes Oakland County

APPROXIMATELY 3 acres, large brick ranch, fireplace, 3 bedrooms, 2 baths, basement, over-built, neutral decor, colonial setting. Ordinovible area. $126,900. Broker. 674-0444

BETTER THAN NEW
Executive home on 5 acres N. of Clarkston built in 1987. Very clean, 4 bedrooms, 3 + car garage, step-up whirlpool, 2 fireplaces, central air & quality throughout. Perfect for horses or private peace. Exclusive area close to I-75. $189,900.
Pat Podington Assoc. 627-2848

CLAWSON - By Owner. 3 bedroom, 1½ bath colonial. Attached garage. Pool table. Many custom features. $90,000. 435-5821

LAKE ACCESS WITH A VIEW - Comfy ranch on large lot on lake of ozark, bring your boat. VAFHA/FHA/Conv. $72,500.
ERA-Country Ridge 474-3303

WALLED LAKE, OPEN SUN. 2-5
Gorgeous 3 bedroom home, central air, cedar drive, beautily landscaped pool with wood deck. Home Warranty. NOT A LISTING. $109,900. Call
DOUG or JUDY
REMERICA
HOMETOWN REALTORS
420-3400

COUNTRY SURPRICE
Not new listing in central Livonia. ½ acre treed setting for this beautiful remodeled brick 3 bedroom ranch. Beamed cathedral family room with wood burning stove, 2 full bath & 2 car attached garage. $134,900
HARRY S.
WOLFE
421-5660

DOUBLE WING Colonial, 4 bedrooms, beautiful treed lot, large porch & patio, central air, 1st floor laundry, finished basement, 2 full baths, 2½ car attached garage. Condition. By Owner. $159,900. Call for appointment 591-0793 or 522-0800

EXECUTIVE HOME
Elegant 1983 built 1800 square ft. brick home in Northwest Livonia's Lake Park Sub. 3 full baths, 1st floor laundry, cathedral family room, wood basement windows, glass french door, open oak stairing to the basement, oak cabinets, sprinklers, central air and more. LAND CONTRACT TERMS $119,500
HARRY S.
WOLFE
421-5660

FARMINGTON & 7 MILE: By Owner. 3 bedroom - 1700 sq.ft. aluminum siding, central air, 2 car garage, fenced yard. $66,500. 471-1977

OVER 1/2 Farmington Hills, 3 bedroom, 1½ bath brick ranch, 2 car garage, finished basement, home warranty protection. $84,900 Homeowners Concept 349-3355 or 431-0813

"GREAT LOCATION"
A beautifully landscaped lot is the setting for this 4 bedroom colonial featuring library or den, 1st floor laundry, formal dining room, and more... call today for a private tour! Just reduced to $174,900.
ERA
FIRST FEDERAL
478-3400

HORSES IN LIVONIA 1½ acres. 3 property with mature trees, 11 year old home with many updated features & much more. $123,900.
ERA-Country Ridge 348-6767

JUST LISTED
Livonia Northwest 3 bedroom brick ranch with attached garage, florida room, and full basement. Close proximity. Asking $74,900. Call today, ask for:
JIM or BILL
422-5030
FE/MAX FOREMOST, INC.

JUST REDUCED
This lovely 3 bedroom ranch. 1½ baths, many updated features, new kitchen and appliances, newer furnace with central air, rec room attached garage, sprinkler system. $94,900.

DON'T GET SQUEEZED
Just listed 3 bedroom 1½ bath ranch. Family room with natural fireplace, being sold-as-is, deck off family room, rec room, attached garage. $53,700.

PRICE-PRICE-PRICE
Simply the best for the price and area that makes this huge 4 bedroom 2½ bath colonial with family room, family room with natural fireplace, formal dining room, 2500 square feet in this excellent Livonia area. $142,500.
RED CARPET
KEIM
SUBURBAN
261-1600

LAUREL PARK
Northwest Livonia prime setting for this nearly new 1994 built brick ranch. 3 bedrooms, family room with fireplace, 2½ baths, 1st floor laundry, kitchen, breakfast area & 2 car attached garage. Plus sprinkler system, central air, ceramic tile, wood windows and deck. $159,900.
HARRY S.
WOLFE
421-5660

LIKE NEW
Western Livonia 1980 built 4 bedroom quad level home boasting 2½ baths, family room with fireplace, formal dining room with bay window, family room with natural fireplace, central air and 2 car attached garage. Peaceful setting backing to woods. $134,900
HARRY S.
WOLFE
421-5660

LIVONIA
Quality-built 3 bedroom, 1½ bath ranch features full basement, newer 2½ car garage, central air, patio to park but or camper. $78,900.

LIVONIA
Just for you the perfect 2 bedroom dollhouse, completely remodeled inside and out. Move right in! $43,000.
RED CARPET KEIM
Elite Properties
478-5555

312 Livonia

COLONIAL on (3) 90 X 300 lots. 5, 6, or 8 Mile, E. of Farmington. $149,900.
H.L. GEDRICH REALTY
659-6900

COME OVER AND SEE FOR YOURSELF the charming 3 bedroom ranch in Livonia's nicest subdivision. Beautiful ceiling in family room and cozy fireplace. Immediate occupancy. $115,000. (P-726).
The
Michigan
Group
Realt