332 Mobile Homes For Sale

WESTLAND-ALMOST NEW! 2 bedroom, 2 bath, 1986 executive, stove, refrigerator, winter air, all appliances. Only $2,145 down, $477.84 a mo. including lot rent. Call (collect) 722-1300

WESTLAND MEADOWS - 1986 Champion, 14x70, 2 bedroom, 2 bath, appliances & shed. $15,800. Owner leaving state. 261-6152

333 Northern Property For Sale

NORTH HARBOR SPRINGS AREA SURF LAKE WATERFRONT Condominium, priced 15% under market value, full price only $105,000. Land Contract terms to qualified buyer. Call Bill Cottrill Realty, Inc. for additional information 616-526-6282

ONLY 3 UNITS LEFT
WATERFRONT
THE SANDS
Between Traverse City & Charlevoix
Final Phase - Luxury Condominiums
MUST BE SEEN TO BELIEVE
From $104,900
•Call or Write for Brochure
•REAL ESTATE ONE
10263 U.S. 31
Elk Rapids, MI 49629
(616)264-5611

PETOSKEY: 230 acre mountain, 300' vertical, 10 miles of 2 track roads cross country skiing & down village, by U.S. 131 S. & Town & Country Log Homes. Also 310 acre hardwood & down, 500' frontage off Bay at Boyne Highlands. 463-5114

SWISS SKI CHALET • at Sugar Loaf Resort, 18 miles NW of Traverse City. Completely furnished, 4 bedrooms, plus loft, 2 baths, lower level around facility overlooks Lake Michigan. Golf, tennis, swimming, hiking, private lake at strip. Excellent rental income. $85,000. 651-7918

334 Out Of Town Property For Sale

ARE YOU MOVING TO TENNESSEE? Executive home, champagne look, beer price, 3-400 sq. ft. 4 bedroom, 2½ baths, 2 dens, 1 large play room, large lot, overlooking beautiful lake, extra clean, $165,000. 25 Minutes to Saturn 15 Miles to Nashville, close to schools, by owner. 615-846-1204

SOUTH CAROLINA Lake Jocassee access, mountain view into several states and broad lake. 6 yr. old, 9 room, 2 bath immaculate, full basement on 1.2 acres, VCR tape available for $197,000. Marvin Company, 803-882-3334 or Willing After hours 803-882-6042

335 Time Share For Sale

NASSAU BAHAMAS-1st wk/Jan. exchange thru RCI. 2 wks banked. Value $13,000. Asking $3000. Eric, evenings/weekends 517-321-8188

336 Southern Property

ESTATE SARASOTA-Palm-Aire Country Club, 1 bedroom, 1 bath condo. $40,000. 274-6308 or 274-0142

LAUDERDALE BY THE SEA, 2 bedrooms 2 bath second floor ocean view. $118,000. Call between 4-9pm. 255-7278

NAPLES FL- Newly furnished, 2 bedroom condo, free golf, carport, beach, pools, tennis, club house, exercise room. $99,500. 462-2053

STUART FLORIDA-Mobile home located in an award winning adult park. 2 bedroom, 1½ baths, Florida room, screen patio, storage shed, heated pool, 4 miles from the ocean. 722-1101, or 722-9651

TAMPA AREA - Ultra luxurious golf course home in exclusive community. European flavor. Truly a must see for the discriminating buyer. $499,200. Palm Bluff Realty 813-790-7126 Eves: 813-373-6338

VENICE/NOKOMIS, FLORIDA - Waterfront home, 2 bedroom, 2 bath, completely furnished. No pets. 3 mo. minimum. $1,200/mo. 473-8923

338 Country Homes For Sale

Dexter
EXECUTIVE COUNTRY ESTATE featuring 2 fireplaces, atrium with pyramid ceiling, outdoor spa, Jacuzzi master suite bath, stained glass throughout, athletic bath & bar. $279,900. Call Carolyn Schultz 994-0111 426-8671
SPEAR & ASSOC.

339 Lots and Acreage For Sale

ARE YOU READY FOR THE COUNTRY?

Would you like to wake up each morning & breath fresh air on your own country estate?

Our 3 yr. financing program makes it easy for you to buy 3½ acres of beautiful country in a unique community.

Only minutes from Dearborn, Livonia, Plymouth & Ann Arbor.
Timberview Acres
Opens country charm & city amenities, including snow removal service. If you're ready for the country call us today at:
J.A. DLOCH & COMPANY
459-7400

ATTENTION HOME BUILDERS
Three extraordinary building sites all one acre plus lots, nicely wooded with walkout capabilities. Located in the country side of Grass Lake Township area. Ready for offers.
BALD REAL ESTATE
(313) 431-2964

• ATTENTION!! •
N. Farmington Hills, 4 large lots in new sub, all utilities, from $39,900. W. Bloomfield - Maplewoods, last lot, Walk out, 100x190 ft. $129,900. Owner • 851-4648

CANTON - Old Haggerty Road. 1.31 acres. Peaceful Land Contract, look area. Priced right. Park appealed. Secluded spot. 600' easement to property.
Van Esley Real Estate
459-7570

CLARKSTON - ORTONVILLE area, Perry Lake Rd. off Seymour Lake Rd. Beautiful wooded 10 acres. $73,000. $2000 down, $358 month. Agent 1-557-6404

DEVELOPERS - This five acre parcel on Sheldon Rd. between Joy & Warren is ready to go. Site plans, blueprint, architectural drawings included for 24-two bedroom, and 12-three bedroom units. $250,000.
RYNEX REAL ESTATE 453-7800

DEXTER - 4.6 ACRES...part of large parcel fronts Zeeb Rd. off N. Territorial Rd.. Beautifully treed lot with wide future pond. Deer & other wildlife abound, great location. $21,000. Carolyn Schutz 994-0112, 426-8671
SPEAR & ASSOC.

LIVONIA, beautiful nature treed lot in nice sub, 8 of 7 Mile, between Newburgh & Wayne, 90 x 144, $29,500. 477-3223

MILFORD PINE MEADOWS
2½ acre sites, ranging in price $20,000-$27,500. 2 miles North of I-96 on Milford Rd. Merlan Construction, Inc. is now building quality condominiums.
FOR MORE INFORMATION CALL:
DEVELOPER BUILDER
362-4150 348-3990

SALEM TOWNSHIP, 5 acres, wooded, off Gottfredson, north of M-14, land Contract negotiable. Right on the spot ready from $6-14.
Van Esley Real Estate
459-7570

VACANT LAND
Starting at $10,000 for fast sale. Expert Land Contract terms. Lyndon/Middlebelt. LARGE treed lots with city water/sewer. Ranches only. $34,900. TOD 855-3030

HEPPARD
855-6570

339 Lots and Acreage For Sale

MILFORD RD. area, South of Kensington Park and 96. Rolling wooded lots of 1½ acres. From $38,000 to $48,000. 453-5116

NORTHFIELD TOWNSHIP
5 and 10 acre parcels. Beautiful view of golf course. Perked.
(313) 437-1174

NORTHFIELD & WEBSTER TWPS.
5, 7 & 10 acre parcels. Wooded, rolling, natural gas, perked. U.S. 23 & N. Territorial area. 437-4680

PLYMOUTH TWP.
Beautiful ¼ acre site in prestigious Hunters Creek. Asking only $63,000. Contact Rick 453-4889

SOUTH LYON
Beautiful 5 acre parcel in Green Oak Township. Perked, $47,000.
(313) 437-1174

WANTED: Vacant lots in Oakland county or small acreage parcels. For first time home buyers. 961-0506

WEST BLOOMFIELD
Beautiful lot, 129' x 225', city water and sewer, Birmingham Schools. $45,250

Schweitzer
REAL ESTATE
BETTER HOMES & GARDENS
647-1900

W. BLOOMFIELD - Exclusive new sub. Royal Pointe. Beautiful out-de-sac, lower level walkout lot. $99,500. 645-2323

YPSILANTI, TWP. - 10 acres on Ramsdale Rd. $30,000. Land Contract Terms.
FENLO REAL ESTATE 453-7800

340 Lake-River-Resort Property

ANCHOR BAY - 4 bedroom colonial on premium canal. 2½ baths, living room, dining room, den, 2½ car garage & basement. $335,000. 465-6878

342 Lakefront Property

LAKEFRONT
Panoramic view of all sports Upper Straits Lake. Stunning contemporary with multi-level decking & walkout lower level. Magnificent ceramic tile bath, 2 fireplaces & barrel-vault sandy beach. Only $795,000.
HEPPARD
478-2000

NEW RESORT CONDO SUITES
FURNISHED FROM $33,900
(Quarter Ownership)
The Water Street Inn
on Lake Charlevoix in Boyne City
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ORCHARD LAKEFRONT. Contemporary Showplace! 173 ft. on the lake. 9,000 sq. ft. has it all! $1,800,000.

PINE LAKEFRONT - 65 ft. on Pine Lake. Updated 3 bedroom 2 story. $550,000.
For Information, Call
SYLVIA STOTZKY
The Michigan Group
661-9808 or 851-4100
Or call Geeper No. 278-4347
Wait 3 beep, dial your number

342 Lakefront Property

BLOOMFIELD TWP. - Birmingham schools. 4 bedroom contemporary, 2 full, 2 ½ baths, air, 2½ car garage. $329,000. 855-2682

BY OWNER: Contemporary 2 bedroom, 2300 sq ft. on beautiful Pine Lake. OPEN House, Sun. Dec. 17th, 1-4pm. $499,000. 661-2761

GRAND MARAIS, MI - Beautiful new 2 bedroom, 2 bath condo, overlooking Bay. Cathedral ceiling, skylight, sportsman paradise. 422-4546

GINGERICH - vacant 138 foot frontage overlooking Canada on the beautiful island of Grosse Ile. View of Renaissance, Ambassador Bridge & passing freighters from around the world. Ask for Kathy Goodstar 671-2280 or 671-3308

INDEPENDENCE LAKEFRONT
PARADISE - $219,900
Lovely ranch with sensational views on private all sports Whitpole Lake. 4 bedrooms, 3 baths, master bath with jacuzzi, eat-in kitchen with built-in appliances and sky light, spacious foyer with slate flooring, 4 car garage with boat storage on a quiet tree-lined street. Call Lillian Rydeson or Judy Wood at
MAINSTREET USA REAL ESTATE
625-9091

LONG LAKE WATERFRONT
4 bedroom, 2 bath, fireplace, basement, 2 car garage, $218,000
CASCADA
ERA COUNTRY RIDGE REALTY
260-0450

VERY SPECIAL HOUSE! You'll love entertaining family and friends in this lovely home on all sports private Lake Shannon. This 3 bedroom ranch has a gourmet kitchen with oak cabinets, full finished walk out lower level. Dollars are motivated. $163,500. Linden Schools.
ENGLAND REAL ESTATE 474-4530

343 Cemetery Lots

CEMETARY LOTS - Parkview Memorial $200 each if sold before Dec. 29 or 3 or 4 in a row. Save hundreds of $$$. Write John M. Donn, 3130 Lawsor Rd., Lansing MI 48911; or call 517-882-5353

CHRISTIAN CULTURAL CENTER, Rochester Hills. 2 lots, 2 vaults & marker. Worth $4,200. Best Offer. Call after 6pm. 585-3769

DETROIT MEMORIAL Park West. 2 lots. Moved must sell. $200 each. 517-663-1579

TWO CEMETERY lots, Parkview Memorial. $800 or best offer. 522-2889

351 Bus. & Professional Bldgs. For Sale

ASSUMABLE MORTGAGE
Downtown Plymouth location and in excellent condition, 1500 sq. ft., presently used as AAA office. Also, has 1 bedroom apartment with separate utilities upstairs. Newer roof, central air and furnace. An up and coming commercial area. Under $150,000. Ask for Norma Peterson. Coldwell Banker, 459-6000.

COMMERCIAL MEDICAL OR OFFICE
33,000 sq. ft., 3 floors, elevators, prime location at corner of I-275 & 8 Mile. Asking $2,500,000. Simple assumption, balance $1,500,000, 7½%. Call Richard Hahnenkamp ...
473-3500 or 522-6000

One Way Realty

351 Bus. & Professional Bldgs. For Sale

FOR SALE - DOWNTOWN FARMINGTON ZONED R-1-0.
2 story residence can live upstairs and have office or retail downstairs. Good price. Immediate Occupancy.
CALL MARY BUSH
OR GENE ZEMBRZUSKI • 653-8700

PRESTIGIOUS LIVONIA area. 2 office buildings across from new library & City Hall. Quality construction. Net leases. Separate utilities. Consider selling $1,225,000.
R. Perry Realty. 478-7640

352 Commercial / Retail For Sale

BIRMINGHAM - Prime retail property, downtown Birmingham - 100% occupied.
Lone Pine Realty 646-8700

BY OWNER, commercial building 10,000 sq ft., 13 acres at I-75 and E. Holly Rd. With or without restaurant and bar. Class C with entertainment. Cash or land contract.
1-634-7056

LIVONIA - 2 unit commercial building, 1500 sq.ft., ample parking $183,000. 30% down, 11% land contract.
852-8729

354 Income Property

DOWNTOWN JACKSON
Several older multi-family income properties next to Rose City professional plaza and Jacobson's. Value is in the land. Call Oren Nelson Realtor, Whitmore Lake.
1-449-4466

356 Investment Property

PLYMOUTH TOWNSHIP
40200 Plymouth, 2 acres & house, currently used for house & greenhouse. Frontage on I-275. Zoned residential. Price negotiable. Possible cluster condos. $175,000
Van Esley Real Estate
459-7570

358 Investment Property

Clean two-unit duplex in Plymouth. Each has one bedroom, living room, kitchen, bath, large garage also brings monthly income! Both units currently rented. Asking $87,500
The Prudential
The Prudential
William Decker,
REALTORS
455-8400
Independently Owned and Operated

GAYLORD Tri-plex (3 apt. bldg) 1,000 square ft. in each with their own porch. Custom built in excellent condition on beautiful ground. Fully occupied, all major appliances, 12 years old. $175,000 or make offer. For further information
call 9-5525-7800 or after 6 477-1939

358 Mortgages & Land Contracts

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Why sell Land Contract at discount? For a better idea, call 939-1200

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TURNED DOWN??? If there is the possibility of your mortgage being declined, please contact us immediately for information about the latest and most innovative loan programs now available in Michigan. Our international contacts range from 9.25% to 18% depending on your credit and employment history. For a free professional consultation call Mark at Michigan Mortgage Lenders Corp.
313-693-2203
All calls will be strictly confidential.

$$ NEED CASH $$
Are you carrying a land contract, 2nd mortgage, first mortgage? Can we talk? Call Ed 533-9428

360 Business Opportunities

American Speedy Printing Centers
Has new and existing opportunities available in Florida & the Carolinas. A fully staffed regional offices to provide local support. Join the fastest growing quick printing franchise with over 600 centers worldwide. Minimum investment $50,000.
Call Michael at 1-800-348-9050

AVAILABLE SHARED EXECUTIVE Office, business, answering service, secretary service
W. Bloomfield 851-6555

BEAUTY SALON
Cosy Farmington Salon for operator. Low rent. Call 669-4672

BEAUTY SALONS AND BARBER STYLING SALONS AVAILABLE. Located in Farmington, Livonia, Drayton Plains, Detroit, etc. Prices range from $7,500 to $125,000

•Tanning Salon located in Plymouth

•Video store fully stocked in Howell only those in town

•Print and photo shop located in Livonia

Please call for personal appointment with ED BARBONE
Thompson-Brown
553-8700

BEAUTY SHOP
Lucrative business for sale. All new equipment, 1,200 sq ft. base lease $357 a month. Good area. Terms available $100,000
CENTURY 21
SUBURBAN
455-5860 464-0205

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Work your own hours
Low investment. Life residuals.
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Water Friends
"No Obligation" Seminar.
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(MULTI-MILLION DOLLAR CO. COMING TO YOUR AREA)
From the man who develope the most successful nutritional weight loss program in history...selecting Key Management and entrepreneur types to share in our international expansion. This is truly an absolute ground floor opportunity you only dream about! This is your chance to be in the right place at the right time.
Call 9am. 1-607-0772

CAKE SHOP-WESTERN SUBURB
Store needs owner/operator. $33,000 down buys inventory, furniture, good will. Write Cake, PO Box 821, Garden City, MI 48135-0821

COSTUME SHOP in Garden City for sale. Owner is disabled, will look at all others. Call Robin Hancock at Heritage. 684-5348

FOR LEASE
Bouquet Location
Downtown Rochester
335-1043

MOBILE PET GROOMING BUSINESS - new fully equipped vans, self contracted groomers, 10,000 customer list, will train. A real money maker. Try $30,000 down
RED CARPET
KEIM
BIRMINGHAM 645-5800

360 Business Opportunities

BUSINESS OPPORTUNITY IN HARBOR SPRINGS. Established, profitable retail operation (includes real estate). Call for appointment, Sanders Frye, PE/MAX of Harbor Springs, 616-526-2148

DOWNTOWN RICHESTER
Excellent restaurant location.
Experienced operator required.
Liquor license. 335-1043

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Mail Order
Your ticket to financial freedom
24 hr. recording 583-2112

FIRE EXTINGUISHER BUSINESS & equipment for sale. Canton area & vicinity. 397-2083

INVESTMENT PORTFOLIO
Concerned yours with this high paid back business. Features hands on management shop. Operator-owner due to unique set up. For details on high income and easy land contract terms, Call Lee or Noel Bilinger. $75,000.
COLDWELL BANKER
459-6000

TANNING SALON-Garden City. Must see. Low overhead. Have other interest. Call 296-0580

361 Money To Loan - Borrow

ATTN: LOW-MIDDLE INCOME?
Government home loans-no down-1% interest. AM/PM Publications Call 1-805-963-1864, ext. 114 for details.

362 Real Estate Wanted

CASH TODAY
GUARANTEED SALE
Also If In Foreclosure
OR
Century 21
CASTELLI 525-7900

MORE CLASSIFIEDS
This classification continued on Page 1G.

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APARTMENTS
GE appliances, ceramic baths, central air, carport available. Intercoms, patios/balconies and more...all on a beautiful wooded site. Handicap units available.
1 BEDROOM from $455
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Hours: Daily 11-6, Sat. 9-2
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557-4520
*Based on 12 month occupancy, new tenants only

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Come home to Northwood and enjoy our convenient location and many extras
NORTHWOOD
ROYAL OAK
WOODWARD NORTH OF 11 MILE
1 & 2 Bedroom Apartments
• FREE HEAT, WATER & BASIC CABLE
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OF ROCHESTER HILLS
New 1 & 2 bedroom extraordinary apartments and 2 bedroom townhomes. From $495.
On Avon Rd., between Rochester & Livernois
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A SINGH DEVELOPMENT

NOBHILL APARTMENTS
rent from $405
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1 & 2 Bedroom Apartments
Paid Gas Heat
Great Location
Spacious Rooms
1½ Bath In 2 Bedroom
Pets allowed with permission
Walton Corner at Perry
Adjacent to Auburn Hills
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The Place To Live In West Bloomfield
New 2 bedroom / 2 bath Luxury Apartments, with garages. From $865.
ORCHARD OF WEST BLOOMFIELD
On 14 Mile just west of Halstead
Open 11-5 Daily
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A SINGH DEVELOPMENT

Parkway
A peaceful, friendly community
Spacious 1 & 2 Bedroom Suites
FREE HEAT
*1st Month Rent $19.90
Patrolled security, cable TV available, 24 hour maintenance, laundry and storage, vertical blinds, air conditioning, ceiling fans, package receiving, 2 swimming pools, small pets welcome. Walk to shopping. Adjacent to golf, tennis, indoor ice skating, and bike trails. *new 1-31-90
Come join our family!
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Corner of Beech and Shiawassee
1 Blk. N. of 8 Mile in Southfield

Within Your Reach
NEW
1 & 2 BEDROOMS
From $495
• Washer & Dryer
• Mini-Blinds
• Microwave • Pool
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ADAMS CREEK apartments
A Singh Development

Lakefront Apartment Living
• CABLE TV NOW AVAILABLE
• New Swimming Pool & Clubhouse
• Thru-unit design for maximum privacy & cross unit ventilation
• Convenient to Westland Shopping Center
• Storage in apartment
• Balcony or patio
• Air conditioning
• Dishwashers available
ATTRACTIVE 1 & 2 Bedroom Apartments from $400
THE LANDINGS
Located on Warren Rd. between Wayne & Newburgh Rds. in Westland
Open Mon. - Sat. 10 - 6, Sun. 12 - 6
Phone: 729-5650

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IS LUXURY WHAT YOU SEEK?
Then luxury is what you get. Oversized rooms and balconies, deluxe kitchens, walk-in closets, 2 bedroom has double bath. Close to shopping and expressway.
1 Bedroom $525 950 Sq. Ft.
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OPEN DAILY 10-6
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77 beautiful acres of park and recreational paths • Four Seasons of activity with comfortable living in a special neighborhood atmosphere in Farmington Hills. Excellently serviced and maintained 1 and 2 bedroom apartments and townhouses. Easy and quick access to I-96 and I-275 • direct routes to the airport, downtown Detroit and Birmingham/ Southfield areas. 9 Mile Road, 1½ miles west of Farmington Road.
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A UZNIS DEVELOPMENT.
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RIGHT. WHERE YOU BELONG.
In a beautiful, secure highrise apartment right in the middle of everything ... shopping centers, theaters, and restaurants, all around. Easy access to expressways, Metro Airport, and downtown Detroit.
All the features you expect ... central air, private, designer carpeting and ... kitchens.
Join in our social events and activities. Pay terms on the lighted tennis courts, the Olympic-sized pool, the ... tere. All for one ... cleaners, and parking ... Laundry and ... doorstep ... and more.
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Beautiful Newly Expanded ... Fitness Center, Jacuzzi, Billiards, Cards and Meeting Rooms, Pub and Restaurant!
Furnished Studios from $495.
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SOUTHPORT
1 & 2 BEDROOM
LAKEFRONT APARTMENTS
from $470
• Heat Included in Rent
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• Washer & Dryer In Every Apartment
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Park Place ON NORTHVILLE
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Spacious 1 & 2 Bedroom Apartments From $610
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In charming Northville, close to I-275, I-96, Twelve Oaks Mall. Only 12 minutes from Southfield, 25 minutes to Metro Airport.
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Located adjacent to naturally wooded Hines Park, economical, 1 and 2 bedroom apartments and townhouses. Comfortable living with air conditioning, private balconies, huge closets, heat included. Also Cable TV, 2 swimming pools and aerobics fitness center. SMART stop at the front entrance.
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Kensington Manor apartment homes
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