CREATIVE LIVING
CLASSIFIED REAL ESTATE

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Rentals	E

312 Livonia

A Lot Of House
for your dollars. Spacious country kitchen is the hub of this 3 bedroom Castle Gardens tri-level. The family room with cozy fireplace is on the lower level as well as the 2nd bath. Decor is neutral with new carpet and vertical blinds. Florida room off back. Christmas special at $91,900.
The Prudential
Harry S. Wolfe, REALTORS
474-5700
Independently Owned and Operated

BEST BUY!
This one has it all 3 bedroom, maintenance-free ranch, 2 baths, finished basement, garage. New windows! Gorgeous kitchen. Owners built another house. $65,900.
Rachel Rion. 348-3000
RE/MAX 100

Imperial Tudor
Northwest Livonia custom 1987 built brick 4 bedroom. Prime Dunmar Creek sub. location and featuring 1st floor den, clad windows, 1st floor laundry, 2½ baths with Jacuzzi tub, 97% efficient furnace & underground sprinklers. $233,000
The Prudential
Harry S. Wolfe, REALTORS
421-5660
Independently Owned and Operated

LIVONIA - Beautifully maintained Tudor Colonial offers a spacious kitchen with island and almond cabinetry, dramatic great room with brick ranch, 3 bedrooms, 2½ baths, full basement, 2 car attached garage. $174,900

LIVONIA - Wonderful for the young family. Custom built 3 bedroom brick ranch with finished basement and attached 2 car garage. Country kitchen overlooking huge treed yard. Livonia Schools $99,500.

FARMINGTON HILLS - Back Yard Paradise! Nearly an acre rolling and treed is the setting for this 3 bedroom raised ranch custom built with ceramic foyer and kitchen with bathtub, wood parquet floors in living room, dining room, natural fireplace with wood burner and 3 car heated garage. $133,500.
The Michigan Group
Realtors
591-9200

NEW 3 bedroom walk-out ranch next to Deer Creek. Large master bedroom, 1st floor laundry, fireplace, attached garage. 1½ acre. $142,900 VA OK 476-3213

Raving With Stream
Natures beauty captured in Northwest Livonia's Franciscan Sub. Spacious 4 bedroom brick quad level offers 4 bedrooms, 2½ baths, finished basement, 1st floor laundry, central air and custom multi-level decking. $172,500
The Prudential
Harry S. Wolfe, REALTORS
421-5660
Independently Owned and Operated

THREE bedroom home in Livonia. Large carpeted gas heat ranch, 2½ car garage, fenced yard, patio. $62,500. 477-7813

313 Canton

BRAND NEW COLONIAL
4 bedrooms, $126,500
Low sub to park
Car Phone 310-3901

EXQUISITE
4 bedroom, 2½ bath, living room, family room, 2 car attached garage & basement. Formal dining room, central air, breakfast nook, neutral carpeting, backing up to state owned land. Sellers are extremely motivated. Bring all offers. Asking $124,900.
Remerica
HOMETOWN REALTORS
420-3400

MUCH PRIDE OF OWNERSHIP
Original owner, 3 bedroom brick ranch, over 1300 sq. ft. with large family room, full length brick fireplace, bath and a half on first floor. Many newer updates! $62,500. Call
DENE DUNN
COLDWELL BANKER
459-6000

PRICED BELOW MARKET
And located in excellent area of N. Canton. Colonial with 3 bedrooms, 1½ baths, first floor laundry, basement and attached garage. Upgrades include: furnace, roof, kitchen floor, central air, water tank, humidifier and dishwasher. $122,900.
COLDWELL BANKER
459-6000

314 Plymouth

BARAIN OF THE YEAR
Compare prices - lowest in area. 4 bedroom, 2½ bath colonial, also with study, first floor laundry, beautiful home, very clean, ready to occupy, neutral, side entrance garage, central air, large wood deck. Many extras! Only $130,900 Won't last!
Eileen Agius
COLDWELL BANKER
459-6000

Lakepointe Sub
Roomy, open brick ranch offers 3 bedrooms, family room, fieldstone fireplace, central air, aluminum trim, new carpeting and 2 car attached garage. $125,900
The Prudential
Harry S. Wolfe, REALTORS
421-5660
Independently Owned and Operated

Quaint
Plymouth tree lined street is the setting of this superbly updated home with oak kitchen, new carpet, remodeled bath, basement. Must see! $87,900.
Remerica
HOMETOWN REALTORS
459-6222

315 Northville-Novi

NORTHVILLE
- 3 bedroom brick ranch, newly decorated. $68,900
559-0477 - 661-7681

316 Westland Garden City

Entertainers Delight
Don't miss this all brick ranch with full carpeted and paneled basement. Super deck off master bedroom and kitchen with 8 foot hot tub and covered patio. Huge country kitchen with extra cabinets, trash compactor and dishwasher. Priced to sell at $78,900.
The Prudential
Harry S. Wolfe, REALTORS
474-5700
Independently Owned and Operated

Even Santa Would
like this home! Has a finished basement that includes a huge workshop, large carpeted bedroom with extra cupboards, 1st floor laundry, 1½ baths on main floor and huge garage that will hold a sleigh and reindeer or 2 good sized vans. Don't hesitate at $62,900.
The Prudential
Harry S. Wolfe, REALTORS
474-5700
Independently Owned and Operated

631 ARDMORE - Garden City, $2900 down, $478/month, brand new 3 bedroom tri level, earn part of your down payment & closing costs by painting & floor tiling.
Rose Realty 326-8300

LAND CONTRACT 8-0-DOWN
3 bedroom alum ranch, 70x270 lot, $23,900. Westland. 30 years government owned. $100 starts deal. Century 21 ABC 425-3250

LAND CONTRACT 8-0-DOWN
Garden City, $48,500. Basement, garage, $100 starts deal. 30 years government owned. Call for address. Century 21 ABC 425-3250

LAND CONTRACT 8-0-DOWN
Garden City, $48,500. Basement, garage, $100 starts deal. 30 years government owned. Call for address. Century 21 ABC 425-3250

LARGE LOT
Nice location - 3 bedroom ranch with basement, attached garage, gas heat, central air, fully fenced. FHA/VA considered $59,900
Century 21
COMMUNITY
728-8000

N. GARDEN CITY
- 3 bedroom brick ranch, with 1528 sq. ft. built in 1976, full basement with natural fireplace, finished basement, 2½ car garage. $92,900
Call for an appt.
Century 21
Dynamic Realty, Inc.
562-5000

Spotless Home
Very neat 3 bedroom home. The kids will love the pool. Dad will love the heated garage with 220amp service. Never concrete sidewalk & driveway. Nice landscaping & central air. Asking $63,900.
Remerica
HOMETOWN REALTORS
420-3400

STUNNING
3 bedroom brick ranch, 2 full baths, family room with fireplace, huge country kitchen, basement, new 2 car garage, large lot. $79,900
Century 21
CASTELLI 525-7900

WESTLAND, 3 Bedroom ranch, 1½ baths, cathedral ceiling, great room, fireplace, air, fab basement, built in 1968. $79,900.

318 Westland Garden City

$4000 DOWN
Land contract, 4 bedroom bungalow, needs repair. Rose Realty 326-8300

317 Redford

AFFORDABLE
JUST LISTED - 3 bedroom brick ranch with finished basement, gas heat and more. Only $4,000 down plus costs.
ZERO DOWN - Pay only closing costs on this ranch. Only $34,500. Call for details.
CENTURY 21
Today 538-2000

BEAUTIFULLY
Decorated 3 bedroom ranch, built in 1974. Huge country kitchen, spacious basement, deep 150' lot. Must see! $51,900
Century 21
CASTELLI 525-7900

LAND CONTRACT $1000 DOWN
4 bedrooms, 2 baths, garage, $47,500. 30 years government owned. Century 21 ABC 425-3250

LAND CONTRACT $1000 DOWN
4 bedrooms, 2 baths, garage, $47,900. 30 years government owned. Century 21 ABC 425-3250

NEW LISTING!
Be the first to see this pretty 3 bedroom home, 2 baths, finished basement, new windows, garage, deck. You'll love it $65,900.
Rachel Rion, 348-3000
RE/MAX 100

REDFORD EDGE/DET - 13422 Virginia Sociable, 6 of 1 bedroom, 1 block N. of 8 mile. Land contract, $2,000 down, $10,000 total. 533-5707

BRADLEY'S 3 BEDROOM Brick Ranch. Huge living room with fireplace, 1½ baths, central air, attached garage, $74,900
CENTURY 21
ROW 464-7111

318 Dearborn Heights

EXTREMELY CLEAN
3 bedroom brick bungalow. Full basement, garage, central air, attic fan, kitchen redone, ceramic bath. $73,900.
CENTURY 21
Your Real Estate 525-7700

321 Homes Livingston County

HARTLAND-New construction, contemporary ranch with walk out, 1½ baths, 1 acre wooded lot. Approximately 1 acre wooded lot. Completely level outdoor area of 200ft homes. $158,900. Details, 517-546-2591

326 Condos

BEVERLY HILLS: By Owner, 3 bedroom, 2½ bath townhouse. 18124 Kinloss. $140,000. Call for appointment, leave message. 647-1151

BIRMINGHAM: Southfield Rd., 3 bedroom condo, 1½ bath, finished basement, new carpet, neutral decor. Buyers pay $79,900. 645-1562

FARMINGTON HILLS, 2 bedroom, 2 bath, wet bar, new carpet, vertical blinds, master bedroom with dressing room & walk-in closet. Reduced to $69,900. O Riley Realty 626-8844

NOVI - 3 bedrooms, 1½ baths, basement, deck, move in condition, transferred - must sacrifice, $79,900 days 517-347-0629 Eves. 471-3718

NORTHVILLE BUILDERS CLOSEOUT
Just a few models remain in one of Northville's best condos communities. Your choice of ranch, townhouse or loft unit and at great savings. All overlooking a spring fed pond. $127,900 to $163,900. Don't miss this opportunity.
COLDWELL BANKER
459-6000

ROCHESTER - 2 bedroom, 1½ bath, beige/white, parquet, central air, kitchen appliances, levelors. Excellent condition. $58,900. 646-8026

326 Condos

BLOOMFIELD Condo. Excellent location Long Lake/Woodward. Spacious 2nd floor, 2 bedroom, 2 bath, dining room, kitchen, wet bar, central air, screen porch, attached 2 car garage, large storage room, laundry. Reduced to $153,900 540-0760

BLOOMFIELD HILLS TWP. - for sale or lease. 2 bedroom, 2 bath with balcony. $1,000 per month. Square Lake privileges. Lease $825/month. 647-7777
Days 643-0000 Eves 574-2845

Northville Township
On The Water
Design built with quality construction at Blue Heron Pointe Condominiums. 2 bedroom home complete with 2½ baths, 1st floor laundry, dining room, bridge balcony overlooking Great Room with native fireplace, walk-out lower level, 2 car attached garage. $214,500

Applegate Of Novi
Quick occupancy and quality materials are recognized highlights of Applegate cluster homes. 3 spacious bedrooms, 2½ baths, full basement, plush carpeting thru-out, complete kitchen appliances, central air, detached garage with sectional door opener, meticulously maintained grounds, budget priced at $99,500. Co-op realtors welcome. The Prudential Harry S. Wolfe, Realtors 421-5660. Furnished Models open 1-8 daily. 473-0490
The Prudential
Harry S. Wolfe, REALTORS
421-5660
Independently Owned and Operated

PROVIDENCE TOWERS
- 11th & 8th Floors
- High Quality Living
- Reasonably Priced

EXECUTIVE PROPERTIES
David Bruski
682-4700

SNEAK A PEEK GREENPOINTE AT COPPER CREEK
FARMINGTON HILLS
2 bedroom, 2½ bath townhouse. 2 car garage, fireplace, central air, private patio. Pre-construction prices from $109,990
661-4422

SOUTHFIELD: Village House Condo. Attractive lower level ranch unit. 2 bedroom, 1 bath, laundry room, new kitchen & bath. Carpeting & floor $40,900. 354-6129 or 855-8639

W. BLOOMFIELD-Stunning contemporary townhouse. 2 bedroom, 2½ baths, 2 car attached garage, finished basement, fireplace, air, new kitchen, 2 decks, skylights, foyer, dry, quiet end unit with stream and park. $109,900. Call 661-8010.

327 New Home Builders

BUILD YOUR OWN HOME
NO LOT MONEY
NO POINTS
- Land need not be paid for in full.
- Below market construction rates.
- 30 yr. financing.

ACT NOW - 10% DISCOUNT
Free color brochure:
MILES HOMES
1-800-334-8820

330 Apartments

DOWNTOWN BIRMINGHAM
4 units. Good moneymaker.
$250,000 down. Call 8am-5pm.
795-0800

332 Mobile Homes For Sale

FARMINGTON
1 bedroom, 1½ baths, central air, appliances, $19,900. Owner leaving state. 261-8152

332 Mobile Homes For Sale

ANNUAL CHRISTMAS SALE
MOBILE HOME BROKERS
Hometown USA & Patriot Homes
Offers a beautiful 3 bedroom double-wide for under $440 per month, total. 595-0606

CHAMPION - 12x80, 2 bedroom, appliances, central air, in Canton. $6900. Good condition. 274-5818

KENSINGTON PLACE
Mobile Home Community
$1000 REBATE
If you move your new or pre-owned home into Kensington Place. Enjoy a beautiful setting overlooking Kent Lake.
- Heated Pool
- Beautiful Clubhouse
- Laundry Facility
- Playground Area
- Adjacent Kensington Metro Park
- 5 minutes from 12 Oaks Mall

(313) 437-1703
(I-96 and Kent Lake Rd. on Grand River Avenue)

MOBILE HOME BROKERS
Hometown USA & Patriot Homes
Offers a beautiful single-wide mobile home for under $400 per month total. 595-0606

NOVI MEADOWS
Mobile Home Community
The New American Lifestyle
We have new and pre-owned homes for sale. Home ownership for less cost than most apartments.
- Country Living
- Beautiful Clubhouse
- Play Areas
- RV Storage
- Heated Pool - NEW
- Professional Management

Now offering a
$1000 REBATE
If you move your new or qualified pre-owned home into our community.
ONLY 2 SITES AVAILABLE
(313) 349-6966
1 Mile South of Grand River Ave. off Napier Road

WESTLAND-14x70.
Large country kitchen.

1986 Broadmore. 2 bedroom, 1 bath, spacious master bedroom - 9 stove, refrigerator, washer and dryer. Must See to Believe. In lovely Westland Meadows. Only $18,500. Call now. 722-1304

333 Northern Property For Sale

PETOSKEY: 250 acre mountain, 300' vertical, 10 miles of 2 track roads down hill north and S down valleys, by U.S. 131 & A Town & Country Log Homes. Also 310 acre mountain E. of Boyne. Office 7 car parking. Assume Land Contract, 1400 sq. ft. $59,000. Call today.
CENTURY 21
Your Real Estate 525-7700

PRESTIGIOUS LIVONIA area. 2 office buildings across from new library & City Hall. Quality construction. Net leases. Separate utilities. Consider splitting. $1,275,000
R. Peters Call 422-6400, 478-7640

352 Commercial / Retail For Sale

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

BY OWNER, commercial building 18,000 sq. ft., 13 acres at I-75 and E. Holly Rd. With or without restaurant and bar. Close to all entertainment. Cash or land contract.
1-634-7068

LIVONIA - 2 unit commercial building, 1500 sq.ft., ample parking, $165,000, 30% down, 11% land contract. 932-6729

339 Lots and Acreage For Sale

FARMINGTON HILLS SUD. 2 lots, partly wooded, 75x253 each. Call Bob, work, 427-1002.

MILFORD PINE MEADOWS
2-4 acre sites, ranging in price $30,000-$67,500. 2 miles North of I-96 on Milford Rd. Meridan Construction Inc. is now building quality custom homes.
FOR MORE INFORMATION CALL:
DEVELOPER 348-3990
362-4150

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

ROCHESTER HILLS-2 acres, Crooks and Hamlin area. Zoned multiple. Some sight work completed. Please call 322-6480, after 6pm 656-1873

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

342 Lakefront Property

BLOOMFIELD TWP. - Birmingham schools. 4 bedroom contemporary, 2½ baths, 2½ baths, air, 2½ car garage. $329,000. 855-2692

GRAND MARAIS, MI - Beautiful new 2 bedroom, 2 bath condo, overlooking Bay. Cathedral ceiling, skylights, sportsman paradise. 422-4348

GROSSE ILE - 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 Goodaker. 671-2280 or 671-3308

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

NEW RESORT CONDO SALES
Furnished Models $39,900
(Quarter Ownership)
The Water Street Inn
on Lake Charlevoix in Boyne City
1-800-456-4313

THREE bedroom brick ranch, oak kitchen with skylight, family room fireplace, in living room, 1½ floor laundry, 1½ baths, 2½ car garage. $109,900. 453-3400
ERA COUNTRY RIDGE REALTY
474-3303 348-6787

348 Cemetery Lots

CHRISTIAN CULTURAL CENTER, Rochester Hills. 2 lots, 2 vaults & marker. Worth $4,200. Best offer. Call after 5pm. 585-5769

DETROIT MEMORIAL Park West. 2 lots. Moved must sell. $200 each. 517-663-1379

351 Bus. & Professional Bldgs. For Sale

INKSTER
Brick building, corner lot, parking. Assume Land Contract, 1400 sq.ft. $59,000. Call today.
CENTURY 21
Your Real Estate 525-7700

PRESTIGIOUS LIVONIA area. 2 office buildings across from new library & City Hall. Quality construction. Net leases. Separate utilities. Consider splitting. $1,275,000
R. Peters Call 422-6400, 478-7640

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1-634-7068

LIVONIA - 2 unit commercial building, 1500 sq.ft., ample parking, $165,000, 30% down, 11% land contract. 932-6729

353 Ind./Warehouse Sale Or Lease

DIVORCED, must sell 1-275, exit at Eckes & Hagerty Rd. 10 to 65 acres. Industrial, commercial, multiple. All reasonable offers 541-9010

354 Income Property

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

INCOME PROPERTY. Exceptionally well maintained two-family duplex located in desirable Hazel Park location. Excellent cash flow $50,900. Ask for Sue Stewart
398-7700
SCHWEITZER REAL ESTATE
BETTER HOMES AND GARDENS

356 Investment Property

EXCELLENT INVESTMENT!
$60,000 Land Contract 12% interest $600 /mo interest only
Negotiable. Call Gert, Kathy or Mary, at Re-Max Boardwalk,
459-3600 or 522-9700

358 Mortgages & Land Contracts

AAA INVEST CORPORATION
43130 Utica Rd. at Van Dyke
Why sell Land Contract at discount? For a better idea, call 939-1200

CASH FOR LAND CONTRACTS
Immediate Phone quotes! Won't be out-bid! Mortgages/Refinances!
Mortgage Corp. of America
1-800-468-9618

IMMEDIATE CASH and capitals for land contracts & mortgages paid!
Orval Financial
540-7117

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 interest rates range from 9.25% to 18% depending on your credit and employment history. For a free professional consultation call Mark at Michigan Mortgage Center
313-693-2203
All calls will be strictly confidential

360 Business Opportunities

American Speedy Printing Centers
Has new and existing opportunities available in Florida & the Carolinas. A fully started regional offices to provide support and assist the fastest growing quick printing franchise with over 800 centers worldwide. Minimum investment $30,000.
Call Maggie at 1-800-848-8050

AVAILABLE IMMEDIATELY
Office, business, sneezing service, secretary service.
W. Bloomfield 851-8555

BUSINESS OF THE '90s!
Water Filtering
"No Obligation" Seminar.
421-8280

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

DOWNTOWN ROCHESTER
Excellent restaurant location.
Experienced operator required.
Liquor license.
535-1043

EXCELLENT OPPORTUNITY
Established wood stove and accessories business on a busy US Hwy. Lakeview County, Michigan. Priced at $79,900. Ask for Margie Jeffrey.
Coldwell Banker
Group Real Estate Associates
Toll Free # 1-800-748-0045

PIZZERIA WITNEY Delivery. Good equipment, conveyor oven, Great Union Lake location. If you properly w/good management can be a great success. Sacrifice $7,500. 851-1173

SALEM TWP.
PARTY STORE
Approximately 4,500 sq. ft. party store, wall in coolers and liquor license on 3 acres. Great potential, located on 7 Mile Rd. Asking $219,000. Call and ask for details.
SYLVIA LIDDELL
COLDWELL BANKER
347-3050

302 Birmingham Bloomfield

BEVERLY HILLS, 3 bedroom colonial, on cul-de-sac, Birmingham schools, private yard, many extras $279,900. 645-5108 or 353-2524

BIRMINGHAM - very charming, 1928 2 story, close to town, with remodeled kitchen & bathroom, 3 bedrooms, 1½ baths, fireplace, full basement, new deck, wooded lot, 2 car garage. $119,500. 646-6542

BLOOMFIELD CLUB DRIVE
4,200 sq.ft. plus super contempary interior completely remodeled with old style ambiance exterior. Black marble, mirrored vestibule room, oak paneled, traditional study, 4 bedrooms, 3½ bath 3 level home. Central air, sprinklers, alarm, Jenn air stove/oven and hood. Quality THROUGHOUT. By appointment only, no brokers. $599,000.
After 6pm 646-4651

BLOOMFIELD HILLS Schools, Long Lake Estates, 5000 sq.ft., wooded private lot, 20'x40 pool, gourmet kitchen, $409,900.

GREAT ENTERTAINING
GREAT LIVING
$247,000
BY OWNER, 5053 Van Ness Drive, Bloomfield Township. Ranch plan with large rooms. 4 bedrooms, 3 baths on hillside wooded lot. NEW KITCHEN NEW ROOF, NEW CARPET, CENTRAL AIR. First floor bedroom & bath has kitchen facility for office or in-law suite. Must see to appreciate. Agents welcome. Call for an appointment 628-9906

POPPLETON PARK - 3 bedroom, 2½ bath, 2 story, charming, many extras. Seller motivated & flexible. Call now! Agent 647-7726

TREED LOT overlooking Pembroke Park. 3 bedroom, large kitchen, fireplace & bath, deck, Birmingham schools. $124,900. 643-7837

303 West Bloomfield Orchard Lake

RANCH home, 3 bedrooms, 2 full baths, attached garage, full basement, lake privileges, $99,900. 763 Hogarth. Near Cass Lake Rd./Cass Elizabeth Sub. 682-2158

FULLY Updated 3 bedroom 2 bath ranch on cul-de-sac. White formica kitchen, Central air, gas furnace, 1½ baths. Much much more! $127,500. 626-5827

LAKE privileges available, 4 bedroom, 2½ bath Dutch colonial, inground pool, 3 fireplaces. $247,900. 2 FOR-SALE

ERA COUNTRY RIDGE REALTY
474-3303 348-6787

WEST BLOOMFIELD - 3 bedroom, 2 bath ranch, Lake privileges, large lot, 4th bedroom potential. Sale/lease option. $92,500.
O'RILLEY REALTY 669-8844

W. BLOOMFIELD-Family neighborhood, contemporary colonial, 3 bedrooms, 2½ baths, large kitchen, finished lower level walkout, 1st floor laundry, security system. 661-5766

304 Farmington Farmington Hills

ABSOLUTELY
well manicured, ½ of an acre, 4 bedrooms, 3 baths, Jacuzzi master bedroom. Close to new elementary school & golf course.
Century 21
Home Center 478-7000

ARBOR FARMS
NEW SUB CLOSEOUT
2 BUILDER SPECS AVAILABLE
From $89,800
Model 471-5462
Open hours, weekdays 1-6pm
Weekends 1-5pm
Follow Novi Road to Grand Oak/Orchard Lake Road to Ambeth, head west on Ambeth.

BY OWNER, Lincolnshire Estates, 31 Mile & Middlebelt. 2200 sq.ft. ranch, 3 bedrooms, 2½ baths, family room, formal dining room, 1st floor laundry, basement, 2 car attached garage, newly redecorated. $152,900. No agents. 478-6731

FARMINGTON BROOK SUB - Open Sun. 2-5, 29095 Plumbrook, 4 bedroom, 2½ bath Tudor, living room, formal dining room, family room/fireplace, walk-out to large decking area. Central air, sprinkler system, professionally landscaped. $262,900. Homeowner leaving state. 348-3355. owner 553-7368

FARMINGTON - Downtown Historical Area, 3 unit brick apartment, pick treed lot, 3 bedroom, 1½ baths, fireplaces. Needs some renovation & redecorating. $92,900. 478-9513

FARMINGTON - new 3 bedroom colonial, 1½ baths, 1st floor laundry, basement, attached garage. $119,320

JEWELL CIRCLE, East, 23560
NEW LISTING
Brick 3 bedroom, central air, 12 ft. walk in closet, 1½ baths, attached 2½ car garage, deck. $139,900.
737-4255 MICH. CONDO 683-3302

NEW LISTING
3 bedroom ranch, full basement, 1½ acre lot. Extra high basement ceiling. Asking $74,900
Realty World
EXCELLENCE
661-8181

305 Southfield-Lathrup

SOUTHFIELD - BY OWNER
Prestigious 2900 sq. ft. 4 bedroom colonial in Sherwood Village. 2½ baths, large family room with fireplace, living room, formal dining room, breakfast nook, 1st floor laundry, full basement. Beautiful yard with deck & jacuzzi. 17289 Joslette. Make an offer. Call for appointment. 547-4658 or 737-8400

SOUTHFIELD- 3 bedroom ranch, N. of 11, S. of Southfield. Inground pool, attached garage, $45,000 land contract okay. 358-4878

307 South Lyon Milford-Highland

COUNTRY - 9 plus acres, 3 bedrooms, new carpeting, pole barn pool, deck, fenced pastures. Immediate occupancy. $125,000 as is. $135,000 with upgrade. Call after 10pm or weekends. 486-0524

HOME IN THE COUNTRY
Nice split level on 3 acres features 4 bedrooms, 2½ baths, family room with wood stove, first floor laundry & basement, 2 car attached garage. $144,900
CENTURY 21
Hartford South-West
471-3555 437-4111

LAKEWOOD VILLAGE - Milford. Large custom 3 bedroom ranch, spacious master suite, 2 full baths, family room/fireplace, formal dining, 3 car attached heated garage, 220 electric, hot & cold water, 3 car parking pad. $179,500. 887-1400

LOVELY FAMILY HOME in Milford village. Close to shopping and schools, 4 bedroom, 3 full baths, 2½ car garage. Great buy at $99,000. Contact Nancy Jeen
Real Estate One
684-1065

SUPER TRI LEVEL on large corner lot features 3 bedrooms, 2 baths, family room & formal dining room. 2 car attached garage. $138,900. Call Rick at Century 21 Hartford South-West. 437-4111, 471-3555

WHITE LAKE - Almost new 4 bedroom, 2 baths, country ranch on 2.5 rolling acres w/pond. $129,900. Contact Nancy Jeen
Real Estate One
684-1065

308 Rochester-Troy

EMERALD LAKES-TROY
Attractive 3 bedroom ranch, large patio with lakeview, central air, large family room with natural fireplace, sprinkler system. Priced below market at $129,900. 879-6649

ROCHESTER HILLS - Hawthorne Hills Sub. 4 bedroom, 3½ baths brick. Family room, beautiful oak paneled den, hardwood floor foyer, 2½ car garage, deck, sprinkler system. Great lot. Excellent schools. $271,900. 377-2613 or 351-5331

TROY - 3 bedroom ranch. Lovely neighborhood. Schools, park, Somerset Mall, close by. $125,000. Early AM or evenings. 642-3642

TROY - 3 bedroom plus library, 2½ baths, brick colonial on treed lot. Central air, finished basement with workshop, 2 story foyer, bay windows, 1st floor laundry, 2 walk-in closets. $147,000. 689-4526

310 Wixom-Commerce Union Lake

Ideal Starter or rental. Small 2 bedroom near Oxbow Lake. $42,000
561-1628

311 Homes Oakland County

BRAND NEW BUILDERS HOUSE
Outstanding 3 bedroom, 2½ bath contemporary home on 2½ acres. Main floor has whirlpool tub. Bedrooms have large walk-in closets. Wood casement windows, first floor laundry, full basement and 2½ car attached garage. Brandon Twp. $159,900. Also rent or lease with option to buy. Call for details.
WARE-PIDDINGTON
227-2846

CLAWSON, 3 bedroom ranch, 2 car garage, basement, 1½ baths, very clean, must see.
Call after 4:30. 435-6922

FOR SALE - 3 bedroom, 2½ bath Tudor style ranch, overlooks private all sports lake, in area of $350,000 plus homes. Located in Orion Twp. Priced undervalued by only $195,000. Buyers only. 391-2933

NEAR NEW 1896 and Campbell - 3 bedroom ranch. Immediate occupancy. Appliances Central air. Asking $39,900. Low down payment. Call Schultes Real Estate 573-2900

312 Livonia

BEAUTIFUL 3 bedroom ranch, 1½ baths, finished basement, new kitchen, air & much more. $87,900.
Call after 5pm, 474-0566
$92,900. No agents. 478-6731

Family Style
Roomy brick 4 bedroom in North Livonia. 22 ft. family room, country kitchen, and garage. Prime court setting. $118,000
The Prudential
Harry S. Wolfe, REALTORS
421-5660
Independently Owned and Operated

LIVONIA BRICK RANCH, attached garage on ¼ acre lot, 3 bedrooms, 2½ baths, 1st floor laundry, many extras. Oil Gas between 7 & 8 baths. $187,000. After 3:30pm 473-3921

Gather The Family
around the Christmas tree in this 26x22 family room with cozy fireplace. This charming 3 bedroom cape cod home located in the heart of Livonia is waiting for new owners. Partially finished basement plus 2 car garage. A year-end special for $87,500.
The Prudential
Harry S. Wolfe, REALTORS
474-5700
Independently Owned and Operated

Meticulous Ranch Western
Livonia 1987 built brick three bedroom in fantastic new sub. Full basement, 90% plus furnace with central air, family room, brick fireplace, two car attached garage, wood windows, ceramic tile & more. $149,500
The Prudential
Harry S. Wolfe, REALTORS
421-5660
Independently Owned and Operated

315 Northville-Novi

NORTHVILLE, well maintained 1958 ranch, 3 bedroom, 1 full 2 ½ baths, Westland Mall but basement, red room with wet bar & fireplace. $148,000. For appt. 348-7133.

REAL ESTATE

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308 Rochester-Troy
309 Royal Oak-Old Park
Huntington Woods
310 Wixom-Commerce-Union Lake
311 Oakland County Homes
312 Livonia
313 Canton
314 Plymouth
315 Northville-Novi
316 Westland-Garden City
317 Redford
318 Dearborn-Dearborn Heights
319 Grosse Pointe
320 Homes-Wayne County
321 Homes-Livingston County
322 Homes-Macomb County
323 Homes
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330 Apartments
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336 Southern Property
337 Farms
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348 Cemetery Lots
351 Business & Professional Buildings
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358 Mortgages & Land Contracts
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361 Money to Loan-Borrow
362 Real Estate Wanted
364 Listings Wanted

Rent

400 Apartments
401 Furniture Rental
402 Furnished Apartments
403 Rental Agency
404 Houses
405 Property Mgmnt
406 Furnished Houses
407 Mobile Homes
408 Duplexes
410 Flats
412 Townhouses/Condominiums
413 Time Share
414 Vacation Rentals
415 Vacation Rentals
416 Halls
417 Residence to Exchange
418 Mobile Home Space
420 Rooms
421 Living Quarters to Share
422 Wanted To Rent
423 Wanted to Rent-Resort Property
424 House Sitting Service
425 Convalescent Nursing Homes
426 Home Health Care
427 Foster Care
428 Homes for the Aged
429 Garages/Mini Storage
432 Commercial/Retail
434 Industrial/Warehouse Lease or Sale
436 Office Business Space

EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

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BUY IT. SELL IT. FIND IT. CLASSIFIEDS

Early Holiday Deadlines *for* Observer & Eccentric classified ads

PUBLICATION	TYPE OF ADVERTISEMENT	DEADLINE
MONDAY, DECEMBER 25	Classified In-Column "Liners"	5:00 p.m. Thursday, December 21
THURSDAY, DECEMBER 28	Classified In-Column "Liners"	5:00 p.m. Tuesday, December 26
MONDAY JANUARY, 1	Classified In-Column "Liners"	5:00 p.m. Thursday, December 28
THURSDAY, JANUARY 4	Classified In-Column "Liners"	5:00 p.m. Tuesday January 2

644-1100-Oakland County • 591-0900-Wayne County
852-3222-Rochester/Rochester Hills