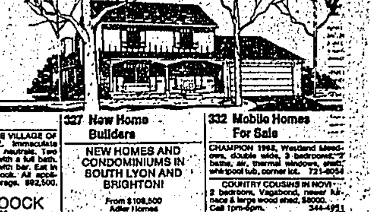
CLASSIFIED REAL ESTATE



317 Redford

PSSST!
Over here! That's right! 3 Bedroom, 1½ bath brick Ranch with basement and garage for under $78,000.
CENTURY 21 HARTFORD 476-6000

REDFORD CHARMER - Open Sun. 12-3. 3 bedroom Cape Cod. Neutral colors, hardwood floors, much more. Must Sell $67,500. 255-8278

REDFORD
FIX & SAVE!
First time home buyers and investor's on this 2 bedroom country kitchen, dining room, first floor laundry. 1 car garage. Only in the $30,000's.
CALL DON OR DORIS
MAYFAIR 522-8000

REDFORD
OPEN SUNDAY 1-4 PM.
N. of 5 Mile Rd., W. of Beech Daly. 15520 Lexington. Brady Bunch home. Divorce forces sale on this approximately 2400 sq. ft., 4 bedroom, 3½ baths, family room, full finished basement, 2 car garage colonial one of a kind! No drive by! Come look and go back to Doris and buy at Only in the $80,000's.
CALL DON OR DORIS
MAYFAIR 522-8000

REDFORD- 3 bedroom, 2 bath, brick ranch, 3 fireplaces, Western Golf Course home. Large lot. $147,000. HMA Realtors, 353-7170

REDFORD
3 bedroom aluminum ranch, finished basement, 2½ car garage. FHA/VA terms. Seller will help with buyer cost. Low $50's.
Ask for Patrick Sheehan
CHAMBERLAIN SOUTH 368-2200

SPACIOUS 4 bedroom Colonial. Finished basement, 1½ baths, vinyl windows, 2½ car handyman garage. $47,500. Call JOE or CHARLEY MIFSUD, Remerica Country Place 454-4400

318 Dearborn Dearborn Heights

UNIQUE HOME $96,900
Dearborn Heights completely remodeled brick 1,700 square foot 3 bedroom ranch. Great room with natural fireplace, jacuzzi and 2 car attached garage. 421-5660

The Prudential
Wolfe Realty
Independently Owned and Operated

320 Homes Wayne County

BELLEVILLE BONANZA - giant 1,750 sq.ft. ranch, cathedral ceilings, 195 x 118 lot. $99,900
HELP-U-SELL of NWWC 454-9535

BELLEVILLE - Don't throw your money away on rent anymore. Attention first time home buyers, retirees, you can own this adorable ranch with updates, thru-out. 3 bedrooms, neutral decor, huge mechanic's dream garage, oversize 2½ car garage with 220 electric and heat. $68,000.
THE MICHIGAN GROUP
REALTORS INC., 591-9200

BROWNSTOWN - 2½ acres, 4 bedrooms, 2 baths, heated workshop, many other features, land contract terms with low down or trade-in accepted. Van Reken Realty, 588-4703

DESPARATE OWNER must sell newly decorated 3 bedroom, 1 bath, laundry room, aluminum ranch in Old Redford. $29,900 855-1992

$4000, MOVES you in. 3 bedroom ranch, 2½ car garage & full basement. To qualified buyer: finance $55,000. Leave message: 941-3116

LYON TWP./GREEN OAK TWP.
Several well built, newly constructed energy efficient homes available for near immediate occupancy. Starting in the low $100,000's.
- WILLACKER HOMES, INC.
437-0097

NEW SUBDIVISION
near Golf Course and I-275 corridor. Two models left! Contemporary 2 story homes with over 2500 sq.ft. with prices starting at $177,900. Rural settings (½ - ¾ acre lots) with all utilities. 23251 Evan Ct. Open Sunday 1:00-3:00, and 23336 Evan Ct. by appointment. Offered by LaBeau and Co. 534-0900
Take I-275 to Sibley, east to Vining, south to Bub.

NICE
4 bedroom, 1.5 bath colonial, formal dining room with bay window. Big living room with built in shelves, custom made. Huge attic space with built in cedar closet, den or library in front of home, 20 X 27 enclosed patio. Built in pool. (814KE). $39,900.

GREAT STARTER
Excellent home for the money, 3 bedrooms, living room with dining L and full basement. Large yard and priced to sell. (631AV). $38,500.

459-6000
COLDWELL BANKER
Schweitzer Real Estate

WAYNE COLONIAL
Looking for offers. 3 bedrooms, 1½ baths, fireplace. New updates: windows, carpet & vinyl siding. $64,500.
REALIABLE REAL ESTATE INC.
476-0540

320 Homes Wayne County

WHY RENT
When you can own this sharp 2 bedroom ranch with basement and garage, newer Oak kitchen and bath, newly carpeted, 17425 Fenton, N. of 6, W. of Telegraph. FHA-VA. A bargain at: $34,500. Call
MAUREEN HERRON
CENTURY 21
ROW
464-7111

321 Livingston Cty.

AWESOME
½ ACRE spacious 4 bedroom brick Ranch with front room, fireplace, attached garage, walkout basement, 2½ baths & more. $195,000.
CENTURY 21 WEST 349-6800

CITY OF HOWELL:
This 4 bedroom Ranch presents a formal dining room, large closets, full basement, and attached garage. Just $94,500. REALTY WORLD - Van's, 313-227-3455

HOWELL: APPRECIATE VALUE? Cozy 4 bedroom, 2 bath Quad, large lot, paved road, fireplaces, appliances included. $130,900, REALTY WORLD - Van's, 313-227-3455

323 Homes Washtenaw County

AUGUSTA TWP./BELLEVILLE - 2 picturesque acres, 3 bedroom bungalow, 3 car garage, $89,900
HELP-U-SELL of NWWC 454-9535

326 Condos

BLOOMFIELD HILLS - 2 bedroom, $68,900. 2 bath, Square Lake Hills. Pool, beach, carport. Upper unit. Must sell! Broker/Owner, 858-8238.

BLOOMFIELD HILLS - Adams Wood Condo. 4 bedroom, 3½ bath, finished basement w/sauna. L/C available, $238,000. 852-1545

BLOOMFIELD HILLS - spacious deluxe condo, 2 bedroom, 2 bath, Excellent location. W Long Lake Rd. near Telegraph. Completely renovated. Must see to appreciate. Greatest value. $79,500.
Owner, 644-0121

BLOOMFIELD-2 bedroom, 2 bath, cathedral ceiling, balcony, carport, pool, beach on Sq. Lake. Good Buy! $69,900. Owner/broker 626-3863

BRIGHTON
Woodridge Hills
Brand new luxury condominiums!
2 or 3 bedroom, 1st. floor master suite and laundry, 2 car garage, full basement, fireplace & central air, includes deck.
FROM $119,900
Sales Center & Model: 229-6778
ADLER HOMES: 229-6722

canton
BEST DEAL IN TOWN
Enjoy this low maintenance 2 bedroom ranch. Private entry, newer beige carpeting, white walls, updated kitchen and bath, central air, first floor laundry, great for first time buyers, retirees. FHA possible. OWNERS WANT A SALE. $58,500.
Diane Howard
REAL ESTATE ONE
455-7000 406-6169

CANTON FOREST CONDO
Warren/Lilley. Beautiful 1500 sq. ft. 3 bedroom, 2½ bath contemporary condo that's only 1½ years old. Some features are: full basement • 2 car attached garage • cathedral ceilings • fireplace • 2 decks • many upgrades. Price $139,900.
Call after 5pm. 981-7129

CANTON - Immaculate contemporary 2 bedroom end unit ranch, fireplace, finished basement. $74,900
HELP-U-SELL of NWWC 454-9535

CANTON - Prime Bedford Villa location, 2 bedroom ranch, finished basement & garage. $78,900
HELP-U-SELL of NWWC 454-9535

CANTON - sparkling, 2 bedroom, 800 sq. ft. Perfect for small family or investment. Many extras, only $59,900. Call eves. 459-7332

CASTLEWOODS CONDO-Westland, 2 bedroom, 2 bath, 1st floor, air, garage, patio, shed. Immediate occupancy. $65,000 565-2806

CLARKSTON Townhouse, walk-out, lake access, 2 bedrooms, 2½ baths, garage, low maintenance fee. $69,900. 623-0771

FARMINGTON
Beautiful N. Farmington Hills 2 bedroom upper condo offers new carpet, updated baths (2), new furnace & windows, fresh spacious kitchen, formal dining room, garage and basement storage. $79,900.

This stunning detached condo offers 3 bedrooms, library, Great Room, walk-out basement and huge deck overlooking the woods! First floor laundry, 2 car garage, and so much more - a true showplace! Low association fees - $189,900.
MICHELLE MICHAEL
RE/MAX EXECUTIVE 737-6800

Farmington Hills
SELLERS RELOCATING & MOTIVATED. End unit ranch w/finished walkout, 1st floor laundry, 2 car garage, plus much more. $149,900
HELP-U-SELL of NHSL 348-6006

326 Condos

BRIDGETOWN
CONDOMINIUMS
Village of Chelsea
IDEAL FOR SENIORS
Models Open
Sunday 1-4PM
Or By Appointment
475-7810
Located 1 block from shopping & Chelsea Medical center, 2 bedrooms, 2 baths, 1260 sq. ft. ranch. Full basement, 2 car garage, 1st. floor laundry, patio deck, central air, traditional interiors with GE built-ins.
$129,900
Also 2900 sq. ft. walk out ranch overlooking nature area. 2 car garage, 3 bedrooms, 3 baths, great room with dining, large rec. room, fireplace, deluxe floor coverings, kitchen with snack bar, GE built-ins & more!
$169,900

Farmington Hills
Open Sat-Sun
1:30-5
Beautiful NEW detached & attached ranch & Cape Cod homes in a private, exclusive location, W. of downtown Farmington. Featuring 2 or 3 bedrooms, custom kitchen with adjoining sun room, 1st floor Master suite, 1st floor laundry, attached 2 car attached garage & basement.
PRICED FROM $199,500
Grand River, W. of Farmington, S. on Gill Rd., to Arundel & W. to 'Longacre Woods'.
For info or private showing call:
MILO PROPERTIES 471-0711

FARMINGTON HILLS LUXURY CONDO. Private entry, tennis court, pool, clubhouse. Neutral decor, custom blinds, close to shopping and expressway. $68,000. W-14ORC
MAX BROOCK
626-4000

FARMINGTON HILLS
Freshly painted, clean & ready for move in! 1st floor ranch, 2 bedroom, 2 bath condo w/laundry area in unit, neutral decor, dining area, balcony, storage, pool, tennis courts. $63,900. 12M.
626-8700
Cranbrook
Assoc. Inc. Realtors

FARMINGTON HILLS
RELAX & ENJOY
Gorgeous 2 bedroom, 2 bath ranch condo with attached 2 car garage. Upgrades galore, professionally finished lower leal with possible third bedroom and bath. Just 3 years old. $144,900. Call
GREG MOLLET
CENTURY 21
ROW
464-7111

Farmington Hills
THE CROSSINGS
DETACHED
OPEN - NEW CONSTRUCTION
Select from 4 floor plans from 2,500 sq. ft. or custom designing available from 2,200 sq. ft., Quality construction, north Farmington location. Situated around a 14 acre nature preserve with a five acre pond...treed lots, walk-out sites. Visit our sales office for many pre-construction incentives. On Drake Rd. between 13 & 14 Mile Roads.
FUNK & CO. REALTY, INC.
661-6324

FARMINGTON HILLS
BE THE ENVY
OF ALL YOUR FRIENDS!
This two bedroom condo with two baths, fireplace, rec room will create lots of fun when you entertain. $119,900. (OEW20HIL)

A BUY OF A LIFETIME
Quality built condo has ceramic entrance & bath, wall to wall carpet, cathedral ceiling, oak kitchen, all appliances and handy car access. $84,900. (OEW800LY)

CUSTOM BUILT
SPECTACULAR
Beautiful vista's from the great room and lower level walkout. 3 bedrooms & 3 baths, a great room, family room, library, large private office and two kitchens. $335,000. (OEW74VAL)
737-9000
COLDWELL BANKER
Schweitzer Real Estate

FARMINGTON: NEW CONDO
2 bedroom, 2 bath.
Reduced.
478-9733

FARMINGTON - NEW LISTING
Condo - Ranch! Outstanding condition, private entry, ceramic kitchen with skylight. Many custom features. $112,900.
HEPPARD & ASSOC.
855-6570

FARMINGTON WOODS
NEW! NEW! NEW!
DETACHED ranch home with 2 or 3 bedrooms, 2 bath, spacious kitchen, full basement, 2 car attached garage, on treed site. $135,000. Model home at 21542 Farm. 1 block W. of Orchard Lake, S. off 9 Mile.
OPTIMUM DEVELOPMENT
473-8108

FARMINGTON
WYNSET CONDO
23183 Farmington Rd., N. of 9 Mi.
2 bedrooms in-town Farmington. New kitchen, 2½ bath, ceramic tile floors, basement, 1st floor laundry, garage, all appliances, air conditioning, move-in condition. $129,900. Immediate occupancy.
Open Sat & Sun. 1-4. 737-4891

GROSSE ILE-3 bedroom contemporary, Pond view adjacent to country club. Custom kitchen, fireplace, attached 2 car. Agent. 676-3445

LIVONIA - REDUCED
For the young at heart exceptionally sharp ranch condo. Shows like a model. $10,000 of upgrades. All appliances, great view, fabulous club house with year round heated pool. Walking distance to Jacobsons, banks, etc. Convenient to expressways. Owner anxious.
ESTHER BAXTER, 349-6626
MAYFAIR REALTY 522-8000

MILFORD Luxury walk-out ranch w/ spa, 2,560 sq.ft., private wooded view. Open Sat.-Sun. 12-4pm. 784 Ridgeside, $209,500. 684-6315

NEW LISTING - Condo in Farmington Hills. Balcony pool & tennis ct., carport, appliances stay. One year warranty. Nice! $52,000.
HEPPARD & ASSOC.
855-6570

NORTHVILLE - KINGS MILL COOP
Two 3 bedroom townhouses, 1½ baths, basement. $62,000 & $62,500. Cash sale. 349-5570

NORTHVILLE - WELL MAINTAINED CONDO. Neutral colors, 2 bedroom, 2 baths, private entrance and patio. Attached garage, close to shopping and X-ways. $92,900. W-49GLE
MAX BROOCK
626-4000

NORTHVILLE - 2800 Sq. Ft. 2 Car garage with opener. 3 Floors, 3 bedrooms, 1½ bath up, 1 powder room each lower floor, finished walkout basement with brick patio, balcony on main floor, all appliances, master bedroom walk-in closet. $134,000. Owner. 313-349-0303

326 Condos

LIVONIA
FHA terms on this sharp upper N. Livonia condo. Balcony, clubhouse with pool, low association fees. Move in for as little as $3,400! $49,000.
MICHELLE MICHAEL
RE/MAX EXECUTIVE 737-6800

LIVONIA -
LAUREL WOODS
Elegant 2 bedroom, 2 bath ranch with enclosed garden room, garage with opener, approximately 1,600 sq.ft. This is a showplace, must see to appreciate. Many extras. Walk to Laurel Park Place Mall. Priced to sell at $103,900. 264-5234

NORTHVILLE - End unit with view of the park. Townhouse with 2 car attached garage. Appliances included. Fireplace in living room, 1st floor laundry, neutral decor. Built in 1984. $123,900
Thompson-Brown
553-8700

NORTHVILLE
LAKEVIEW
Excellent location with this 2 bedroom, 1½ bath townhouse featuring family room with fireplace, full basement, large patio, appliances and central air. $78,900.
CALL VINCE SANTONI
Century 21 Hartford South 464-6400

NOVI AFFORDABLE
A breath of spring, sparkling clean and freshly painted, newer carpeting, 2 bedrooms, basement, attached garage, updated kitchen and bath, $72,500.
Donna Donaldson
RE/MAX 100 INC.
348-3000

NOVI - BRAND NEW MODELS
2 Bedroom, 2 baths, 2 car garage, premium private lot, fireplace, finished at $169,900.
One Way Realty
473-5500

NOVI CONDO IN OLD ORCHARD.
1 bedroom ranch. Excellent condition, finished basement, near clubhouse, new carpeting, all appliances included. $62,500. 669-6420

Novi
NEIGHBORS HATE
THE PRICE!
3 bedroom townhouse in Novi. Features 2½ baths, finished basement, garage, formal dining room, fireplace and big eat-in kitchen at the low price of $104,900. Needs decorating. Must sell soon. Call...
TIM HAGGERTY
Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

NOVI OAKRIDGE PLACE
LAST UNIT!!!
Builders model for sale. Exciting multi-level condo with sunken living room, balcony formal dining room, penthouse master suite, seperate level bedrooms, 2½ baths, attached garage, finished rec room, loaded with options. (Valued at $134,900) Priced to sell at $124,900. Located on Haggerty Rd., just N. of 9 Mile. Open Sat. & Sun. 1-5 or by appt.
347-1122 or 264-5234

NOVI PLACE CONDO'S
$2,700 DOWN
NEW, 2 bedroom, 2½ bath townhouses with full basements and garages. Approx. 1,250 sq.ft., Exciting floor plans. Priced from $96,900. Only 18 unit complex with 13 remaining to be sold. Spring occupancy. $500 reserves (fully refundable). Select your site now! Info available at our Oakridge Condo's, Haggerty, just N. of 9 Mile. Open Sat. & Sun. 1-5pm. 264-5234 or 347-1122

NOVI
PRICE REDUCED
Owners anxious on this gorgeous 3 bedroom condo with basement and updated kitchen. Friendly association. Novi Schools. Now $82,900.
CALL LINDA PREVOST
CENTURY 21 TODAY 462-9800

NOVI
Super sharp 2 bedroom townhouse with full basement & attached garage. All appliances, neutral decor & great location, for only $71,500.
Rosie Hornshaw
RE/MAX 100 INC.
348-3000

Plymouth
ALL ABOARD!
Next step is home ownership when you call to see this fabulous 3 bedroom Condo. Beautifully finished basement with wet bar & half bath, living room has fireplace, private master bath, security alarm, 2 car attached garage. $124,900.
CALL LEE OR NOEL
BITTINGER
RE/MAX CROSSROADS
453-8700

PLYMOUTH - approx 1000 sq.ft., condo, 2 bedroom, 2nd floor, all appliances & drapes, balcony, carport, $58,000. 454-0126

PLYMOUTH
Decidely custom, this striking ranch condominium with an extravagantly finished lower level boasts a 19' X 18' living room and a 34' X 18' family room each with their own fireplaces and pleasing pond views. Faultlessly maintained & painstakingly detailed with a long list of expensive upgrades to include, furniture finished built-ins, 3 bedrooms, 2½ baths, pickled oak kitchen & foyer, 2 central air units, 1st floor study, ...$410,000
ROBERT BAKE
Realtors
453-8200

PLYMOUTH-FAMILY is growing, must move from 2 bedroom, 2 bath with master suite & beautiful view. $79,900. 455-1084

PLYMOUTH - Prestigious location, 2 bedroom ranch, fireplace, finished basement, 2½ car garage, Below market. $139,500. 347-0373

PLYMOUTH - Why rent, Owner looking to wheel & deal, 2 bedroom, backs to woods, $61,900.
HELP-U-SELL of NWWC 454-9535

PLYMOUTH - 2 bedroom, 1st floor unit, seller motivated, shows well. $89,900
HELP-U-SELL of NWWC 454-9535

RANCH CONDO with basement, private entrance and 2 car attached garage. Shows like a model and immediate occupancy - priced to steal at $84,500. WA-27WOO
CALL CAROL KALAYJIAN
MAX BROOCK
626-4000 Beeper 409-9906

SOUTH LYON
The Village at Eagle Heights
Brand New Condominiums
Ranches and story-and-a-half: 2 bedrooms include 1st. floor master suite, great room, 2 car garage, full basement, deck.
From $108,900
Sale Center & Model: 437-3000
ADLER HOMES 229-6722

WALLED LAKE- 2 bedroom, 1½ bath Townhouse, upgraded flooring throughout, recessed lighting in living room, large deck with beautiful view. Huge pantry in kitchen. Attached garage. $86,700.
HMA Realtors. 353-7170

West Bloomfield
FIRE YOUR LANDLORD!
Perfect for first time buyers or retirees. Maintenance-free living includes access to pools & tennis. 2 bedrooms, 2½ baths, neutral decor. Fireplace. Move right in. Must be sold now. Bring all offers!
Only $107,000.
CHOICE PROPERTIES 932-0870

326 Condos

ROYAL OAK- Open Sun. 1-4pm. Mint condition, 2 bedrooms, 1 & ½ baths, new floor coverings, carpeting & decorating, basement, gas forced air, central air, deck, nice site, vacant. 3122 Woodland, W. of Crooks, S. off 13 Mile Rd. $68,500. Before you buy check this one out! Oros Real Estate 589-1200

SOUTHFIELD CONDO - Lease with option, private, 2nd floor 2 bedroom, 2 bath unit, close to expressways, $59,900.
HMA Realtors. 353-7170

WEST BLOOMFIELD
CLASS IS THE WORD
to describe this exquisitely appointed ranch condo with additional 1300 sq. ft. in finished lower level, includes 3rd bedroom with full bath, spa room, bar, family room, $148,500. (OEW44ORE) 737-9000
COLDWELL BANKER
Schweitzer Real Estate

WESTLAND - Approximately 1000sqft., newly built. 2 full baths, 2 bedroom, full basement. Carport, deck, air, $71,900. 722-9053

WESTLAND - CASTLEWOODS
BUILDER CLOSE-OUT
$2400 DOWN
• 2 - 2 bedroom, 2 bath ranch with library, garage, 1,250 sq.ft., $80,900.
• 1 - 2 bedroom, 2½ bath Townhouse, full basement, garage, 1,370 sq.ft., $86,900.
All units include: appliances, air conditioning, carpet, vertical blinds.
Builder will pay $1000 towards closing costs. These won't last long. Must see, open daily 1-6pm, Closed Thurs. (Hunter just W. of Wayne Rd). 326-6097

WESTLAND - MILL POINTE...Detached site condo - 1,600 sq. ft. Family room, fireplace, attached 2 car garage. Asking $106,900.
One Way Realty
473-5500

WESTLAND - OPEN SUN. 1-5. 7450 N. Kingston. Livonia schools, like new. 2 large bedrooms, huge deck, garage. $59,900
HELP-U-SELL of NWWC 454-9535

Westland
STUNNING NEW CONDO
This 1,850 sq.ft. end unit is today's best value. Choose 3 or 4 bedrooms, family room, extra large kitchen, 2 full baths, deck, plush carpeting, all window treatments, appliances and much, much more. $78,900. (4420).
Remerica
PICKERING & ASSOC.
458-4900

326 Condos

WESTLAND
INTRODUCING
WARNER FARMS CONDOS
A new townhouse community featuring:
• 2 BEDROOMS
• 1½ BATHS
• BASEMENT
• ATTACHED GARAGES
Convenient & appealing location. Now being offered at pre-construction prices.
$76,900 - $78,500
(60 Day Occupancy)
BOB CRAVER
473-6200
RE/MAX FOREMOST, INC.

WESTLAND
LIVONIA SCHOOLS
Spotless 2 bedroom, 1½ baths, condo with attached garage, full basement, central air, all appliances. $89,900. Call
Greg Mollet
CENTURY 21
ROW
464-7111

WESTLAND'S
FINEST
Beautiful Central Parkway detached condos located on the corner of Central Parkway & Hunter. Close to Westland Mall, Meijers & expressways. 2 bedrooms, 2 baths, full basement, attached garage, lots of extras. 7¾% & 8% interest rate available.
Model Open Daily 12-5pm
729-8030

WESTLAND
Talk About Affordable Housing!!
How does a 3 bedroom condo, completely updated with all new bath & kitchen sound? Completely move-in condition, in a great area of Westland, near Canton, this unit offers attached garage, & country setting with a view of the woods & creek. Aggressively priced at $49,900. Won't Last!
Call Paul: 591-9200
THE MICHIGAN GROUP
REALTORS, INC.

W. Bloomfield
GREENPOINTE CONDOMINIUMS
Elegant 2 bedroom, 2 bath ranch, 2 car garage, air, fireplace, skylight, entertainment room. Immediate occupancy. $139,500.
CROSSWINDS REALTY
661-5233

W. Bloomfield
Wooded Walkout
3 bedroom, 3 bath brick ranch, 2 fireplaces, air, patio, decks, shows like a model. Immediate occupancy. $209,000.
CROSSWINDS REALTY
661-5233

326 Condos

DOLL HOUSE IN THE VILLAGE OF WOLVERINE LAKE. Immaculate condo decorated in neutrals. Two master suites each with a full bath. Finished basement with bar. Eat in kitchen. Deck off nook. All appliances. Attached garage. $92,500. W-89COM
MAX BROOCK
626-4000

W. BLOOMFIELD - Spacious upper ranch. 2 bedrooms, 2 baths, air, fireplace, laundry, basement, attached garage, private entry. $97,000. Until 11pm, 737-3918

327 New Home Builders

BEST BUY IN OAKLAND COUNTY
Beautiful scenic views near Indian Springs Metro Park, plus 3/4 acre walkout sites. Models from $129,900. Hidden Pines on White Lake Rd., 1/2 mile E of Ormond Rd. Weekends 1-5.

BUILDER'S CLOSEOUT!
Several lots available. Colonials, Ranches & Cape Cods. South Lyon/ Green Oak area at 12 Mile & Milford Rds. Pricing starting in the low $100,000's.
APPEL HOMES
313-486-1211

CANTON CUSTOM built home, over 2,000 sq. ft. on large wooded lot and private park. Bring your own house plan. $165,000. 454-1961

HAMBURG TWP - just reduced 9095 Buckhorn Lane, 1 acre lot, off Winans Lake Rd. 3 minutes from US-23 expressway. 3 bedroom Cape Cod, 2½ baths plus whirlpool tub, & skylights, fireplace with gas logs, dishwasher, radar range, garbage disposal, 2½ car garage, landscaped, ready to move in - $122,000. Homes by Clements 313-437-1220

NEW CONSTRUCTION
EXCLUSIVELY
TRANSFEREES
Your choice of 16 different spec homes & models. Immediate occupancy! All areas. from $122,900 to $689,900. Zero point financing available.
851-9950, 348-9950, 810-2657

NEW CONSTRUCTION
EXCLUSIVELY
YOU ASKED WE RESPONDED
RANCHES
All sizes, many layouts, Brighton, Commerce, Design build all areas.
Howard Stanley
Custom Homes.
851-9950 348-9950 810-2657

327 New Home Builders

NEW HOMES AND
CONDOMINIUMS IN
SOUTH LYON AND
BRIGHTON!
From $108,500
Adler Homes
(313)229-9722

328 Duplexes Townhouses

CANTON DUPLEX - Unit 1-1000 sq. ft. Unit 2-1500 sq. ft. Appliances included. Quiet deadend street. Asking $135,000. Eves. 616-723-9633

LIVONIA
2 bedroom, brick, one floor, ½ unit, gas heat, fenced yard, basement, fireplace. $62,500 591-0298

ROCHESTER - 2 family, walk to downtown, modern unusual layout, quiet setting, excellent condition, $138,000. Leave message: 656-1523

SOUTHFIELD
SPRING INTO ACTION
In addition to the private deck with BBQ, pool, clubhouse, the attached garage & finished basement will add to the enjoyment when you own this 2 bedroom townhouse. $79,500. (OEW82VIL) 737-9000
COLDWELL BANKER
Schweitzer Real Estate

332 Mobile Homes For Sale

BUY FOR LESS
MUCH LESS
WONDERLAND HOMES
Michigan Ave. at Belleville Rd.
397-2330

332 Mobile Homes For Sale

CHAMPION 1968, Westland Meadows, double wide, 3 bedrooms, 2 baths, air, thermal windows, shed, whirlpool tub, corner lot. 721-8054

COUNTRY COUSINS IN NOVI - 2 bedroom, Vagabond, newer furnace & large wood shed, $8000. Call 1pm-6pm. 344-4951

GRAND RIVER/MIDDLEBELT - New 14x48, 2 bedroom for sale $17,900. One bedroom for rent from $50 per week plus security & utilities. No pets. 563-8095

IMMEDIATE occupancy. Excellent condition, 2 bedroom, 1½ bath, all appliances, air. LARGE lot, shed & deck. Low lot rent. $8900. 541-0947

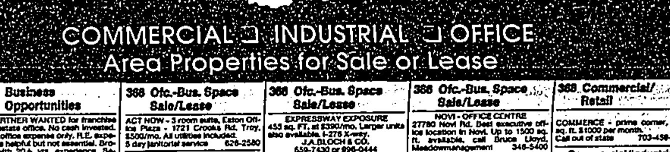
KENSINGTON PLACE
MOBILE HOME COMMUNITY
WELCOMES YOU
to stop in and see our affordable homes, starting at $4,000. Singles and double wides. Low down payment and low closing costs.
Enjoy a beautiful setting overlooking Kent Lake
• Spacious clubhouse
• Heated pool
• Laundry facility
• RV storage
• Across Kensington Metro Park
• 8 minutes from 12 Oaks Mall
(313) 437-1703
For information on homes & financing call Connie Mikulen at Quality Homes. (313) 437-2039. Located in Community Clubhouse. (I-96 and Kent Lake Rd. on Grand River Ave).

This Classification
Continued on
Page 5F.

ARE YOUR PROPERTY
TAXES TOO HIGH?
• Many property owners pay more than their fair share of taxes...Are you due a REFUND or CREDIT?
• PROTEC has successfully reduced property taxes on 68% of all cases appealed for taxpayers since 1988.
• PROTEC reduces taxes for commercial, industrial, investment, personal and residential property owners.
• Fees based on a percentage of tax savings to the taxpayer.
• DON'T DELAY...ALL LOCAL BOARDS OF REVIEW MEET IN MARCH!
• Call PROTEC today (313) 353-5367 for more information.
PROTEC, INC.

KNOCKOUT DETACHED
ALDINGBROOK RANCH CONDO
OPEN SUNDAY 2-5
6189 CELESTE
S. of Walnut Lake, E. of Drake
Professionally Decorated — Shows like new Model! 2 bedrooms + library, off-white carpeting and marble throughout. Kitchen has bleached white oak flooring, island and cream laminated cabinets. Great Room has marble and mirrored fireplace + wet bar. Master bedroom has cathedral ceilings + 2 walk-in closets, overlooks woods and lake. Decks, porch, 2 car attached garage. Asking $239,000.
PLEASE ASK FOR SYLVIA STOTZKY
of the MICHIGAN GROUP
661-9808 or Beeper #276-4347
wait 3 beeps - dial your #

STUNNING PINE LAKE FRONT
OPEN SUNDAY 2-5
2396 PINE LAKE RD.
North of Long Lake, W. of Middlebelt
Completely updated. Lake views from all rooms. Shows like a model. 3-4 bedrooms, 4 full baths, almond formica kitchen with island, dynamite master bedroom has fireplace, wet bar, jacuzzi + adjoining atrium with hot tub, finished lower level, high ceilings, new Berber carpeting and window treatments. Dock and Boat Hoist. 3 car attached garage. Asking $539,000.
PLEASE ASK FOR SYLVIA STOTZKY
of the MICHIGAN GROUP
661-9808 or Beeper #276-4347
wait 3 beeps - dial your #.



365 Business Opportunities

A PARTNER WANTED for franchise real estate office. No cash invested. Bear office expense only. R.E. experience helpful but not essential. Broker with 20+ yrs. experience. Serious inquiries only. Mail inquires to: Realty World First Choice, 26708 Grand River, Redford, MI 48240

BAR-Established & profitable, great location & fine area to live & raise a family. 1 hour NW of Lansing, 1 hour NE of Grand Rapids. 517-669-3155

Best Pay Phone Routes
Build to 37 sites for $12,375.
Excellent income. 476-2425

BUSINESS OPPORTUNITY - Suitable for creating a greeting card or similar operation or adding new material to existing lines. Have large quantity 8½x11 original drawings. Unique drawings lend themselves to many uses. Greeting cards, placemats, etc. Artwork value $10,000, price $1,000. Potential unlimited. Bernard: (313)659-6633, weekdays 9-5; Sat. 9-1.

CAREER CHANGE? - Business Opportunity. New company expanding into area. Endorsed by Dr. Pat Robertson. Low entry. 459-1139

CONCESSION TRAILER
1984 Badger. Great opportunity. Includes equipment. $8500 or best offer. 525-1883

EXCELLENT ENTREPRENEURAL OPPORTUNITY
For 2 key people looking for financial security. 24 hr. message.
1-800-780-4643

FAST FOOD/ICE CREAM Business located between Flint & Saginaw in the showboat city of Chesaning on M57. Business is tripled in last 5 years. Must sell due to illness. $120,000 with $40,000 down. Land Contract terms available. Option to purchase home/office next door $50,000 with $25,000 down. Terms also available. For more information call. 517-845-6609

How To Start & Manage a Small Business Seminar will be conducted by Lewis & Renn Associates at the Holiday Inn Livonia West on Sat. Feb. 27, 1993 from 8am-5pm. Cost $89/person. Call 1-800-302-5006 or register at seminar.

LANDSCAPE MAINTENANCE business. Trucks, trailer, computer, equipment & training. $40,000 in sales. Bloomfield. 647-5446

LAWN COMPANY
Must sell. Highly profitable. $45,000. Equipment & accounts. 291-4700 or 292-3724

TWO BATTING CAGE COMPLEXES with snack bars. 7 Position in Ypsilanti Township, 9 Position in Garden City. 981-0606

WESTLAND - 1500 sq.ft. and 3000 sq.ft. available for lease. Reasonable rates.
DEARBORN HEIGHTS - Free standing Pizza Hut for lease.
FIRST COMMERCIAL REALTY & DEVELOPMENT 352-5000

366 Ofc.-Bus. Space Sale/Lease

ANNOUNCING
Best rates in town. Maple Business Center of Troy. No lease necessary. 227-5000 sq. ft. On Maple near Livernois. From $235 up per mo.
ICI PROPERTY CONSULTANTS
626-0590

ATTRACTIVE
Executive office suites, starting at $200 month. Northville 347-3525

ANNOUNCING
executive offices from 150 sq.ft. with complete secretarial services. Short term lease. Prime locations in Novi, Canton, Ann Arbor, & on Macomb County's Golden Corridor, Sterling Hts. Call International Business Centers. 344-8500

BIRMINGHAM
SOUTH ADAMS SQUARE
1 & 3 room office suites available immediately. Rates starting at $12.75/sq. ft. Rent includes air conditioning, heat & janitorial service, telephone answering & secretarial service available. 646-5800

366 Ofc.-Bus. Space Sale/Lease

ACT NOW - 3 room suite, Exton Office Plaza - 1721 Crooks Rd. Troy. $500/mo. All utilities included. 5 day janitorial service 626-2580

ALTERNATIVE
OFFICE
I-275 & 8 MILE
• Full or Part Time Offices
• Conference room available
• Secretarial Service
• Transcription Available
• Fax & Copier Available
• Mastercard/VISA
PREFERRED EXECUTIVE OFFICES
(313) 464-2771
Walk-in's Welcome

AVAILABLE OFFICE
In W. Bloomfield, Orchard Lake Rd. Private entrances, 90 to 7000 sq. ft. Also executive offices. 851-6555

AVAILABLE TO LEASE, up to 1,000 sq.ft., good location, excellent parking, Rochester. 652-1111

BIRMINGHAM-Great location in the heart of town. Window office w/secretarial space. Includes telephone & utilities. $550/mo. Call 644-9910

BIRMINGHAM
Suites of 2800 sq.ft. or smaller available. Will alter to suit. 14 Mile & Pierce. Ideal for engineering, professional or Reps. Private entrance & plenty of parking. 528-1469

BIRMINGHAM - 3 office suite, 700 sq ft. Fax, Xerox available, phone system, some furniture available. $700/mo. includes all. Ample parking. 642-9330

BLOOMFIELD HILLS up to 1800 sq. ft. available in charming historic building, fully modernized, superbly located at the corner of Woodward & Long Pine Rds., baseboard telephone & HVAC, parklike setting. Call. 644-6440

BLOOMFIELD HILLS (Birmingham area). Beautiful but reasonable 12x15 executive office with secretarial space, library, fax & copier, phones & phone answering, kitchen & FREE parking. 258-6070

CITY OF PLYMOUTH
600 sq.ft. $5 per sq. ft. Limited parking. For more info: 453-4360

DELUXE EXECUTIVE office for lease. Private bath & kitchen. 1700 sq.ft. Immediate occupancy available. W. Bloomfield. Call 626-2078

DOWNTOWN PLYMOUTH
2 suites, 890 and 1180 sq. ft. each. Utilities furnished, excellent parking. 455-7373

DOWNTOWN ROCHESTER
OFFICE CONDO FOR SALE.
Great location.
Plenty of parking. 335-1043

EXECUTIVE SUITES AVAILABLE
Includes spacious parking facilities. 1st. floor. Experienced Secretaries, personalized phone answering, copying, UPS, facsimile & word processing services, conference room, notary.
HARVARD SUITE
29350 SOUTHFIELD RD
SUITE 122
557-2757

FARMINGTON HILLS - SUBLEASE
Exceptional suite, in exclusive office complex. 1500sq.ft., includes reception area with custom secretarial work station. Production office, 2 account offices, large executive office, kitchen, file/storage room in conference room. Immediate availability. Current lease expires Oct. 1994. Great creative atmosphere, conveniently located, can include phone system, some furnishings, equipment. 419-531-3005

FARMINGTON HILLS
12 Mile Orchard Lk-Farmington Rd. office w/window. Typing, telephone answering available. 553-2728

FARMINGTON HILLS - Northwestern Hwy. office space available. Pleasant atmosphere with congenial reputable psychotherapist. Group room. Reasonable rent. Will consider sharing of space. 626-8151

GARDEN CITY, 600 sq. ft. office space. Warren & Merriman. Attractive professional building on major thoroughfare to Metro. Build out allowance, ample parking, high visibility. $9 per sq. ft., treple net. Jerry Scott. 425-2923 or 522-3200

366 Ofc.-Bus. Space Sale/Lease

EXPRESSWAY EXPOSURE
453 sq. FT. at $390/mo. Larger units also available. I-275 X-wy.
J.A.BLOCH & CO.
659-7430 or 996-0444

FARMINGTON HILLS
2 office spaces available.
600 sq. ft. & 1000 sq.
Call: 477-0189

FARMINGTON
Quiet 262sqft., office space for rent in excellent location. 1 year lease.
471-5800

FARMINGTON - Various sized deluxe offices on Grand River, excellent location, beautiful view, low rent, all services included. 478-2050

FOR LEASE: 1300 ft. 3 room office suite, $475/mo. plus utilities. 675 S. Saginaw, Woodward/S. Blvd. area. (313)332-8806

INKSTER - NEAR METRO AIRPORT
On Middlebelt between Cherry Hill & Michigan Ave. 1400 sq. ft. office. Will divide. 595-7185

LARGE PRIVATE office available to sublease in professional business. Woodward/Royal Oak location. 548-3747

LIVONIA AREA - approximately 600 sq. ft. spacious, newly decorated offices. Divided into 3 offices, conference room, lobby. $550. 478-6215

LIVONIA - FARMINGTON & 5 MILE
3 room suite newly decorated, all utilities, $350 per month.
422-2321

LIVONIA OFFICES
5 Mile & Farmington; Middlebelt & 6 Mile; Middlebelt between 7 & 8. Several 1, 2 & 3 room offices from $150. Conference room, kitchen, copy & fax available. Also, some include phonemail phones.
CALL KEN HALE:
DAYS: 525-2412
EVES: 261-1211

LIVONIA OFFICE SPACE for lease. 1 or 2 room suites on 8 Mile near Farmington Rd. Secretarial & telephone answering service. 478-2442

LIVONIA- Office space for lease, just off Jeffries Freeway in attractive building.
Call. 261-0130

LIVONIA
Schoolcraft & Middlebelt
Now leasing 575, 700 & 1,600 sq.ft. Easy access to major expressways, private entrances, ample well-lit parking. Meeting & conference rooms available. Quality design.
421-0770

LIVONIA WEST, SINGLE OFFICES
$200 a month includes phone answering, other services available.
464-2960 or 349-5449

MANUFACTURERS REP DELIGHT
Single room offices from $225 including utilities, Ford Rd. & Middlebelt. 422-2490.

MASSAGE ROOM for rent, reasonable price. Downtown Birmingham. Available immediately. For more information, contact: 642-6787

DOWNTOWN NORTHVILLE
3 room office suite, approximately 800 sq.ft., second floor, center street view, one of a kind. 422-8232

NOVI'S BEST Location- Luxury, office Suite - 2200 sq. ft. Please call, we're willin' to dicker! 8 mile/Novi Rd area. Ask for Jim 471-0011

PLYMOUTH DOWNTOWN - open, spacious, approximatley 1800 sq. ft./can subdivide. Cathedral ceilings, skylights, windows, ceiling fans. Call Deborah for details.
229-7474

OFFICE SPACE - 325 sq. ft. two room suites, only $225. Ideal Southfield location.

OFFICE SPACE - From 325 sq. ft. up to 7,000 sq. ft.
Troy-Bloomfield-Southfield
FARBMAN/STEIN & CO.
362-3333
Ask for David S. Greene

PLYMOUTH PROFESSIONAL PARK
Ideal location, setting & floor plan for medical or professional use. 660 sq.ft. + full basement. Immediate occupancy. 453-2350

366 Ofc.-Bus. Space Sale/Lease

NOVI - OFFICE CENTRE
27780 Novi Rd. Best executive office location in Novi. Up to 1500 sq. ft. available, call Bruce Lloyd, Meadowmanagement 348-5400

OFFICE FOR RENT
DOWNTOWN ROCHESTER
Great location.
High visibility. 335-1043

OFFICE SPACE to share. Desk phone system, copier & fax. Inkster Rd. near W Maple. Move in immediately. 626-3101 458-7810

PLYMOUTH-MAIN STREET
575 square foot-Move in condition, lots of parking. professional office
455-2970

PLYMOUTH
1000 sq.ft office available. New building, lease incentives, $11 triple net, immediate occupancy. 459-3434

PLYMOUTH -500 sq. ft. office on Main St. Utilities included. Call Carolyn 459-4313

REDFORD TOWNSHIP
24350 Joy Rd.
(Just W. of Telegraph)
OFFICE SUITES
AVAILABLE
625 sq.ft. to 1,250 sq.ft.
Rent includes: heat, air conditioning, electricity, underground parking, carpeting & blinds.
CERTIFIED REALTY, INC.
(313) 471-7100

REDFORD - 800 sq.ft. deluxe office space for lease. Would make great office for sales rep. $555/mo. Call 255-0054

ROYAL OAK: Office space for lease. Campbell & 12 Mile, near I-75 & 696. 900 sq. ft. Seperate entrance, seperate heat/air. Utilities/Cleaning included. Ample Parking.
Days 546-3717 or Eves. 646-6487

SOUTHFIELD - 2440 ft., glass office facing Telegraph. Private entrance with sign. Immediate occupancy. Good rate. 356-2300

367 Bus.-Prof. Bldgs. Sale/Lease

CLAWSON - Contemporary Office/ Dental/Medical Building. Street-to-street parking, 90's decor. Sacrifice at $599,000. (OEB26CRO) 642-2400
COLDWELL BANKER
Schweitzer Real Estate

NOVI, 7 room building on Novi & Grand River. Suitable for offices or small business. Call 239-6720

WESTLAND FOR Sale/Lease light industrial, 3500 sq. ft. building. Office space. Land contract possible. (313)994-3141

368 Commercial/ Retail

ABOUT FREE! Start your business from $200/Mo., utilities included. Farmington location. Larger spaces available, up to 1350 sq. ft. 477-0157

BIRMINGHAM
SOUTH ADAMS SQ.
Retail enclosed mall space available, 1300 to 2700 sq. ft. Rates starting at $12/sq. ft. includes heat & air conditioning 646-5800

BRIGHTON: 2,052 SQ.FT. SHOP plus 2 bedroom home with basement, 5 sq. acres. On busy road. Zoned B-3 General Business. $169,900. REALTY WORLD - Van's, 313-227-3455

CLAWSON/STRIP CENTER
Prime retail, W. 14 Mile Rd.,
1248 - 2800 - 4160 sq.ft.
Excellent rates, beautifully maintained, excellent exposure.
R.M. Smith Assoc. 649-3030

OAKLAND COUNTY - Established office supply business located in a busy downtown area with excellent parking has approximately 1200 sq. ft. available for a compatible/related type business. Inquiries to: Box 430
Observer & Eccentric Newspapers
36251 Schoolcraft Rd.
Livonia MI 48150

368 Commercial/ Retail

COMMERCE - prime corner, 2200 sq. ft. $1000 per month.
Call out of state 703-459-8546

Commercial/Industrial
Telegraph & 9 Mile area. Beautifully maintained. 10,000 sq. ft. Can be used for retail. Great retail
ICI PROPERTY CONSULTANTS
626-0590

FARMINGTON HILLS
RETAIL STORES
10 Mile Road Between
Haggerty & Halsted
From 750-2,600 sq.ft.
CERTIFIED REALTY, INC.
(313) 471-7100

MAPLE/WOODWARD
1,000 to 15,000 sq. ft.
with off street parking.
For information call: 855-2070

PLYMOUTH - DOWNTOWN
1370 Sq. Ft. - Great location and parking. Call Deborah for details.
229-7474

PLYMOUTH/DOWNTOWN
Main street location. 3200 sq.ft plus full basement. Reasonable rent.
453-3376

PLYMOUTH OLD VILLAGE, good parking. 1,650 sq.ft. NORTHVILLE Main Street, Signature style building on 2 large lots. Lease or sell. Singer Whitmore & Assoc. 642-1117

PLYMOUTH
3,640 Sq.ft. in good condition w/2 private offices and extremely large executive suite, 2 half and 1 full baths w/shower. Building updated in 1980, newer heat, central air, security system, storage in dry basement. Current tennant will stay. Land contract available. $225,000. Call...
JIM PRESTON
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

RETAIL OR OFFICE
The greatest 500 and 900 sq. ft. left in Garden City. Visible to 100,000 cars per day, rear parking, handicap accessable, drop off in front. Ideal for new business. Ford Rd. & Middlebelt. Call 422-4290.

ROYAL OAK
Woodward/12 Mile. 9000 sq.ft.
By owner. 855-2070

STORES FOR LEASE
• On Prime Woodward corridor
• Great Exposure • Competitive rates
KOJAIAN
MANAGEMENT
Call: 644-5530

WALLED LAKE - 800 sq. ft. across from the A&P. $500 per month. Sanbrean Co.
313-647-3350

369 Indust./Warehouse Sale/Lease

ABSOLUTELY OUTSTANDING
EXPRESSWAY EXPOSURE
2400 SQ.FT.
J.A. BLOCH & CO. 659-7430

BUILDINGS, lease, 700 & 900 sq.ft. Ideal for machine shop, storage or your idea. NW of Plymouth Mi. $275 & $375/mo. 348-2662, 378-8283

5 Mos. Free Rent
(excluding triple net charges)
Office & Warehouse Units for lease in Canton. 560 sq.ft., 2100 sq.ft., 4200 sq.ft., 6500 sq.ft., 8600 sq.ft., 11,000 sq.ft., w/overhead doors. Secretarial services available.
IMMEDIATE OCCUPANCY
For more info call:
Mon.-Fri. 8am-5pm: 454-2460
Eves./Weekends: 348-1833