326 Condos

SOUTHFIELD & 13 MILE - Mint condition, Level 1 bedroom, 1½ bath, renovated bath & kitchen, ceramic tile, new carpet, blinds. Courtyard, pool, clubhouse, recreat decor, carport basement. $48,500. 847-8457

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 229-5722

SOUTH LYON - 2 bedroom townhouse, private entry, 1½ baths, central air, finished basement, garage, place of park, $73,500.
RELIABLE REAL ESTATE INC. 476-0540

CONCORD COUNTS CONDO'S WEST BLOOMFIELD - Private 3 bedroom 2½ bath townhouse in popular Pebble Creek with 1st floor master bedroom, library, great room, 1st floor laundry, deck, $179,900. PE-77C.

FARMINGTON HILLS - offers this 4 bedroom 2½ bath and unit ranch w/ 2 car attached garage. (Includes basement). Move-in condition. Great location! Very easy access. Frame tornado! Will look at all offers.
1 year Home Warranty. $183,900. PL-26C.

WEST BLOOMFIELD - Elegant detached condominium setting on a beautiful lake. Decorator decor, laminated cabinetry. Many upgrading features. Enjoy lakeside living in a 24 house gatehouse community. Call today for more details. $199,900. TU-62C.

THE MICHIGAN GROUP REALTORS CONDOMINIUM SPECIALISTS
851-4100

WESTLAND - CASTLEWOODS BUILDER CLOSE-OUT
$2400 DOWN
• 2 - 2 bedroom, 2 bath ranch with library, garage, 1,250 sq.ft. $79,900.
• 1 - 2 bedroom, 2½ bath Townhouse, full basement, garage, 1,370 sq.ft. $69,900.
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. & Easter Sunday. (Hunter just W. of Wayne Rd).
326-6097

WESTLAND'S BEST VALUE
WARNER FARMS CONDOMINIUMS
New 2-story townhomes-2 bedrooms, 1½ baths, decks, full basements and attached garages on premium sites overlooking creek and woods at unbeatable pre-construction prices as low as
$76,900
Model on Hix, 200 ft. S of Ford
OPEN SAT. & SUN. 1-5pm
(Closed Easter Sunday)
Re/Max Foremost, Inc. 473-6200

Westland.
STUNNING NEW CONDO
The $130,900 art, and art in 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. (4420). $76,900.
Remerica PICKERING & ASSOC.
458-4900

W. BLOOMFIELD - Spacious upper ranch...2 bedrooms, 2 baths, air, fireplace, laundry, basement, attached garage, private entry, $87,500. Unit 11pm, 737-3474

W. BLOOMFIELD - Greenpointe, 2 bedroom, 2½ bath, oak floors, 2 car attached garage, many updates, move-in condition, $115,900. 661-2290

W. BLOOMFIELD - Pebble Creek Condo, 2 bedroom, 2½ bath, 1st floor master, new kitchen, new paint, 8 car garage/security gate, in place three. $119,900. 622-2641

W. BLOOMFIELD
OPEN SAT. 1-4
5056 Mirror Lake, S. of Pontiac Trail, Hillpointe Condos. Exquisite end unit luxury lakefront condo. First floor master, sunny kitchen overlooking lake and woods, walk-out lower level. $295,000.
YURICH SELECT PROPERTIES 363-8053

W. BLOOMFIELD
Country-style living in this 2 bedroom, 2½ bath townhouse. Fireplace in Great Room, sunny breakfast kitchen, formal dining, nicely decorated, 2 car attached garage. $114,900.

LIVONIA
Brick 2 story, 2 bedroom, 2½ bath, fireplace, in Great Room, lower level family room, nicely decorated, 1st floor laundry, attached 2 car garage. $136,900

BRICK RANCH - end unit, beautifully decorated. Fireplace in Great room, dining "L", 2 doorwalls to deck, large kitchen with bay window, 1st floor laundry, 2 bedrooms, 2 full baths, professionally finished basement with family room and bedroom, attached 2 car garage. $119,900.

FARMINGTON HILLS
3 Bedroom, 2½ bath townhouse, nicely decorated, fireplace in Great Room, large kitchen with breakfast, nook, 1st floor laundry, attached 2 car garage. $134,500.
Century 21 Nada, Inc. 477-9800

327 New Home Builders

CUSTOM DESIGNED HOME
Built on your lot
1800 sq.ft. for $75,000 plus
Interior finishing. 699-3232

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

NEW HOMES AND CONDOMINIUMS IN SOUTH LYON AND BRIGHTON
From $108,500
Adler Homes
(313)229-5722

327 New Home Builders

NEW CONSTRUCTION
~10 ACRES~
CLARKSTON
Dramatic contemporary with soaring 38 ft. ceilings. Open in design. Large indoor pool area, master suite balcony overlooking great room, extensive custom mirror-work, laundry drive up and man, lighted tennis court, four car attached garage. All bedrooms have baths! Home has further information, B-08888
$970,000
HANNETT, INC. REALTORS
646-6200

328 Duplexes Townhouses

CANTON - 2 units, 3 bedrooms, 1½ baths, living room, kitchen, dining, basement, central air, 1400 sq. ft., all appliances. $159,900. 453-3532

330 Apartments For Sale

TAX CREDITS on new suburban apts. 2 to 126 units. IRS pays 85% of purchase price. Fantastic return for corps or individuals. 313-893-9665

332 Mobile Homes For Sale

AFFORDABLE LIVING IN NOVI
2 bedroom, 1 bath, 14x65, home, Air, deck, shed, many built-ins $4995. 348-3733

BUY FOR LESS
MUCH LESS
WONDERLAND HOMES
Michigan Exit, Belleville Rd.
397-7330

CANTON: Sherwood Village, 14x70, 2 bedrooms, 2 baths, excellent condition inside & out. With 2 year rent incentive. $6,900 firm. 981-7423

CHAMPION 1986 double wide, 2 bedrooms, a/c, cathedral ceiling, $17,000. In Westland. 347-1878

CLEAN, very well maintained 1972 14x65, 3 bedroom, 1½ baths, 8x18 deck with awning, nice double wide lot, Asking $7800 or best. Located at: Hidden Lake, 32 Mile & Rochester Rd. Leave message 752-5180

COMMERCE MEADOWS
MANUFACTURED HOME COMMUNITY
The New American Lifestyle
One of the finest manufactured home communities in the State of Michigan. Special features include:
- Luxurious Clubhouse
- Heated Swimming Pool
- Huron Valley Schools
- Picnic Areas
- Playground Area
- Cable TV Available
- Community Activities
- Minutes From 12 Oaks Mall & Proud Lake Recreation area.

Various Free/Reduced Lot Rent Specials
Sales Office 313-684-6794
Community Office 313-684-2787

We have new & pre-owned homes for sale. (No home is more than 4½ yrs old). To inquire about a new or pre-owned home call Dennis Capen at Quality Homes - Located in the Club House 4½ miles N. of I-96 on Wixom Rd. 313-684-8796

SPECIAL PROMOTION
$99 SECURITY DEPOSIT
Save up to $454
Ends soon - Call now!

DON'T RENT!
Be an investor in your new 1993 manufactured home. FARMINGTON HILLS, $380/MO, includes house payment & lot rent.
LIMITED TIME
LITTLE VALLEY HOMES
474-6300 or 478-0279
• 10% Down, 180 months @ 9.125.00, 9.87 APR.
OFFER EXPIRES 4-30-1993

FARMINGTON HILLS - Quiet park, 2 bedroom, 1 bath, appliances, carpet. $2900. Owner financing available. Immediate occupancy.
Call: 476-2131

FOUR BEDROOMS
No lot rent for 1st year.
Beautiful home, lakefront! Large wooded perimeter lot, enclosed porch, $24,900. Camelot Manufactured Homes 348-7794

IMMEDIATE occupancy, must sell, immaculate. Vacated 2 bedroom, oversized lot, Stratford Villa, 591-0074, 685-8105. 437-7565

INFINITY HOMES
in
PLYMOUTH HILLS
"Now Showing"
1992 New 2 bedroom, 2 bath double wide, with beautiful sunroom overlooking pond. Priced to clearance at $35,900.
1993 New 16 x 72 2 bedroom, 2 bath on a beautiful lot. Lots of extras. $75,900
Used 1987 Nashua, 2 bedroom, 2 bath, like new, $18,900
Used 1985 Nashua 2 bedroom, 1 bath corner lot, shed and central air, move-in condition. $16,800
Call 313-454-3636

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
- Adjacent 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).

MOBILE HOME
2 bedrooms, $4500 or best offer. West Point Park, Westland, ask for Bob 421-7123

NEW MOON 1968, 12x50, 2 bedrooms, all paneling, patio paving, drapes, small washer & dryer, stove, refrigerator, $4,700 277-7898

NOVI - Hagerty & 12 Mile, 12 x 60 Buddy, 2 bedroom includes stove, refrigerator, washer/dryer & dishwasher. Only $7500. 344-1983

332 Mobile Homes For Sale

FREE SIX MONTH LOT RENT
1988 Fairmont home, 14x70, enclosed roof, very great, all GE appliances, 2 bedrooms, 2 full baths, all large lot, Plymouth Schools. $21,990. 455-0107

MOVE YOUR "double wide" to private property. We have lots & financing. 981-0237

Novi/Farmington Area
HIGHLAND HILLS ESTATES
We have a nice selection of mobile homes, 2 & 3 bedrooms, 2 baths, appliances, deck, home with lap & shingle. Many with over 1,200 sq.ft. living space, porches, decks, & storage sheds. Priced from $19,900 to $38,900.
Call Joanne
QUALITY HOMES
474-0320 or 474-0333

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
- Homes Priced From $14,500
349-6966
To inquire about new or pre-owned homes call John Hart at Quality Homes - 313-344-1988. Located in Clubhouse (Grand River between 8 & Grand River off Napier Rd.

NOVI - 1982 Fairmont, 14x70ft., 7x28 sunporch, porch, 2 bedrooms, 2 baths, fireplace, all appliances, clean, quick sale. $19,900/best. 347-0759

PATRIOT 1990 Heather Glen, 28x56, 3 bedroom, 2 bath, sunroom, central air, dishwasher, washer/dryer. Like new! $34,000. 729-8502

PLYMOUTH HILLS: 1984 2 bedroom 28x60, 2 baths, fireplace, all appliances, deck, storage, $4,900 will consider offers. 459-7378

REDFORD - 12X60 2 bedroom, appliances, corner lot. 255-8078

RICHARDSON 14x70, 2 bedroom, 1 bath, newly remodeled kitchen, living/dining & bath, all appliances stay. 12 x 8 Deck & nice wood shed. Absolutely must sell by 4/15. Owner-very price $4900. Canton. 397-0471

ROCHESTER HILLS-12X65 Mobiliana, 2 bedroom, 1 bath, dryer, air, shed, fully furnished, $4,000 651-7075

ROCHESTER HILLS-Northwest Estate Park, 1100 sq. ft. 2 bedroom with wood deck & all major appliances. Must sell $8,500 852-7818

SHARP 2 bedroom with fireplace, $450 moves you in, 10% down, 10% APR, $144 month. Plymouth area. APPLE HOMES. 487-8590

333 Northern Property For Sale

AFFORDABLE WIXOM/SECORD LAKE, GLADWIN COUNTY
Only 2 hrs. from Detroit area. Second Lake, 140 ft. of sandy beach + updated 2 bedroom home with 2 car garage.
Smallwood Lake lots - 179 ft. waterfront, 189 ft. waterfront, 133 ft. waterfront. From $29,000.
REALTY WORLD MAXCESS
517-434-3300

BURT LAKE - 100x400 ft. lot, 2-3 bedrooms, 2 baths, fireplace, 2 car garage with large work shop. $247,000. 616-238-4248

CADILLAC + 8 wooded acres, 8 miles from town for vacation, hunting, recreation or retirement. $7000 land contract less for cash. 458-5872

ELK RAPIDS - 15 miles N. of Traverse City. 200ft Bass Lake frontage. A newer 3 bedroom custom built, private home. Wooded & private. $222,000. Call Coldwell Banker, Schmidt Realtors, Jane Office, Sharon Tubbs, Sales Agent. 616-922-2300

EVART CHALET
on Muskegon River, 3 bedrooms, 2 baths, 2 car garage, basement, deck. Many extras. $84,900. 362-0829

FRANKFORT - an elegant ranch home on 8 acres overlooking the Harbor and Lake Michigan. 3 bedrooms, 3 bath, 2500 sq.ft., great privacy, one of the finest ranches! $215,000. Call Vacation Realty 616-352-4771

GAYLORD AREA
BIG LAKE PROPERTY - Warm & cozy, secluded but close to Gaylord. Cathedral ceilings, loft, wood burning stove & decking add to this home's charm.
SUNRISE RIDGE CONDO - adjacent to the Otsego Ski Club, over 1500sq.ft. fully furnished.
Call your Northern Michigan Real Estate Connection, Jan Cotant,
RE/MAX GAYLORD, 517-732-9451

GLADWIN COUNTY - 2 bedroom year round home on beautiful Winkelman Lake, $78,900.
698-1309, Or, 887-2547

HARBOR SPRINGS, Mt. 3/4 acre lot, includes Birchwood Farms Golf Club Membership. Beautiful wooded building site on 14th fairway area $750,000 terms. 875,000.
Call Evan 1-313-626-5093

LAKEFRONT & RESORT PROPERTIES SEMINAR
Lake Charlevoix, Walloon Lake & resort properties for sale will be featured Apr. 13, 7:30pm at the Marriott in Troy (Int'l Exit 5). Big Beaver exit (16 Mile) for more information call:
1-800-968-3122 Ask for Ida
CENTURY 21 KOWALSKE

WE MOVE HOUSES, LAKE LOTS, CONDOMINIUMS, COMMERCIAL PROPERTIES.
REAL ESTATE ONE OF ELK RAPIDS
#1 Franchise in Michigan For 5 Years in a Row.
Many Thanks to our Detroit area clients and friends for your continued support.
If You Want to Get Moving! Call 616-264-5611 or write P.O. Box 663 Elk Rapids, MI 49629

333 Northern Property For Sale

OSCODA
Last B-52 leaving Wurtsmith Air Force Base, Military personnel have dozens of good homes for sale at great bargain basement prices. Your opportunity of a lifetime to buy a retirement or second home. Mid $20's to mid $80's.
Real Estate One of Oscoda
5125 N. US 23
Oscoda, MI 48750
1-800-645-7185
or
Real Estate One of Tawas
946 E. Lake Street
Tawas City, MI 48764-0358
1-800-645-7186

VICTORIAN HOME - Beautiful Tawas Bay. Estate lot, 2 decks, private baths, living quarters. $185,000. 517-362-2008

WALLOON LAKE
Vacant waterfront, starting from $168,500.
Reitmeyer & Assoc. 1-800-231-8050

334 Out Of Town Property For Sale

HAWAII LAND FOR SALE!
A bargain 3 acres from $60,000. Call owner direct at 313-455-3133

HENDERSONVILLE, N. Carolina-Beautiful home in scenic country featuring great room with stone fireplace, 3 bedrooms, 2 baths, newer 2x6 construction, 2 car garage, 2½ acres with stream. Low county taxes & restrictions. Some buyer lucky at $159,000. Call owner at (704)692-0634 or (313)474-0003

336 Southern Property

South Carolina, Lake Keowee, Foot Hills of Blue Ridge Mountains. Beautiful lakefront lots & homes. Coldwell Banker, Don Kroeger, 803-882-6217

STUART, FLORIDA, Oceanfront Luxury 3 bedroom, 2 bath Condo. Pool, tennis, clubhouse, private beach, fully furnished. $172,500. Immediate condition. By Owner, Days 245-0010 Eves. 646-5876

338 Country Homes For Sale

COUNTRY LIVING
In Salem Twp. on 3.73 treed acres, 3 bedrooms, 2.5 bath colonial cut away ranch w/ updates. Dining room, family room, first floor laundry, 2.5 car garage. Close to Northville, Plymouth, Ann Arbor and South Lyon. Westlake Schools. (166F) $158,900.
NICE COLONIAL ON 4 ACRES
Beautiful 3 bedroom, country setting atmosphere. If you have been looking for peace and serenity - this is it! Very natural decor, large country kitchen overlooking 4 acres, family room with fireplace, attached garage. Custom built basement with high ceilings. Extra insulation. (217VO). $235,000.
459-6000
COLDWELL BANKER
Schweitzer Real Estate

339 Lots and Acreage For Sale

AUGUSTA TWP. - Land Contract, many uses, 38 acres, $79,900
HELP-U-SELL of NWWC 454-9535

BLOOMFIELD HILLS
Prime wooded lot in quiet family neighborhood. Lake privileges, private beach and docking facilities on Upper Long Lake. Close to shopping and expressways. Land contract terms available. $53,900. (EC-B-VACFAO) BO6425
644-6700
MAX BROCK, INC.

BLOOMFIELD
★ Intimate community surrounded by trees.
* Timeless residential architecture.
* Excellent opportunity for builders or individuals.
* Only a few sites left.
Call Kathy at 737-0690
Herbert Lawson, Inc.

BRIGHTON - OAK POINTE
Premium lot, level, wooded, wild life, beautiful panoramic view.
Call: 227-8458

BRIGHTON, 1 acre home sites, wooded, private, Hartland schools, restrictions, from $43,000-$52,500. Financing, Owner. 810-629-0302

CANTON TWP.-2 vacant lots, all utilities, 85x110. Nice neighborhood, $35,900 each. 981-4818

DEERFIELD TWP. - Hartland schools, 10.2 acre, pond, wooded. HELP-U-SELL of NWWC 454-9535

DEVELOPER'S SPECIAL - 40 ± acres, land contract $124,900.
HELP-U-SELL of NWWC 454-9535

DEXTER - 10 ± acres, 6 miles W of Ann Arbor. Land contract possible, $56,000. 426-8779

EXCLUSIVE, architectural custom home sites in Lakeland Twp., 3-5 acre parcels, $165,000-$230,000. 656-9559

FARMINGTON HILLS
6½ acres, Northwestern & Maple forrest. $293,000 or reasonable offer.

FULLY DEVELOPED 80x120 lot in beautiful W. Bloomfield Ridge sub. LOC ½ mile W. of Orchard Lake Rd., off Commerce Rd. $49,990. By owner. 356-0258

GREAT BUILDING SITE
Wooded lot in desirable Walbeck/Upper Long Lake area. Two lots. Price reduced to $13,500. Land contract (non-buildable). Bloomfield Schools. Possible Land Contract. 628-2000

HANNETT, INC.
REALTORS
646-6200

HARD TO FIND!!!
Half acre, ready to build, in Farmington Hills. The hottest buy in the city. Call Debbie/Agent for details. 478-1800

HARTLAND - 8½ acres, golf course frontage, overlooks private lake. Easy access to expressways. Terms. $85,000. 537-1683; pager, 308-3026

HOWELL MICHIGAN, two wooded walkout lots, Lake Chemo. $30,000 each. 437-1543

Lots for Sale
GREEN OAK TWP.
SOUTH LYON
Eagle Cove
A New Development
Lake access home sites from $40,000 and lakefront home sites from $55,000.
Sales Center & Model: 486-5782
EAGLE LAND DEV. 229-6724

★ NOVI - RIVERBRIDGE ★
* Fully Improved
* Only One Left!
* Top Rated Novi Schools
* For Builders & Individuals
* Terms Available
North off Eight Mile Road
East of Novi Road
Call Judy Baker at (313) 737-0862.

WINDHAM REALTY GROUP, INC.

ROSE TWP. BUILD YOUR DREAM HOUSE, 10 acres of vacant land. Beautiful course of Asbury trees and rolling acreage. Enjoy the many seasons and the beauty of Holly and Development. Easy access to I-75. $38,900. BO-B-VACFAO BO6B19
644-6700
MAX BROCK, INC.

SALINE
YORKSHIRE HILLS is a new country subdivision located 5 miles south of Ann Arbor, M. 14 & Rawsonville. Large country roads, natural gas & cable TV, $30 fee. 1% financing. Use your own builder. From $48,000. Call for model page.
Cousin Company, REALTORS
313-482-4600

339 Lots and Acreage For Sale

NORTHVILLE TWP.
ATTN: BUILDERS/DEVELOPERS
20 rolling acres potential for small sub or estate. Reasonable.
(313) 349-2653 between 9-5

NORTH WEST BLOOMFIELD LOTS
Paved, sewer and water, newer subdivision. Lots from $49,500 to $67,000.

NEW SUB IN COMMERCE
offering 11 rolling homesites. Extra wide lots. Paved street. 1/2 to 3 acre. LC terms. From $49,900.

LAST LOT!
Beautiful 1 acre wooded lot in Commerce. 187 x 222. Perc approved. LC terms. Asking only $46,900.
Call GEORGE BROWN
Max Broock, Inc.
(313) 855-0636

NOVI FAMILY SUBDIVISION
8 to 135, $60,000, terms available.
478-5741

PRESTIGIOUS MILFORD SUB
2 Acres, area of $300,000 Homes.
Walk-out lots, hardwood trees
Modrated Seller 693-8178

PRIME SOUTHFIELD lot with beautiful trees close to expressways. Approximately 99x200, $22,900.
649-6382 or 264-3417

SOUTH LYON
NEW SUBDIVISION
COUNTRY LAKE ESTATES
44 lots - half to 1 acre
Prime building sites. 14 unsold.
Private beach & waterfront park.
Building sites - $35,900 & up.
DEVELOPER FINANCES
Free brochure 437-5340

TROY - NORTHEAST
Some wooded lots. Minutes from Oakland Mall. Call Days, 879-1541 For information.

TWO 2.25 acre parcels, perced, treed, hilltop setting, overlooking revine. Land Contract. West of U823. 437-1174

US 23 & N TERRITORIAL AREA
Several wooded rolling percad parcels. Exceptionally priced.
Owner/Broker/Builder. 663-4886

WEST BLOOMFIELD
Price slashed $10,000! 6 lots available at $44,900 each with LC terms. (WA-VACWOO)
Call GEORGE BROWN
Max Broock, Inc.
625-4000 or 855-0636

WINTERBERRY PARK
Fully improved ¼ acre lots and a 6 acre park. Brandon Twp. with Oxford Schools.
P&G Development. 977-1451

W. BLOOMFIELD
One Acre
$90,000 or best offer.
Must sell 398-6671

340 Lake-River-Resort Property

SAUGLE BEACH, ONTARIO
OPEN SATURDAY 1-4
BIRCHWOOD DRIVE
Call number below for directions. 3 bedroom, 1780 sq. ft. custom built log home on professionally landscaped and maintained lot. $217,000. 647-1800
COLDWELL BANKER
Schweitzer Real Estate

342 Lakefront Property

BRIGHTON, New Construction. 3 bedrooms, 2½ baths, fireplace & skylight in master suite, Private Round Lake, in the 1½-Lakes area, near Oak Pointe. $198,900. 794-8777

CASS LAKEFRONT
Architect designed home in private natural setting. Extensive glass & decking, maximize fantastic views. Built 1991. $479,500.
Call, 851-5022

CASS LAKE - Lake Front Apts. 5 Units, $400,000. Call after 6:30pm 881-2483

GOLDWATER-Only 2 hours from West. Executive size front home, 4200 sq. ft., 6 bedrooms, 6 baths etc. etc. Beautiful island setting with 150 ft. $459,500. 810-234-4200

DYNAMIC LAKEFRONTS - extraordinary features galore! Completely finished walk-out. Could be another home quarters. All sports Lake Orion. $209,900. (IMA-DYN)
PARTRIDGE & ASSOC. 693-7779

EXECUTIVE WATERFRONT 17.5 Acres. Private all sports lake. 3000 sq. ft. Ranch with extensive wood & stone work in and out. 3 fireplaces, 3 bedrooms, 2 baths, double nature orchard. Secluded. $416,900 Call Travis at
CENTURY 21 BECK
687-7878

FABULOUS Sylvan Lake Home, 60 feet front, West Bloomfield schools. 3 bedrooms, 2 baths, washer & dryer, fireplace, new appliances. $199,900. Patty 738-1073

FENTON/Runyan Lake (all sports) 138' frontage, 3 bedroom, 1½ bath, fireplace, 2 car garage, private sell/terms. $115,000. Call for appointment: 522-1755

HOGANSON LAKE, Linden/Fenton area, new bunk, 4 bedroom/ranch, 2 baths, 4 car garage, 1,500 sq.ft., plus 1,500 sq.ft. lower level walkout, on 10 acres. Only $174,900. 685-1715

LAKEFRONT
Attention Builders, Developers, Speculators: Beautiful private lake property zoned for 10 acre estate lots. Located in Livingston County. For details call:
LARRY OR MIKE
473-6200
RE/MAX FOREMOST, INC.

50 X 130 lot on private deed-and street on Clear Lake. Builder terms and Land Contract possible. Electric and sewer at street per seller. Call for further details. $55,000
HANNETT, INC.
REALTORS
646-6200

342 Lakefront Property

JUST LISTED
Contemporary walkout ranch w/ 900' waterfront view of Green Lake. 3 large rear decks, updated kitchen. Hot tub and boats included. 4 bedrooms, 3 baths, Andersen Window Walls. $278,900. EC-H-40COM
MAX BROCK, INC. 646-1400

LAKE MICHELSON VACANT LAKE-FRONT - Half acre, all sports, all utilities, paved roads, Oxford Schools. $78,900. 625-8167

LIVINGSTON COUNTY-Private all sports Silver Lake home. Lake view Executive Home with over 2,700 sq.ft. of quality living space, 3 car garage, central air & extensive decking. Owners transferred. Price reduced from $263,000 to $258,000. Call Tom Rafferty at Prudential Preview Properties. 220-1515

SECLUDED LAKEFRONT SITE
W. Bloomfield schools & address. Paved road & sewer. $185,000.
HEPPARD & ASSOC.
855-6570

SUNSETS Supreme from beautiful walkout build site .87 acre fronts private pond & woods. Lot has perc. Financing options. Milford 889-2117

WEST BLOOMFIELD - 3 bedroom ranch, all sports lake, Shiarts Lake, Move-in condition or rebuild. $172,500 685-8318

WEST BLOOMFIELD
Professional's Paradise. Awesome white Contemporary lakefront dream come true on West Bloom Modrated Seller Shiarts Lake with amenities galore. ONLY $495,000.
ASK FOR JOLIE
CENTURY 21 TODAY
855-2000

348 Cemetery Lots

GRAND LAWN cemetery grave section 26, value $1800, $250 each. 464-0631

TWO LOTS AT OAKLAND HILLS Memorial Gardens in Lake Space Location. Call: 937-1152

FAIRVIEW MEMORIAL, LIVONIA, 4 cemetery plots. Bargain $400 each or $1800 for all 4. Lovely Resurrection Garden. Message, 277-4409

2 LOTS FOR SALE, Cadillac West, Last Supper Section, including vaults. $1750 each, save $290. Call 313 231-0200

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Call AAA Invest 939-1200

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We Buy Mortgages
Full or Partial
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358 Mortgages & Land Contracts

CASH FOR LAND CONTRACTS
Immediate Phone Quotes! Won't be out-bid! Mortgages/Refinances.
First American Mortgage Associates, an affiliate of MCA
1-800-468-9618

INVESTOR purchases land contracts & mortgages, best cash price & quick closings. 853-9689

361 Money To Loan - Borrow
CREDIT PROBLEMS?
- BANKRUPTCIES
- CHARGE OFFS
- LATE PAYS
- TAX LIENS
- REPOSESSIONS
Using state & federal laws, we can happily clear your credit profile. Owner licensed C.S.D. in M. Bonded, insured, money guarantee, 2000. EFA, Inc. 1-800-144-PROFILE

INVESTOR NEEDED cash flow opportunity, current, good business opportunity. High return on investment. Leave message. 356-0023

Very low 10% interest for $100,000 loan. Loan secured with real property, value of $250,000. Call mobile phone collect. 313-530-5408

362 Real Estate Wanted

CASH TODAY
OR
GUARANTEED SALE
Also # in Foreclosure
Or Need Of Repair
Century 21
CASTELLI 525-7900
1990-'91-'92 CENTURION AWARD WINNING OFFICE

I'M LOOKING for residential lot, minimum 70x130 to build a family home in Livonia or Novi Schools have sewer & water. 538-7115

362 Real Estate Wanted

HOMEOWNERS - Before you list your home, call me. I'm looking for a home in Rochester or Shelby Township $130,000. Have cash to work with. No appraisals/banks. Claire, 781-2037

PRIVATE INVESTOR
Purchase houses for cash or terms.
Any condition or location
424-8555

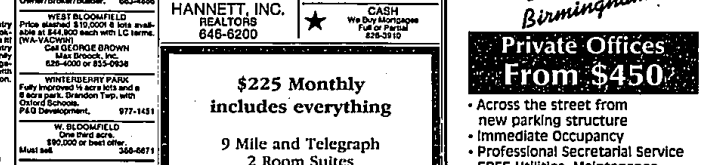
VIGRANT growing church desiring to build, is looking for property (3-5 acres) in Wayne County. Willing to sell at reduced rate or possible donation (tax deduction). Call 326-3434

ARE YOU BUYING? SELLING? RENTING? HIRING?
Put Your Message Where Your Market Is!
Observer & Eccentric Classifieds
591-0900
644-1070
852-3222
CALL NOW

This Classification Continued on Page 4F.

400 Maple
EXECUTIVE SUITES
Downtown Birmingham
Private Offices From $450
- Across the street from new parking structure
- Immediate Occupancy
- Professional Secretarial Service
- FREE Utilities, Maintenance & Janitorial
- FREE Copying, Notary & Conference Rooms
S & D Management
645-1851

$225 Monthly includes everything
9 Mile and Telegraph
2 Room Suites
FARBMAN/STEIN & COMPANY
(313) 362-3333
Sheila Meyers/Kathleen Grudnicki



COMMERCIAL □ INDUSTRIAL □ OFFICE
Area Properties for Sale or Lease

365 Business Opportunities

BEAUTY SALON
Come in and check out this 8 station beauty salon. Already established business for 8 years. Selling business and retiring. Lease terms. Plenty of parking. Asking $18,900
Century 21
J. Scott, Inc.
522-3200
453-4300

CONCESSION TRAILER/TRUCK
Extra income opportunity! Custom made, generator, equipment. Reduced to $3,500. Call 981-2237

DUE TO ILLNESS, need to sell established video store, well known in Livonia. Income has been steady, room for growth. Serious buyers only. Respond to: P.O. Box 844, Garden City, MI. 48136-0844.

EXCELLENT ENTREPRENEURIAL OPPORTUNITY
For 2 key people looking for financial security. 21 hr. commitment. 800-748-4444

FAMILY RESTAURANT in Garden City, seats 160, price includes building, equipment & liquor licenses. Please leave message at 277-2418

FOUR CHECK CASHING STORES
Well established. Owner moving south. Gross $420,000. Serious inquiries only call 10am.-7pm.-Monday-Saturday. 537-9430

FROZEN YOGURT STORE
For Sale! Excellent location. Outstanding opportunity. 313-847-4155

FULL OR PART time income. Extra dividends for business or your own. Local Amway distributor. Chance for spiritual opportunity. Call for appointment 348-3136

LAWN MAINTENANCE business for sale. Trucks, trailers, and lawn mowers and accounts in Southfield and adjacent areas. Over $100,000 gross. Will sacrifice for quick sale, $75,000. Only those financially capable of buying need call. 354-3213

NORTHVILLE BEAUTY SHOP
Super opportunity! Great location, 8 stations, 2 has tanning booths, 4 sinks, 3 dryers. For details call:
John O'Brien
REAL ESTATE ONE
348-5430 349-2473

PARTNER WANTED For existing franchise real estate office in Rochester. NO cash required, share of office expense only. Experience helpful but not required. Mail inquiries to: Realty World First Choice, 26706 Grand River, Redford, MI 48240

TANNING SALON in Livonia ready for immediate buyer. Great location. Call 458-5114

WANTED: Lawn Company with established accounts. Independent contractors, prefer Birmingham area. 865-7674

366 Ofc.-Bus. Space Sale/Lease

AVAILABLE OFFICE
In W. Bloomfield, Orchard Lake Rd. Private entrances, 90 to 7000 sq. ft. Also executive offices. 661-3355

366 Ofc.-Bus. Space Sale/Lease

ALTERNATIVE OFFICE
1-275 & 8 Mile
- Full or Part Time Leases
- Conference room available
- Secretarial support
- Fax & Copier available
- Mail/Message/VM
PREFERRED EXECUTIVE OFFICES
(313) 455-2771
Walk-in's Welcome

ANNOUNCING
Best rates in town. Maple Business Center of Troy. No lease necessary. 227-5000 sq. ft. On Maple near Livernois. From $225.00 up.
CJ PROPERTY MANAGEMENT CONSULTANTS
626-0590

ANNOUNCING
executive offices from 150 sq.ft. with complete secretarial service. Short term lease. Prime locations in Farmington & Farmington Hills. On Macomb County's Golden Corridor. Starting rate. Call International Business Centers. 344-9500

BIRMINGHAM
SOUTH ADAMS SQUARE
1 & 2 room office suites available immediately. Rates starting at $12.75/sq. ft. Rent included air conditioning, heat & janitorial service, telephone answering & secretarial service available. 648-5900

BIRMINGHAM-3 office suites, 200 sq. ft., 1 w/ sec. Ideal for attorney, tax return available. $675/mo. Includes all. Amazing parking. 642-8330

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

DOWNTOWN NORTHVILLE
2 Individual Offices Left in our NEW Office Center
$350 each/mo.
No Additional Costs
Short Term Leases Available
Call Judy
(313) 433-1100

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

DOWNTOWN PLYMOUTH - Perfect 150 & 175 sq. ft. offices, all amenities. Call Deborah for details. 229-7474

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

DOWNTOWN ROCHESTER
Great location. 200-1500 sq. ft. suites available. 338-9043

FARMINGTON HILLS
OFFICE/RETAIL/MEDICAL
10 Mile Road Between Hagerty & Halsted
From 750-7,500 sq.ft.
CERTIFIED REALTY, INC.
(313) 471-7100

366 Ofc.-Bus. Space Sale/Lease

EXECUTIVE SUITES AVAILABLE
Includes spacious parking facilities, 1st floor, Experienced Secretarial, personalized phone answering, copying, UPS, facsimile & word processing services, conference room, notary.
HARVARD SUITE
29350 SOUTHFIELD RD
SUITE 123
557-2757

FARMINGTON AREA-Large & small offices, all utilities included, reasonable rates. Starting at $170/mo. Call Jeff & leave message: 442-7150

FARMINGTON HILLS
2 office suites available.
800 sq. ft. & 1000 sq. ft.
Call 477-0400

FARMINGTON HILLS - Luxurious 1500 sq. ft. general office space, INDIVIDUAL Private Offices in shared Executive Suites. Reception area w/ receptionist, Conference Room/Coffee included. Secretarial, Fax, Copier, Modem available. Business/Legal included, ed. On-Site Restaurant & Management. Also, PRIVATE SUITES up to 16,000 sq.ft. Brokers Protected Call Dyn 851-8900

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

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

LIVONIA OFFICE SPACE for lease, 1 or 2 room suites on 5 Mile near Farmington Rd. Secretarial & telephone answering service. 478-2442

LIVONIA WEST, SINGLE OFFICES $200 a month includes phone answering, other services available. 464-2080 or 348-5444

DOWNTOWN NORTHVILLE
3 room office suite, approximately 900 sq.ft., second floor, overlooking street view, one of a kind. 432-8232

PLYMOUTH - Professional office on Main St. $10.50 sq. ft. 5 rooms + reception room. Ample parking, immediate occupancy. 453-6190

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

366 Ofc.-Bus. Space Sale/Lease