304 Farmington-Farmington Hills

AFFORDABLE QUALITY FARMINGTON HILLS

WHAT A PRICE! Charming Cape Cod in nice neighborhood. Totally remodeled, new roof, furnace, carpeting & kitchen. What more can you ask for ONLY $49,900.

SHARP! Don't miss this "move in condition" home with many updates. Family room with sky-lites, hot tub and fireplace, new kitchen counters and more. Call, see and believe. ONLY $84,000.

MOTIVATED SELLERS! Say bring us an offer on this clean, 3 bedroom ranch with full basement and 2 car garage. ONLY $119,900.

CUSTOM! Brick ranch in great area of newer homes. Great room with fireplace, formal dining, massive kitchen, with custom oak, finished basement, quiet cul-de-sac. Hurry! ONLY $149,900.

CENTURY 21 TODAY 855-2000
1988, 1989, 1990, 1992 Centurion Award Winning Office

FARMINGTON Hills attractive brick colonial, 4 bedrooms, 2½ baths, finished basement, central air, nice kitchen, 2 car garage. 553-7503

FARMINGTON HILLS Magnificent 4 bedroom contemporary home, approx. 3300 sq.ft., 2½ bath, family room, library, formal dining-room, 1st floor laundry, finished basement, inground pool, lighted tennis court, attached garage, circular drive, amenities galore! Private country setting.
MCGLAUN 559-0900

FARMINGTON HILLS Extra deep lot with trees, 3 bedrooms in nice area. Huge kitchen & eating area, spacious fireplaced family room 20x12, attached 2 car. Just $109,900.

TRANSFERRED OWNER - anxious for sale. Huge cul-de-sac brick ranch—in super location. 3 bedrooms, master bath, fireplace in family room, newer kitchen, roof, furnace & central air. $132,900.
AL VAN ACKER
RE/MAX EXCELLENCE 539-3700

HUNT CLUB - 4+ bedrooms, 3½ baths, 3200 sq. ft. on the Commons, large deck w/ built in hot tub, great family sub. Kids walk to Hillside Elementary. $249,000. 478-0519

JUST LISTED!! Great home for the investor or large family. 3 possible 4 bedrooms, 2 full baths, new roof and remodeled kitchen. Upstairs has potential for income or in-law quarters. Nice yard and deck on quiet street. $69,900.
CALL MICHELLE MICHAEL
RE/MAX EXECUTIVE, 737-6800

OPEN Sunday 1-4pm, 30065 High Meadow (S. of 13 Mile, W. of Middlebelt). Airy 3-4 bedroom bi-level in desirable neighborhood. 2½ bath, neutral decor, parklike setting. Priced below appraisal: $152,900. By owner: 851-8168

OPEN SUNDAY 1-4:00 $241,900 Meadowbrook Hills 3000 square foot colonial on a manicured hilltop setting 4 bedrooms, 2½ baths, W. of Halstead, N. of 8 mile to 37876 Collax. 421-5660
The Prudential Wolfe Realty
Independently Owned and Operated

304 Farmington Farmington Hills

FARMINGTON HILLS NEW LISTING - Privacy in Farmington Hills. 3/4 acre! Trees! Stream! 4 full baths! Two fireplaces! Hardwood floors! $228,000. CALL SUE OR DONNA

UNBEATABLE This 2,600 sq. ft. ranch has a long list of extra's. Everything is impeccable. Big lot of almost 1 acre. Custom form basement to roof. $264,900 (OEL26OLE) 462-1811
COLDWELL BANKER Schweitzer Real Estate

FARMINGTON is the setting for this lovely brand new 4 bedroom colonial. Under construction now, this home has family room with fireplace, 2.5 baths, side entrance, 2 car garage, master bath an WIC in master bedroom plus more. $209,000.
CALL MICHELLE MICHAEL
RE/MAX EXECUTIVE, 737-6800

NEW ON THE MARKET FARMINGTON HILLS Updated 3 bedroom brick ranch in desirable Glen Orchard Sub. Acre treed lot within walking distance to schools, parks. New roof, furnace, carpeting, water heater and gutters. Freshly painted inside and out. Hurry! $139,900. Ask for...
Dan Markovich
REAL ESTATE ONE 477-1111

OPEN SUN 1-4, 24460 Penrose. Farmington Hills 3 bedroom, 2,146 sq ft. ranch, ¼ acre lot, priced right at $138,500. HELP-U-SELL of NWWC 425-8881

3 BEDROOM, 1½ bath brick ranch near 13 Mile & Orchard Lake offers central air, finished basement, 2-way fireplace, dining room + large kitchen w/table space, 2 car garage. $129,900 (L291).
CHAMBERLAIN ROYAL OAK 547-2000

YOUR BEST BUY...Your Best Location...½ mile to Grand River expressway. Walk to shopping & school. 1660 sq. ft. 3 bedroom, 2 bath, colonial, 2 car garage. Own your own home for $86,900 1-313-476-4126

SUPER SIZE LOT - heavily treed with stunning updated ranch with finished basement. 4 bedrooms, 1½ baths. $106,300. EO-27. (B06830).

GREAT FAMILY NEIGHBORHOOD - convenient to freeways & shopping. Traditional colonial with crown moldings, contemporary flair to exterior. 4 bedrooms, 2½ baths. living room, family room & library. $219,900. BA-37. (B15511).

PRIVATE TREED SETTING - loads of curb appeal in this newer home. Numerous upgrades include gourmet kitchen, oak foyer, extensive moldings & monitored alarm system. Immaculately maintained. $276,900. GL-37. (B15283).

GREAT HOME IN POPULAR 3 OAKS SUBDIVISION - this model perfect home has 4 bedrooms & extensive upgrades, fantastic backyard & deck. Sprinklers $239,900. WA-33. (B14962).

LAND CONTRACT - Gorgeous 4 bedroom 3½ bath designer home with stunning lower level. Great price & location. $259,000. CL-31. (B11840).

THE MICHIGAN GROUP Realtors, Inc. 851-4100

304 Farmington Farmington Hills

LINCOLNSHIRE SUB. - Nosan built custom tri-level. 5 bedrooms, 3 baths, 2400 sq.ft. Well maintained. $155,000. 478-6186

OVERLOOKING Greenhill Commons, beautiful custom colonial, large lot, original owners, extras, club privileges. $158,900. 476-4557

QUALITY SURROUNDS YOU Large, custom built colonial with 3 spacious bedrooms and 2.5 baths. Luxury upgrades. Free form gunite pool with all the necessities for fun and easy care. 3 car side entry garage and more. $319,900.
MARY McLEOD
CENTURY 21 ROW 464-7111

305 Brighton-Hartland Howell

BRIGHTON, by owner. Brand new tudor colonial, 3000 sq.ft., 3 bedrooms, 3½ baths, professionally finished walkout, 2 story great room, study, dining room, large kitchen w/ island, deck, screen porch, professionally landscaped w/sprinklers on 3/4 acre, 3+ car garage, air, much more! $269,000. 313 220-3449

BRIGHTON. New construction. Colonial, walk-out lower level, privileges on all sports Ore Lake. Pick your colors & fixtures. $114,900. 878-2748

HARTLAND - unique 3 bedroom ranch, 32x28 outside workshop, basement office, sunroom, reduced $129,900. Open Sun 1-4, 6030 Hartland Rd. 313-629-1240

HARTLAND 2.6 acres. 2300 sq.ft. brick bi-wing colonial, 4 bedrooms, 2½ baths, first floor laundry, brick fireplace, central vacuum, large deck, walkout basement. 2690 Fenton Rd. Owner. $199,500. 887-2832

HOWELL: Super sharp spacious 1½ story contemporary. Master bedroom with adjoining bath, jacuzzi & shower. Beautiful waterfront lot on all sports lake. $219,900. (ALH68990)

FENTON: Spacious 2700 sq. ft. farmhouse in excellent condition. Greatroom with fireplace, leaded glass doors in dining room, & in-law apartment on 5.8 acres. $184,900. (SF69000)

COLDWELL BANKER BRIGHTON TOWN & COUNTRY 227-1111

HOWELL. 3 bedroom brick ranch on 4 acres, woods, sewers, 2½ car garage, 24x40 pole barn. $128,500. Lots also available. 517-546-4646

JUST LISTED! Award winning Hartland Schools & privileges to all sports Long Lake come w/this nice starter home! Clean & comfortable, 9.10x9.6 kitchen with most appliances included, nicely treed 100x200 lot & 1 car garage. Don't miss this one! $74,500.

JUST LISTED! Howell area. Outstanding newer quality built ranch loaded with appeal! 2040 sq. ft., 3 bedrooms, 2½ baths, lower level is partially finished, beautiful well planned kitchen, master bath has jacuzzi & shower. Great room with natural fireplace, Norco wood windows, 1st floor laundry & more! Plus private 10 acre setting & 36x56 wood barn great for storage or hobbies. Easy access to I-96. $210,000.

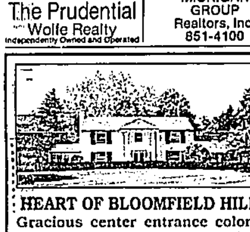
MAKE YOUR MOVE! Beautiful newer 2 story salt box! Excellent floor plan, over 2050 sq. ft., 4 bedrooms, 2.5 baths, formal dining, family room with fireplace & French doors, oak cabinetry, whirlpool tub in master bath, 1st floor laundry, paved drive & close to shopping. Unbelievably priced at $149,600. Howell Schools.

A HOME TO TREASURE! New Victorian style home with old fashioned charm. Over 2050 sq. ft., 3 bedrooms, 2½ baths, formal dining, fireplace in living room, 1st floor laundry, large kitchen & dinette, full basement, 2 car garage, natural gas heat, paved road & situated on 2 acres. You'll love this one! $198,500. Hartland Schools.

ENGLAND REAL ESTATE 313-474-4530

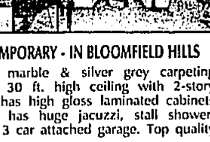
NEW CONSTRUCTION EXCLUSIVELY SHENANDOAH - new ranch spec home ready in 3½ months Howard Stanley Custom Homes. $169,900. CALL NANCY MEININGER 851-8950

WATERFRONT TUDOR on Lake-of-the-Pines, 4 large bedrooms, 3 ceramic baths, fireplace in family room. $239,000. (N-50PI-B) Call 348-6767 ERA COUNTRY RIDGE REALTY



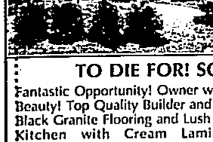
HEART OF BLOOMFIELD HILLS
Gracious center entrance colonial on private 1.4 acre site providing 3200 sq. ft. of living area. 4 bedrooms, 3 baths, panelled library, Florida room. PROMPT POSSESSION $875,000
CALL BOB SECONTINE Home: 626-0075
CENTURY 21 PREMIERE 626-8800

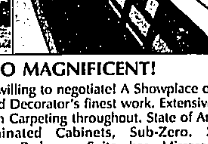
MUST SACRIFICE MOVING OUT OF STATE



DAZZLING DYNAMITE CONTEMPORARY - IN BLOOMFIELD HILLS
What a masterpiece! White marble & silver grey carpeting throughout. Great room has 30 ft. high ceiling with 2-story fireplace & wet bar, kitchen has high gloss laminated cabinets with Sub-Zero, master suite has huge jacuzzi, stall shower, built-ins, wet bar & fireplace, 3 car attached garage. Top quality builder, must see!
Please Ask for SYLVIA STOTZKY of the MICHIGAN GROUP
661-9808 or Beeper #276-4347
wait 3 beeps - dial your number

OWNER MUST SELL $300,000 PRICE REDUCTION





TO DIE FOR! SO MAGNIFICENT!
Fantastic Opportunity! Owner willing to negotiate! A Showplace of Beauty! Top Quality Builder and Decorator's finest work. Extensive Black Granite Flooring and Lush Carpeting throughout. State of Art Kitchen with Cream Laminated Cabinets, Sub-Zero, 2 Dishwashers. Jenn-Air. Master Bedroom Suite has Mirrored Dressing area, huge walk-in closets. Jacuzzi, stall shower. Most Gorgeous Home Ever!! 11,000 sq. ft., 2.5 acres.
CONTACT SYLVIA STOTZKY FOR PRIVATE SHOWING
THE MICHIGAN GROUP 661-9808, PAGER 276-4347

305 Brighton-Hartland Howell

YOU OWE IT TO YOUR FAMILY... to move to BRIGHTON...and MOVE IN TO THIS BUILDERS HOME... 1.5 acres...OAK PLANK FLOORING, SUNROOM WITH SKYLIGHTS.. FORMAL DINING AND LIVING ROOM...MASTER BEDROOM WITH OFFICE AREA OR SITTING ROOM...2½ BATHS...TOTALLY SECLUDED IN COUNTRY SETTING...BUT ONLY MINUTES TO DOWNTOWN BRIGHTON...AREA OF $250+ HOMES...only $189,900.

HARTLAND PACKED FULL OF VALUE...This 1600 SQ.FT. Country Contemporary has it all! NEW CEDAR DECKING, NEW FLOORING IN KITCHEN, NEW 40x30 POLE BARN WITH CEMENT FLOOR AND ELECTRIC...ALL ANDERSEN WINDOWS, VAULTED CEILINGS, FIREPLACE, FULL BASEMENT AND RESTS ON 2.5 COUNTRY ACRES...ALL PAVED ROADS...ONLY MINUTES TO U.S. 23! JUST REDUCED TO $121,900! IMMEDIATE OCCUPANCY! Call for further information.
Laura Edwards
REAL ESTATE ONE 313-227-9610

306 Southfield-Lathrup

Lathrup Charmers

GORGEOUS 3 bedroom colonial with refinished oak floors, neutral decor thru-out, family room, 2 fireplaces, updated kitchen, 2 car attached garage, finished basement & beautiful double lot. $139,900.

JUST LISTED! Lovely 3 bedroom ranch features living room w/fireplace, formal dining room, 2 baths, finished basement, 2 car attached garage & more. $109,900.
Please call Laurie Bell 569-1054 or 948-7100 CENTURY 21 TODAY

Owner Transferred, reduced $7000 Beautiful brick ranch on quiet ½ acre lot, many mature trees in private sub. Natural fireplace, breakfast room w/french doors, 30x22 great room, 10 Mile/Inkster area. Open Sun. 1-4. $99,900. Call
Sandra Laing: 909-5908
Integrity Realty, 825-4200

SOUTHFIELD Classic 4 bedroom colonial! 1893 sq.ft.! Large family room! Deep lot! Just $105,900! ANN FENNER SPIEGEL 540-5525 OR 737-2488 MAX BROOCK, INC. REALTORS

TELEGRAPH/10 Mile area. - 4 bedrooms, 2 baths, newly remodeled. Garage. 1½ acre lot, sewer & water. $87,500. Cadeau Realty, 353-6440

TREMENDOUS OPPORTUNITY SOUTHFIELD - Sensational open floor, park-like setting and 2,000 sq. ft. of beauty & elegance. A must see! $108,000. (OEL71COR) 462-1811
COLDWELL BANKER Schweitzer Real Estate

307 South Lyon Milford-Highland

BEAUTIFUL LOCATION in the Village of Milford. 3 bedroom, 2 baths, large finished loft, backs to park across from Old Mill Pond. Call Diane Harrison, 347-3050 or 380-9448 COLDWELL BANKER Schweitzer Real Estate

CIRCLE THIS ONE Paved road and circular drive lead to charming Milford quad level on almost an acre adjoining share commons area. Great for kids. Huge family room and 4 car garage space a plus too! $134,900.

WHY BUILD NEW? Stunning 2 year old 3 bedroom, 2½ bath ranch is nestled in the oaks and pines in area of new homes. Lots of ceramic tile, natual wood, gourmet island kitchen, 1st. floor laundry, basement, deck and garage. Make offer. (313) 887-6900
FIRST AMERICAN

COUNTRY RANCH - Everything you could want including peace, quiet & privacy. A real beauty! Call Tricha 347-3050 or 344-7538 COLDWELL BANKER Schweitzer Real Estate

ESCAPE TO THE COUNTRY - this beautiful decorated brick & aluminum ranch offers large bedrooms for your largest furniture. 20 ft. country kitchen with loads of cupboards, 1½ baths, attached garage, home warranty, basement, large newer deck, this is one to get excited about. $94,900. CALL MARLENE KLIMECKI RE/MAX WEST 261-1400

MILFORD TWP. - 3 bedroom, 2½ bath home on 3.29 acres in a peaceful country setting. Home has many custom features - pool, hot tub, sprinklers, pole barn, horses welcome. By owner $275,000. (313)685-7992

LYON TOWNSHIP 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

OPEN SUN 1-5PM 670 Maple, Milford 3 bedroom brick ranch, 2 car attached garage, new 30x40 pole barn, situated on a beautiful 2 acre landscaped lot, amenities galore. $159,900. Call for private showing. 313-685-3592

SOUTH LYON - Open House Sun 12-6pm. 22215 Brookfield, Brookfield Sub. 9 mile & Pontiac Trail, 4 year old 3 bedroom, ranch. Big corner lot, 2 car attached, air, cathedral ceiling, big deck, full basement, walk to schools & shopping, great location! Wont last at $112,000. Call after 4pm 437-8703

307 South Lyon Milford-Highland

JUST REDUCED $142,900 NEW CONSTRUCTION! A beautiful contemporary home in Lyon Township for immediate occupancy. 3 bedroom, 2.5 baths, almost 1800 sq. ft. Enhancing oak stair railing leads to 16x11 loft overlooking great room, 1st. floor laundry. Don't wait! Call JAN GURSKI at 313-486-5009
RE/MAX Countryside

1.23 ACRES OF ELBOW ROOM Beautiful setting, quiet country road, 3 miles to South Lyon, 1 mile to 96 and Milford exit. 3 bedroom colonial, 1.5 baths, full basement, huge country kitchen, 1st. floor laundry, 2 car attached garage, multi level decking. Beautiful view out every window. $138,500. Call LAURIE FORREST for your exclusive showing at 486-5015, Evenings: 437-1345
RE/MAX Countryside

PEAK OF PERFECTION! Sharp neutrally decorated 4 bedroom, 2.5 bath colonial is only 1 year old. Two skylights in master bedroom. Marble fireplace in living room, oversized 2.5 car garage and more. $124,900.
MARY McLEOD
CENTURY 21 ROW 464-7111

SOUTH LYON NOVI AREA
Eagle Heights
A Single Family Home Community
New single-family homes. Choose from many home styles with 3 to 4 bedrooms, 2 car garages, basements.
FROM $109,900
Sales Center & Model: 437-3773
ADLER HOMES 229-3722

SOUTH LYON-Very clean 3 bedroom, 1½ bath Ranch. Fireplace, deck, finished basement, air, asking $101,900. Owner, 437-6883

S. LYON - Green Oak, new 2400 sq. ft. custom Tudor, 4 bedrooms, 2½ baths, 3 car garage, $169,900. Open Sun. 12-5. J. W. Thompson Construction. 437-0265

308 Rochester-Troy

LOOK NO FURTHER!

NOTHING CAN BEAT IT! Large country, 1+ acre lot is the setting for this updated ranch with full basement. Charm galore - coved and Troy ceilings, hardwood under carpeting, marble sills. Updates include new oak kitchen, newer paint, carpeting, and landscape. $149,900. OE96STA.

SPACIOUS BRICK COLONIAL - With finished basement with entertainment room/wet bar/bedroom/ bath. All bedrooms with walk-in closets. Open floor plan and neutral decor. 3,300 square feet, 5 bedrooms, 3.5 baths, family room with marble fireplace and doorwall to large deck. $238,900. OE48CAM.

EXCELLENT SUB - with two private parks. Well maintained and spacious, 4 bedroom brick colonial with over 1,800 square feet including 1.5 baths, living room, family room with natural fireplace and walkout to larger private deck, kitchen with white cabinets and new flooring. $147,900. OE46MIR.

STATELY PILLARED COLONIAL. Inviting foyer with wood banister leads to sunny, open floor plan that includes 4 bedroom, 2.5 baths, family room with cathedral ceiling, new carpeting, natural fireplace. Delightful kitchen with island, private library with extensive shelving. MUCH MORE. $258,000. OE03WIN.

FORTUNE PROPERTIES REALTORS 626-8000

OPEN SUNDAY 1-4, Sept. 26 5887 Rosebrook, E. off John R., N. of Long Lake. Colonial with 4 bedrooms, 2½ baths, 1st floor laundry. Neutral decor, newer carpets. $158,900. Call CARL or MARLENE STELLIN. RE/MAX in the Hills 646-5000

OPEN SUN. 1-4PM 5410 Hertford - Troy N. of Long Lake, E. of Livernois Excellent quality and value. 3 bedroom, 2½ bath brick ranch, finished basement. Gorgeous garden/pool/ deck area. 1st floor laundry. Updated. $164,900. THE PRUDENTIAL GREAT LAKES REALTY 689-8900

ROCHESTER HILLS Spacious 4 bedroom colonial, 2/4 baths, Family room with fireplace. Finished basement. $178,500. 375-2293

ROCHESTER, immaculate, completely updated 3 bedroom brick ranch, finished basement, on treed lot, close to downtown. $107,900. 1237 Maple. Open Sun. 1-5 or by appt. 650-3746

LOCATION-LOCATION-LOCATION Immaculate 3 bedroom, 2½ bath Colonial in Troy. 2 car attached side entry garage with opener. New driveway & roof. Near schools & parks. Elegant curb appeal. All this & more for only $124,900. 689-4357

TROY, BEAUTIFUL 3 bedroom ranch, all appliances, many extras. Troy schools. Meticulously kept. Appointment only. 689-2168

TROY - Beautiful colonial, 4 bedrooms, den, large family room, formal dining room, custom cherry cabinets, custom lighting, upgrade carpeting, custom landscaping, large deck. Many extras. 641-9674

TROY - OPEN SUN 1-5 BEAUTIFUL CONTEMPORARY MAGNIFICIENTLY LANDSCAPED 3300 sq. ft. on ½ acre. 5 large bedrooms, 3/4 baths, master bedroom suite, cathedral ceilings, all new premium kitchen appliances, full finished basement w/wet bar, big screen TV, huge sewing room, extensive deck w/built-in jacuzzi, many premium extras. $279,000 negotiable. 647-6300 879-6064

308 Rochester-Troy

TRADITIONAL COLONIAL with beautiful, private lot. Updated neutral decor. Formal dining room with hardwood floors. Family room with fireplace and built-ins. Library with French doors, 3rd floor playroom. Multi-level decks. $289,000 WEIR, MANUEL, SNYDER & RANKE 689-7300

TROY HOUSE with a 26 x 36 barn, on 2 acres. Open house Sat. & Sun. 1-7. 3579 Livernois. $105,000. 616-938-9375

TROY- Large 3 bedroom, 2 bath ranch, complete renovation, Birmingham schools. $144,500. O'RILLEY REALTY. 689-8844

TROY'S FINEST! Move-in condition, 3 bedroom, 1½ bath home offers neutral decor, deck, many recent updates, amore! Great family neighborhood! See it today! $128,900. Call 851-8770
ERA RYMAL SYMES

UPDATED 4 bedroom Colonial, 2½ bath, living room, dining room, family room, air, finished basement, Open Sun. 1-5. $137,000. 651-9693

309 Royal Oak-Oak Park Huntington Woods

BEST BUY ON THE BLOCK Expanded, sharp 3 bedroom, 2 bath bungalow w/finished basement, central air. Great Red Run Park location. Must see to appreciate. Open Sun. 1-4pm. 2914 N. Vermont S. of 13 Mile, W. off Campbell. Call
John O'Brien
REAL ESTATE ONE
348-6430 349-2473

BY OWNER - North Royal Oak - Bungalow, 2½ car garage, 1½ bath, up-dated kitchen, finished basement, many extras. $97,000. 850-2492 or 585-1862

FRESHLY PAINTED - 3 bedroom bungalow. Updated kitchen, 2 car garage, convenient location. $75,900. 616-4228

OAK PARK - Stunning contemporary ranch features 3 bedrooms, 1½ bath, updated formica kitchen, central air, finished basement, 3-sided carport, upgrades galore. $63,900. Realty World Cash 344-2888

OPEN SUN. 1-4 3136 PARKER S. of 13, W. of Woodward Fabulous Royal Oak bungalow offers 3 bedrooms, neutral decor, large fenced yard and patio. A perfect starter home. Ask for Brian Coon, 855-6570 Jack Christianson, Inc. - West

ROYAL OAK - By Owner, Vinsetta Park Sub. Dynamic 3 bedroom, 2 full bath bungalow, contemporary 18x11 kitchen w/appliances, 2 car garage w/finished 12x12 room. Entire home updated. Open house, Sat. & Sun., 11-5. 1113 Lawndale. $119,900. 545-5824

ROYAL OAK-By Owner. 2022 Guthrie. Completely remodeled inside & out. 2 bedroom, 800 sq.ft Ranch, 2 car, full basement, fenced yard. $66,900. 543-9450

ROYAL OAK - Clean 3 bedroom bungalow. New kithcen, new 2½ car garage, many updates and extras. $101,900. By Owner, 546-2737

ROYAL OAK - Immaculate 3 bedroom brick ranch (built 1980). Central air, cathedral ceiling, finished basement, 2 car. $105,900 549-1444

SOUTH AFTER STREET Three bedroom colonial on large secluded lot in Royal Oak. Newer porch, updated roof and exterior paint. Some crown mouldings. Hardwood floors in bedrooms. Family room. 3 car garage. Immediate possession. $169,900 WEIR, MANUEL, SNYDER & RANKE 669-7300

SPACIOUS COLONIAL 4 bedroom, 2½ baths, Andersen windows, formal dining room, newer furnace, basement and 2 car garage. $149,990. Code 859-OB

BERKLEY SCHOOLS!!! Super location for this 1½ story Brick 3 bedroom with basement and garage. Immediate possession. $68,000. Code 862-OB

REAL ESTATE ONE 548-9100

310 Wixom-Commerce Lakes Area

BEAUTIFUL BRICK LAKEFRONT Ranch, nice shallow sandy beach located on a gently sloping lot on peaceful no wake bay, finished lower level could be in-law quarters. $199,900. Call ADAM BEZ, 360-0450, ERA COUNTRY RIDGE REALTY

Great colonial in White Lake, 3 bedrooms, 1½ baths, 2 car attached/ heated garage, basement, large bedrooms & family room, plus living room. $129,000

FREE...Weekly list of properties FOR SALE "Call Owner" direct, includes prices, descriptions, addresses, etc. HELP-U-SELL of Commerce/ West Bloomfield 360-6660 A FULL SERVICE AGENCY

PROUD LAKE AREA - 3 bedroom, 2 full bath ranch at end of quiet private street. New maple kitchen cabinetry, floor, carpeting, vinyl & ceramic, library plus extra all purpose room, interior recently remodeled, 2 car garage & more. $104,900. RY-22. (B15372).

BAYPOINTE/LOWER STRAITS LAKE - see this award winning development & pick your own colors on this majestic showplace home. 4 bedrooms, 3 car garage & ready for your family $335,000. PI-84. (B14841).

THE MICHIGAN GROUP Realtors, Inc. 851-4100

310 Wixom-Commerce Lakes Area

BEAUTIFUL 1900 sq. ft. ranch, built 1989, 3 bedrooms, 2 baths, family room with fireplace, central air, deck, 3214 Kenicott Drive. OPEN SUN. 1-4. $149,900. 624-6951

BUILDERS MODEL & SPECS 3 bedrooms, 1½ baths. Wixom, Walled Lake Schools. Family rooms w/fireplace, 1st floor laundry, basement, 2 car attached garage. Call daily between 1:00-6:30pm, except Thursdays at: 669-8111 ROUX & ASSOCIATES

CHARMING RANCH perfect starter or retirement home, large kitchen with breakfast nook, 2 car garage, finished walkout basement with fireplace, and view of lake from front porch. (C-60WA-WH) Call 360-0450 ERA COUNTRY RIDGE REALTY

COMMERCE-1300sqft. 3 bedroom, 2 bath ranch. Built 1987, Air, 2½ car garage, deck, sprinklers. Walled Lake Schools. $132,000. 669-9580

OPEN SUNDAY 1 TO 4 WIXOM NEWER SUB DISTRESS SALE, MUST SELL Priced below market. Formerly builder model. 4 bedroom colonial, family room, formal dining room, living room, breakfast room. Gorgeous kitchen. 2 car attached, finished garage. Central air, sprinklers, huge lot, much more! $162,900. Ask for Dora, 462-9800

311 Homes Oakland County

AUBURN HILLS Avondale Schools! 3 bedroom, 1½ bath, walk to stores, $69,900, Call now! Hester Realty 674-4651

AUBURN HILLS - Bloomfield Orchard Sub. Updated 3 bedroom, 1½ bath bi-level with bonus room, 1725 sq. ft., 2 car attached garage, large deck, central air, appliances included. $88,900. By owner. 334-5232

AUBURN HILLS-1,050 sq.ft. New kitchen, all appliances, 3 bedroom Ranch, big lot, close to Tech Center & freeways. $85,000. 647-7339

GREAT Investment Opportunity Four unit apartment buildings, one two bedroom, 2 bedroom and one efficiency, property is zoned residential. $45,000, (C-12SU-P) Call 360-0450 ERA COUNTRY RIDGE REALTY

LAKE ORION for sale by owner on private island. Very custom contemporary, built in 1989 on All Sports lake. 4250 sq.ft. on top 2 floors and magnificent 2200 sq.ft. finished walkout basement w/full bar. Granite countertop in kitchen & bar, 4 bedrooms, 3½ baths, (2 marble), 2 fireplaces, oak trim, dream workshop, spectacular landscaping and outdoor lighting. 3 car garage & much more. By appointment only. $595,000. 693-2707

LAKE ORION prime location. Charming cozy brick, 3 bedroom, 2½ bath, 2 full kitchens, finished lower level walk-out. Beautifully landscaped, a real dream, $395,000. 693-0592

NEWER New Hudson L ranch, 3 bedrooms, 2 full baths, fireplace, 2½ car garage, 1575 Sq. Ft., much more. $134,000. 437-5165

STUNNING NEW RANCH CONDOS Open every Sat. Sun. 1-5pm Southfields newest & most impressive development. We listen to what people wanted & delivered. Cathedral ceilings, skylights, attached garage, huge basement, small 11 unit complex, privacy, low association fees. All units ground floor and have 2 bedrooms, 2 full baths, central air, great room, wet bar, library/den, ceramic tile, top of the line cabinets, light fixtures, and much more. Must see! $116,900. W. of Telegraph, N. off 12 onto Dutty to Timberwood.

ROYAL OAK CHARMER Gorgeous 3 bedroom bungalow in move-in condition, full basement, many updates, hardwoods. Close to Beaumont Hospital. Only $79,900.

BIRMINGHAM SCHOOLS Rare large ranch, 3 bedrooms, 2.5 baths, family room, formal dining, huge kitchen, first floor laundry, 2 car attached, and more. $145,900.

MOTIVATED Well maintained 4 bedroom colonial, 2.5 baths, family room, dining room, fireplace, central air, 2 car attached, finished basement. Owners want to see an offer! $115,900.

STARTER/INVESTMENT 3 bedroom ranch. Dining room, family room, coved ceilings, fireplace, great lot on quiet cul-de-sac. Only $79,900.

CENTURY 21 TODAY
PAUL A. GAUDIO
948-7100 309-2241

SYLVAN LAKE PRIVILEGES **PRICE REDUCED** Neutral decor, spacious 3 bedrooms, 1½ baths, great room, 2 fireplaces, deck, $121,900 681-9738

312 Livonia

ABSOLUTELY UNIQUE LAYOUT and cathedral ceilings make our home very spacious. The huge 23x10½ master bedroom overlooking the 2 tiered deck and the heated 2½ car garage will make Mom and Dad both happy. Approx. 1300 sq.ft. brick ranch, 2 full baths, finished basement, high efficiency furnace & air, sprinkler, 12x12 shed, newly updated kitchen, siding and landscaping. You'll love the private entry to charming 5 acre park and custom built fish pond with waterfall. $114,900. Open Sun., 1-6pm or call: 427-1247

½ ACRE LOTS - 1800 sq. ft. ranches & 2000 sq. ft. colonials. 7 lots left. Prices starting under $200,000. Monark Real Estate 473-0044

RAY A. FOX IS ON THE MOVE!

Same Great Company, Just A Better Location To Serve You!

If You Want Your Home Sold...Not Just For Sale, Call RAY A. FOX And Be Moved!

CRANBROOK *Franklin*
1-800-RAY-A-FOX
Cranbrook REALTORS
CRANBROOK *West Bloomfield*
(313) 855-2200

312 Livonia

AFFORDABLE LIVONIA brick home offering - 3 bedrooms, 2 full baths, 2 natural fireplaces, finished basement, vinyl thermal windows & doorwall (off master bedroom). Central air, furnace, roof, aluminum trim, privacy fence all newer. Won't last at $89,900 Ask for Jim or Bill Dempsey Realty Professionals 476-5300

AFFORDABLE NEW HOMES 3 bedroom w/master bath, separate dining area, basement, all $95,000.
REDUCED Don't miss out on this 3 bedroom ranch w/cathedral ceilings, 1½ bath, finished basement, $84,900.
RW First Choice 532-2700

Alluring Homes

WHY PAY RENT Enjoy this affordable townhouse styled condo featuring 2 bedrooms, all appliances, newer furnace, hardwood floors under carpeting. Close to shopping and expressways. $48,500.

REDUCED Come view this Livonia charmer featuring almost 2000 Sq. Ft. of pure delight! Many recent updates...kitchen, bath, deck, gutters, some windows, etc. Cathedral ceilings and 2 fireplaces. All this and large lot, 2½ car attached garage. Don't delay! $119,900.

ONLY THE FINEST... Belongs in this stunning 1879 Sq. Ft. colonial featuring 3 bedrooms, 2½ baths, formal dining, large family room with brick fireplace, 1st floor laundry, 2 car attached garage all situated on a beautiful treed lot, $162,900.

Century 21 Today 462-9800
Award Winning Office 1986, 87, 88, 89, 90, 91 & 92

A QUIET BLENDING Open floor plan, neutral decor and wet plaster construction with hardwood floors beneath newer carpet lends a feeling of total perfection to this 3 bedroom home. Family room with built-in shelves. Central air and more. $109,900.

COUNTRY SETTING You'll be thrilled at the price of this 3 bedroom, 2 bath home...just $89,500 gives you a home with bay window in living room, natural fireplace, and more.

DREAM NO MORE Motivated transferred sellers want a quick sale on their 4 bedroom colonial. Country kitchen with doorwall to deck. Formal dining room, family room with fireplace, central air, more.

PAMPERED BEAUTY Immediate occupancy on this 3 bedroom, 2.5 bath ranch with formal dining room, family room and first floor laundry. Extras galore! Central location in popular NW Livonia subdivision. $182,900.

A PREMIUM RAVINE LOT Is the setting for this 4 bedroom, 2.5 bath colonial. Bay window in living room. Family room with beamed cathedral ceiling. Oversized 2 car garage. Sprinkler system. $199,900.

1.25 ACRES IN LIVONIA You'll have many hours of family fun inside and outside this 4 bedroom, 2.5 bath colonial. Over 2,000 sq. ft. and beautifully updated inside including kitchen, bathrooms, central air, and more. Oversized 2.5 car garage. $159,900.

MANY HOURS OF FAMILY FUN Will be enjoyed in this 4 bedroom, 2.5 bath colonial located in a friendly family neighborhood. Formal dining room with bay window. French doors to library. Upgraded cabinetry. Central air and sprinkler system. $214,900.

MARY McLEOD
CENTURY 21 ROW 464-7111

BRICK RANCH, 3 bedrooms, family room with fieldstone fireplace, large kitchen with built-ins, 1½ baths, central air, 2 car attached garage, sprinkler system. Beautifully landscaped corner lot. Close to schools & shopping. Open Sun., 1 to 5. 14693 Riverside. $145,500. Owner anxious. 464-8231

BY OWNER: Better than new. Built 1991, 3 bedroom brick ranch with open floor plan. Central air, 1st floor laundry, cathedral ceiling, 2 car attached garage, $127,500. 422-3753

BY OWNER - Charming Old Rosedale Gardens. Clean 3 bedroom brick bungalow with many updates. 11411 Arden. $114,500. Appointment only: 522-4178

BY OWNER. Open Sun 1-5 or by appointment. 14625 Gary Lane. S of 5 Mile, E of Levan. 3 bedroom tri-level, new carpet & paint throughout, new vinyl siding, beautifully landscaped front & rear, walk out lower level. $109,900. 464-4096

BY OWNER - 34198 Dover. Near Ann Arbor Tr. & Hines Dr. 3 bedroom brick, 1½ baths, 2 car garage, central air, $90,000. OPEN HOUSE SUNDAY, SEPT. 26, 1-4. 522-1378

CALL HOMELINE FOR MORE OPEN HOUSES 953-2020
24 Hours A Day With New Listings Added right up to The Weekend
See Large Display Promo in This Section for Instructions

Castle Garden Sub. Beautiful 3 bedroom, 1½ bath tri-level. Updated kitchen w/ceramic floor, newer windows & doorwall. Nice size storage shed (9x15) & fenced yard. Not just a drive-by! Must see this home! Asking $104,495. Call...
CHRIS COURTNEY
Remerica HOMETOWN REALTORS
453-0012
REMEMBER REMERICA

COLONIAL: 4 bedrooms, 3½ baths, finished basement. S. of 5 Mile, E. of Levan. Save real estate commission, by owner, $149,900. 522-6223

CIRCLE THIS ONE Impeccable home & outstanding in every way! 3 bedroom colonial with a beautiful lot in northwest Livonia area. $149,900. (OEL90CUR)

TOO GOOD TO BE TRUE 2,500 sq. ft. colonial, 4 bedrooms, 2½ baths...a TREMENDOUS value for northwest Livonia. A must see! $159,900. CALL RICK or NEIL.

BRING THE FAMILY All schools are walking distance from this lovely colonial. 4 sunny bedrooms, formal dining room, family room with spectacular fireplace and doorwall to beautiful deck and yard. $144,900. CALL JOANNE BRYNGELSON 462-1811
COLDWELL BANKER Schweitzer Real Estate

312 Livonia

CAPE COD 3 bedrooms, Farmington/Seven Mile. Finished basement, 2 car garage, central air, $114,900. (WE509).
One Way Realty 473-5500

CHARMING CAPE COD You'll love this 3 bedroom, 2 bath home on ½ acre with full basement & garage. Better hurry! It won't last at $94,900! Ask for:
PAT PUNINSKE
PAGER 540-5383
ERA ACCENT 591-0333

CHARMING CONTEMPORARY! Brick/fieldstone 3 bedroom, 1½ bath tri-level. Great family area, new central air, new thermo windows, custom drapes, professionally landscaped yard, oversized 2 car attached garage. Scads of features. Priced at $128,900. (S1063).

CLASS PLUS! Status details like 2 car garage, central air and hardwood floors. 3 bedroom ranch, quiet street near schools. Home warranty package. Partially finished basement. Priced at $79,900. (S1067).

Remerica SUBURBAN REALTORS 261-1600

COUNTRY LIVING Spacious 3 bedroom brick ranch on 1/2 acre lot, family room, 2 fireplaces, 1½ baths, full basement and attached 2 car garage. Asking $134,000.
CENTURY 21 ROW 464-7111

COZY fieldstone fireplace is one of many features in this 4 bedroom colonial w/study, living & dining rooms in Laurel Park. Open Sun. 591-9353

DESIRABLE COLONIAL Window treatments stay on the newer windows throughout. Sunny family room with fireplace. $185,900 will give you immediate occupancy to this outstanding offering.

QUICK OCCUPANCY Nice neutral decor immaculately maintained. Crown moldings, 6 panel doors, light oak kitchen cabinets with separate pantry. Good taste, good buy at $129,900.
ERA ACCENT 591-0333

DON'T MISS OUT on this clean 3 bedroom ranch with finished basement, 1½ baths, 1½ car garage, beautiful patio, $89,900. 261-1400

DON'T WAIT! Updated throughout, furnace, central air, & kitchen. 4 bedroom Colonial. $104,900 HELP-U-SELL of NWWC 454-9535

GREAT PRICE for this 3 bedroom, 2 car garage & carport, central air, basement. $74,900 HELP-U-SELL of NWWC 425-8881.

GREAT RANCH VALUE West Livonia - Immaculate 3 bedroom, 2½ bath ranch backs to open area for privacy. Gorgeous new kitchen, new windows, new carpet & more. Finished basement, deck, 2 car garage. $104,900. WOW!
BOB SEXTON
REALTY EXECUTIVES METRO INC. 473-1200

GREAT STARTER HOME. Nice neighborhood. 3 bedrooms, 1½ bath, 1½ car garage, utility room, almost ¼ acre lot. $80,900. 397-1588

HANDYMAN'S SPECIAL Land Contract available. 3 bedrooms, 1½ car garage, extra large lot. Call 427-9240

HIDDEN TREASURE This all brick, 3 bedroom ranch home with 2.5 car attached garage is nestled on a gorgeous 300 ft. wooded lot, with flowering trees. It's just waiting to be discovered. Asking $106,500. Open Sun. 1-4, 30431 Puritan, S. of 6, E. of Merriman.
MAUREEN HERRON
CENTURY 21 ROW 464-7111

IMPRESSIVE COLONIAL In a favorite area. Prestige location. Brick 2 story, 4 bedroom. Large rooms. Library. Media room. Leaded glass. 1 of a kind green room. Picture perfect. 16220 Levan. Call Ken for more details: 432-4192 or 380-1425 COLDWELL BANKER LAKES

LAUREL PARK SOUTH II Sharp 7 year old 3 bedroom colonial. 2½ baths, 1st floor laundry, 2 car attached garage, living room, dining room with bay window, large kitchen with bay window, family room with fireplace, cathedral ceiling, and wet bar. Master bedroom with walk-in closet, central air, sprinkler system. 35 ft. deck overlooking treed lot, many extras. Just listed, $179,900. By appointment only, 464-0321

LIVONIA DEVONSHIRE PARK SUB. Lovely 3 bedroom brick ranch. Full finished basement. Large 2½ car garage. Priced to sell fast. $87,500. Call for appointment. REAL ESTATE TODAY 427-6600

LIVONIA - FIRST OFFERING SHARP! SHARP! SHARP! HAS EVERYTHING 3 bedroom brick ranch, family room with fireplace, 2 baths, attached 2 car garage, newer kitchen with skylight, windows, roof, furnace, central air, underground sprinklers. Many updates. Convenient to expressways. Only $121,900. CALL ESTHER BAXTER 349-8626 MAYFAIR REALTORS 522-8000

LIVONIA JUST LISTED Absolutely gorgeous best describes this 1420 sq. ft. 1½ bath brick ranch, beautiful remodeled kitchen, formal dining room, large family room, fantastic finished basement, 2½ car garage, open Sun. $109,900. Call
ALEX ALOE
Realty Professionals 476-5300

NEW CONSTRUCTION - 8 Mile & Merriman area. 3 bedroom, 2½ bath, 2 car attached garage. 1400 sq. ft. $114,990. 661-4210

LIVONIA - You won't compromise here! Impeccable 4 bedroom, 2½ bath Colonial in desirable Windridge Village. Lots of amenities. Central air, finished basement, attached garage, large deck & patio plus gorgeous treed lot. $189,900. 348-5100
RICHTER & ASSOC.

LIVONIA $132,900 OPEN SUN. 1-4pm Just reduced. Desirable Kimberley Oaks. Totally updated 3 bedroom colonial, new kitchen, new carpeting, fantastic family room, first floor laundry, attached 2 car garage, and much more. Must sell. 33530 Scone, E. of Farmington, N. of Schoolcraft. Century 21 Elite 522-7826

NORTHWEST LIVONIA - 3 bedroom bungalow, 2 car garage, full basement. New vinyl siding, roof, carpet. Beautiful ½ acre lot. $88,900, low down payment. 20190 Mayfield. OPEN SUNDAY 1-4. 477-4119

WEST BLOOMFIELD WOODS & GOLF COURSE
2700 sq. ft. 3 bedrooms, 2½ baths. First floor master suite with 12 ft. x 13 ft. attached hot tub room, soaring 2 story foyer, remodeled white custom Formica kitchen with built-in appliances. 2 bedrooms on 2nd floor with large entertainment area including slate pool table. 1400 sq. ft. of multi-level decks, circular drive, underground sprinklers, security system, new furnace with power humidifier. Many more features. By owner. New house pending sale. Owner anxious. $219,000.
Call after 5 p.m.: 661-2620