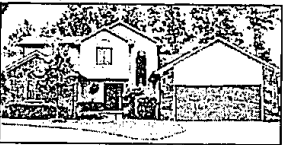


**RUSS MESSINA**  
**646-5000**EXT. 282  
PAGER: 406-9205**WEST BLOOMFIELD BIRMINGHAM SCHOOLS**  
2 story contemporary with finished lower level. Vaulted ceiling, 3 1/2 bedrooms, 3.5 baths. Modern kitchen with tile. Luxurious master suite. \$379,000. Call RUSS (B15730)**WEST BLOOMFIELD MULTI-LEVEL**  
5 acre 4 bedrooms, 3 baths. Lush, treed lot. Family room, finished basement, dining room, doorwall to deck, central air, IV, Bloomfield schools. \$189,900. Call RUSS (B15763)**DETACHED W. BLOOMFIELD CONDO**  
1st floor master, 3 full baths, den, 1st floor laundry. Vaulted ceilings, ceramic floors, don't floor with full bath, 2 car garage. Fireplace, central air, deck, pool. \$199,500. Call RUSS MESSINA (B16017)**UPPER STRAIGHTS LAKE PRIVILEGES**  
3 bedrooms, 3.5 baths, 3100 square feet plus finished walkout rec room, with bar, dining room, living room, modern kitchen. Breakfast area, 3 doorways to 54 foot balcony. \$129,000. Call RUSS MESSINA. (B17054)**CALL ROXANNE OR JIM**  
**646-5000****LOT IN ECHO PARK**  
Excellent lot in Prestigious Echo Park, Bloomfield Hills. Lot lends itself to lower level walk-out. \$324,700.**MOVE RIGHT IN**  
4000 square feet of Southern Colonial charm with 3.5 acres on golf course, Birmingham Schools. \$374,700.**REAR VIEW**  
View of 3.5 acres from above Southern Colonial.**PINE LAKE FRONT**  
Three bedrooms, 2 baths, 2100 square feet reduced from \$425,000 to \$345,500.**RARE WOODED SETTING**  
CITY OF BLOOMFIELD HILLS!  
Boutique of nature from this panoramic view. Bloomfield Hills 4 bedroom, 2.5 bath, newly carpeted. Large rooms, finished basement. \$519,000!**SERENE SETTING FOR CLASSY CONTEMPORARY**  
Quiet 1/2 acre wooded setting with pond view, 3 bedrooms, 2.5 bath updated contemporary ranch in Bloomfield Twp. Custom cedar deck and brick patio. New furnace with central air, \$239,900!**PANORAMIC LAKE VIEW**  
Completely updated, contemporary, split-level waterfront on Orion Lake. 4 bedroom, 2 bath, large Florida room, updated kitchen. Vaulted ceilings and skylights throughout! \$209,900!**KEEP THE KIDS BUSY YEAR 'ROUND!**  
With sliding hill, nature trails and library nearby, plus access to West Bloomfield Lake and beach, there's lots to do! 4 bedroom, 2.5 bath colonial on wide corner lot. \$199,900!**BEVERLY CLEMO**  
**646-5000**  
**258-2492****OPEN SUNDAY 1-4**  
3098 Forest Way  
S. off Lone Pine, W. of Telegraph**BLOOMFIELD HILLS SCHOOLS**  
Meticulously maintained 4 bedroom custom built home on 1/2 acre lot in prestigious neighborhood. Spectacular formal living room plus 30' x 14' family room. \$359,900.**WALK TO DOWNTOWN BIRMINGHAM**  
Remodeled 3 bedroom with 2 full baths. First floor laundry, 2 car garage. Immaculate, move-in condition. \$141,900.**NEARLY NEW**  
Transfer forces sale of this recently completed 4 bedroom home in prestigious West Bloomfield neighborhood. \$209,900.Quality homes in:  
Birmingham • Bloomfield Hills  
Rochester • Farmington Hills  
Troy • West Bloomfield

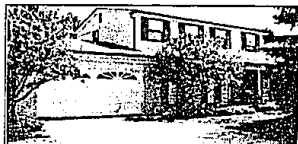
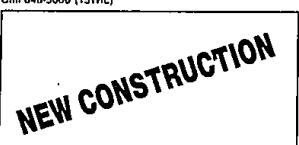
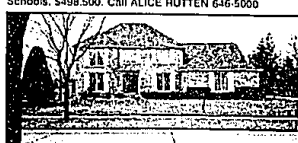
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**RE/MAX**  
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**646-5000****1400 WOODWARD AVENUE**  
**South of Big Beaver****OAKLAND COUNTY'S LARGEST**  
**RE/MAX REALTOR**

Member ALL Area MLS Services

**BEST VALUE IN TROY**  
End of street 4 bedroom, 3.5 bath colonial. Main floor laundry. Family room plus huge Florida room overlook 42' inground pool, very large private lot. \$174,500. Call FORREST REED 646-5000.**WHY WAIT?**  
Now is the time to grab this great buy in popular Troy sub. Sharp 4 bedroom colonial in super condition. Call to see this beauty! \$169,900. Call 646-5000 (10EAS)**BLOOMFIELD HILLS SCHOOLS**  
Traditional colonial on large private lot. 4 bedrooms, 2.5 baths, cherry wood cabinets in kitchen. Central air, inground pool with jacuzzi. \$209,600. Call DAN MCCOUBREY 646-5000.**PRIDE OF OWNERSHIP**  
Delightful 3 bedroom, 2 bath Royal Oak home - 13 Woodward area. Family room PLUS den. Large bedrooms, newer furnace, air conditioning, 2 car garage, fenced. \$119,900. Call 646-5000 (09W00)**NEW PRICE**  
for this great property. Walk to downtown Royal Oak from a near perfect 3 bedroom colonial on a beautiful fenced double lot. Central air. \$124,000. Call 646-5000 (10LAS)**LOCATION! LOCATION! LOCATION!**  
Breathtaking new garden room makes this updated home a must see! New kitchen and new windows, 4 spacious bedrooms. Walk to school, swim club and Somerset. \$226,500. Call CARL or MARLENE STELLIN 646-5000.**POND VIEW**  
Private entrance 2 bedroom, 2 1/2 bath Townhouse, close to pool and clubhouse. Complete with appliances, garage, walk to shopping, 2nd floor laundry. \$82,900. Call 646-5000 (15W1L)**HURON VALLEY SCHOOLS**  
New construction 4 bedroom, 2.5 bath colonial, 2200 square feet. Family room with fireplace, large kitchen with doorwall, jacuzzi, 1st floor laundry, basement, 2 car garage. \$162,900. Call JOAN DOWNING 646-5000**PRESTIGIOUS VERNOR ESTATES**  
Heated 40 x 20 pool and spa, 4 bedroom, 2 bath, 2 lav colonial. Family room, library, rec room, cul-de-sac, private grounds. Bloomfield Hills schools. \$389,500. Call ALICE RUTTEN 646-5000.**ROYAL OAK**  
Walk to downtown from this 3 bedroom, 2.5 bath colonial. Features include family room, formal dining, full basement, etc. Seller wants a quick sale so its priced at \$92,000. Call 646-5000 (05CAT)**BEAUTIFUL NORTHLAND GARDENS**  
5 bedroom, multi bath colonial. Marble foyer, wood windows, Bay windows in breakfast nook and living room. Rec room, wet bar, 12 month Home Warranty. \$179,000. Call 646-5000 (40WES)**PRIVATE LOCATION**  
End unit Townhouse. Over 2000 square feet of comfort plus full finished basement. Side entrance garage. Active association. \$114,500. Call 646-5000 (51GED)**OVER 300' OF LAKE FRONTAGE**  
Private cul-de-sac in Vernon Estates 5 bedrooms, in-law suite, 4.5 baths, heated sunroom, 5300 square feet. Quality craftsmanship, spectacular views, Bloomfield Hills Schools. \$458,500. Call ALICE RUTTEN 646-5000.**THE BEST OF STRAWBERRY HILL!**  
Detail throughout this impeccable colonial. Enjoy the sun sitting over the commons area from your porch, 4 large bedrooms, den, cathedral ceiling in family room. \$309,500. Call CARL or MARLENE STELLIN 646-5000.**ROYAL OAK**  
Owner has drastically reduced this 3 bedroom, 2 bath colonial for immediate sale. Features include formal dining, Florida room, basement, garage, access from park. \$99,500. Call 646-5000 (07SEC)**DOWNTOWN BIRMINGHAM**  
Cute as a button 2 bedroom ranch condo one block from Juke's. Basement with another bedroom & bath, garage. Quiet and private! \$119,500. Call FORREST REED 646-5000, Ext. 225.