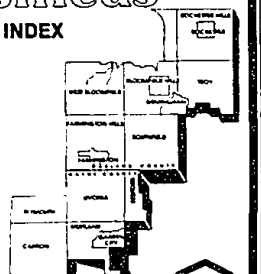
CLASSIFIED REAL ESTATE

Observer & Eccentric
Community Classifieds

REAL ESTATE INDEX

REAL ESTATE FOR SALE #300-364



EQUAL HOUSING OPPORTUNITY

Place your Classified Real Estate Advertisement in more than 160,000 affluent Suburban Detroit Homes

FOR THE LATEST INFORMATION ON OPEN HOUSES - CALL

HOMELINE 953-2020

WE ACCEPT VISA

COMMERCIAL/INDUSTRIAL SALE OR LEASE #366-372

REAL ESTATE RENTALS #400-436

TO PLACE AN AD:

Walk-in OFFICE HOURS Monday - Friday 8:30 a.m. to 5 p.m.

DIAL CLASSIFIED DIRECT

Wayne County	591-0900
Oakland County	644-1070
Rochester/Rochester Hills	852-3222
Fax Your Ad	953-2232

302 Birmingham Bloomfield

BLOOMFIELD VILLAGE Colonial. Large well maintained family home has lots of charm. 3 275 sq. ft. 4 bedrooms, $3 ft 900. 810-645-1904

304 Farmington Farmington Hills

A NEW HOME FOR CHRISTMAS. Best buy in Farmington Hills. Save $625 sq. ft. 3 story contemporary. Fully landscaped, underground sprinklers, on Green Valley Sub. Builder must sell $212,500. 810-229-2065 or 810-347-7875

Looking For A... Bargain? Home? Apartment?

Call Today For Home Delivery! 591-0500

304 Farmington Farmington Hills

TAKE IS RUNNING OUT! PINEWOODS WEST Select your special lot NOW! Before they are gone! Prices increase. RANCHES & COLONIALS (Some with First Floor Master Suite) Base Priced From $114,920 to $174,900 MODELS OPEN MON TO S PM - Closed On Thursday. Located East of Drake, north off 14 mile Rd (South of Grand River) TRIANGLE DEVELOPMENT 810-615-9199

PENNPOINTE CROSSING HOMES South Lyon area. 1740-2950 sq.ft. available priced from $172,000 & up. Please call A.J. Vanagel Builders 810-486-2930 or 810-229-3065

308 Rochester-Troy

2,200 + sq. ft. 3 bedroom ranch with income on the side/apt. 3 bedroom, 2 bath, gourmet kitchen, 2 fireplaces, 2 car attached garage. $179,900 810-643-0427

309 Royal Oak-Royal Oak Park Huntington Woods

EXTRA LIVING SPACE - Well cared for Bungalow brick and aluminum North Royal Oak home. Living room with natural fireplace, family room opens to patio, 1st floor laundry, wet plaster, hardwood floors, 2+ car brick front garage, appliances, 1½ baths, $129,900 Call Adam Baltar RE/MAX PARTNERS 810-643-6400

ROYAL RANCH -Cute 3 bedroom, 1½ car garage, large yard, updated kitchen. ONLY $84,500 HURRY! Call Mike Warren RE/MAX PARTNERS 810-646-5400

Have Your Own Hotline To What's Happening In Your Neighborhood. Call For Home Delivery! Observer & Eccentric Newspapers 591-0500

312 Livonia

"AFFORDABLE NEW CONSTRUCTION" BUILDER'S CLOSEOUT

Be in a new home for Christmas or have one built for early Spring. New homes priced from $130,900 to $163,000. Two bedrooms to choose from, located in Livonia and Westland with Livonia Schools. Ask about our pre-construction "Special Offering." CALL

LARRY VANZANDT or: MIKE SHEARLY (810) 473-6200 RE/MAX GREAT LAKES, INC.

BEAUTIFUL

Newly updated brick ranch, 1½ baths, formal dining, fireplace, newer oak kitchen, central air, finished basement, attached garage. Priced to sell $129,900

CENTURY 21 ROW 313-464-7111

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

GREAT FAMILY HOME! 1600 sq.ft. brick home with 2 natural fireplaces, 2 full baths, family room, screened beacony off master bedroom, deep back yard & brick 2 car garage. $113,000

NEW HOME FOR THE HOLIDAYS Country setting, maintenance-free brick ranch, roof, central air, 20x20 family room, plush carpeting, remodeled kitchen, 1½ baths, clean, clean, clean! Will lease $129,900

REAL ESTATE ONE 313-261-0700

INVEST Livonia ranch on 66x270 lot. Its only minutes to Laurel Park Place, has a 2.5 garage. Newer roof on house and garage. Would make a great rental.

YARDS OF YARD - wonderful 3 bedroom brick ranch with finished basement and 2 car attached garage. Sits on 83x231 lot in N. Livonia. 1.5 first floor baths, central air, fireplace and much updated. Looking for offers - $108,900

Century 21 - Dynamic 728-8000

313 Canton

BEAUTIFUL 3 bedroom Colonial under construction in Canton's Fox Creek Subdivision. 2½ baths, family room with fireplace, 1st floor laundry, 2 car attached garage, much more. $134,200 313-397-2470

315 Northville-Novi

NOVI! Near Novi Expo Center! 3 & 10 Mile. New residential homes ranging from low $100's. Call 348-3700

Beck Homes are available 4 & 5 bedroom Builder's Inc. 810-347-1575 or 810-229-2065

315 Westland Garden City-Wayne

Quality Service Award Winning Office 1992 & '93

"SWEET EQUITY"

Can get you this huge bargain in Westland w/Livonia schools. 3 bedroom brick quad, 1½ baths, 2 car garage needs repairs, priced below mortgage. Don't let the bank have it back. The won't last long - $75,000

Century 21 J. Scott, Inc. 313-522-3200

316 Westland Garden City-Wayne

MUST SELL - MUST SEE! Beautifully decorated ranch. Remodeled kitchen & bath, newer central air, full basement & much more! $75,900.

REAL ESTATE ONE 313-261-0700

REMODELED-3 bedroom ranch, 1 bath, large kitchen, newer carpet, roof, finished basement, like new, large lot, 1000 sq. ft., $79,900 By owner, Steve, 810-887-8187.

WAYNE-By Owner: 3 bedrooms, 2 baths, newer kitchen & baths. Beautiful basement, 2 car garage. Many extras. $89,000. 313-729-2038

WESTLAND - 3 bedroom brick, Livonia schools, 1½ baths, 80% finished basement with 4th bedroom or office. $87,900. 313-427-7247

317 Redford

A CLASS BY ITSELF Nice 3 bedroom brick ranch with 2nd floor addition. Approximately 1,400 sq. ft. Home offers newer kitchen, 3 baths, and loads of updates. Don't pass this one up. $88,900

CENTURY 21 ROW 313-464-7111

Charming Brick Bungalow Plaster walls, many updates including furnace, dining room, partially finished basement with bar, garage has opener & electricity. $74,900

$33 Maker With very little effort & money, you could make approx $12,000. by finishing the updates. Basement, garage and bedroom have finished bath. $34,900

REAL ESTATE ONE 313-261-0700

318 Dearborn Dearborn Heights

DEARBORN HGTS - Ford Rd/Telegraph. Brick ranch, 3 bedroom, 1½ bath, remodeled kitchen, finished basement, central air, 2½ car garage. Patio windows, new carpet, paint. $82,000 313-563-2295

"HAPPY HOLIDAY'S" FROM CENTURY 21 -CASTELLI MOVE RIGHT IN

This cute 2 bedroom ranch with centralized vacuum in living room & kitchen, garage, immediate occupancy, 1 yr home warranty - $44,900

WHY RENT - you can own this 3 bedrooms brick ranch with country kitchen, re-modeled bath, newer windows, immediate occupancy - $43,900

Century 21 CASTELLI 313-525-7900 1990-'91, '92, '93 CENTURION AWARD WINNING OFFICE

326 Condos

BLOOMFIELD HILLS Condo, Cranbrook Chase. 3000 + sq.ft. with the finest appointments and wood floors throughout. 2 bedrooms, fireplaced sitting room, 1 bath, 2 car garage. Cranbrook Chase, East side of Telegraph, N. of Maple. 313-464-6287

CONTEMPORARY CONDO, lakefront! Maple, 2 bedrooms, 2 baths, large kitchen, basement, w/room for 2 bedrooms. $144,000 810-352-2879

Plymouth

JUST LIKE NEW Built in '94. Available NOW! Ranch with 2 car attached garage, large master bedroom with private bath plus 2nd and bath. Ceramic tile throughout main floor. Possible 3rd bedroom in unfinished area. Sun filled family room with fireplace and large laundry room. Only $134,900 More night by appointment. 313-459-0012

REMERICA HOMETOWN REALTORS (313) 453-0012

332 Mobile Homes For Sale

PLYMOUTH HILLS MANUFACTURED HOUSING COMMUNITY NEW & EXISTING THIS WEEK FEATURING

1989 $21,000 14 x 70 3 Bedroom, 2 bath, Appliances, huge utility room, garden tub, shed & 10 x 16 deck. Nicer clean home, immediate occupancy.

14 x 72 ON A BEAUTIFUL WOODED LOT 1982 2 bedroom, 1 bath, all appliances including dishwasher, 10 x 16 deck, & shed. Very nice & spacious home.

SELLER MUST SELL! WILL LOOK AT ALL OFFERS 1983 14 x 70 3 bedroom, 1 bath, all appliances including washer & dryer, 10 x 16 deck, & shed. Available for immediate occupancy.

* $496 A MONTH (includes lot) 1981 14 x 70 2 bedroom, 2 bath, all appliances, 8 x 14 screened porch, step up into master bedroom, black & white tile kitchen & bath.
* 10% down, 10% APR, 120 mos.

LITTLE VALLEY 313-454-4660

(PLYMOUTH/CANTON SCHOOLS)

332 Mobile Homes For Sale

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
- Community Activities
- Minutes to 12 Oaks Mall & Proud Lake Recreation area.

LOT RENT SPECIALS ON NEW MODELS THRU QUALITY HOMES

Sales Office 313-684-4794 Community Office 313-684-2787

We have new & pre-owned homes for sale. To inquire about a new or pre-owned home call Dennis Eagan at Quality Homes - Located in the Club House 4½ miles N. of I-96 on Wixom Rd 313-684-4794

DON'T RENT! BE AN INVESTOR IN YOUR NEW HOME FARMINGTON HILLS
* 398.0 month, includes house payment & lot rent
LITTLE VALLEY HOMES (810) 474-6500
* 10% down, 240 months at $200.48 9.25 APR

KENSINGTON PLACE MOBILE HOME COMMUNITY WELCOMES YOU

To stop in and see our available home sites. Enjoy beautiful setting overlooking Kent Lake.

- SPACIOUS CLUBHOUSE
- HEATED POOL
- PLAYGROUND
- LAUNDRY FACILITY
- FREE RV STORAGE
- EXTENDED HOURS
- SATURDAYS 10-4
- SUNDAYS 12-5

COMMUNITY ACTIVITIES
- TV CABLE AVAILABLE

We are conveniently located across from Kensington Metro Park and 8 mins. from Twelve Oaks Mall.

CALL TODAY (810) 437-1703 for current rent specials with $199 security deposit. Affordable new and pre-owned homes available starting at $8,000

Simple and double wides. Low down payment and closing costs.

For information call Nancy Carver QUALITY HOMES (810) 437-2039

Novi Meadows MOBILE HOME COMMUNITY

The New American Lifestyle & home ownership for less cost than most apartments

COMMUNITY FEATURES
- Country living
- Beautiful clubhouse
- Heated swimming pool
- Playground area
- Minutes to 12 Oaks Mall
- Planned community activities

CALL TODAY FOR AVAILABILITY

COMMUNITY OFFICE 810-349-6966

New Models on Display Thru Quality Homes SALES OFFICE IN CLUBHOUSE GREAT SELECTION OF AFFORDABLE HOMES! 2-3 Bedrooms Appliances & More Starting at $8,000 QUALITY HOMES - 810-348-1883 Mon. 10-8 Fri-F 12-6 Sat. & Sun. 1 Mile S. of Grand River Off Napier Rd.

Stratford Villa

Would like you to stop in and see our affordable new & pre-owned homes starting at $7,500. We also have lot rents for new single or double wide homes. Ask about our rent specials. Enjoy a beautiful lifestyle in the quiet Township of Commerce.
- Elegant clubhouse
- Heated swimming pool
- Sauna
- Playgrounds
- Large spacious sites
- Priced Lake Rent
- Professional on-site mgmt.

(313) 685-8110

To inquire about new or pre-owned homes call Dennis Eagan at Quality Homes (313) 684-4794 - located in the Commerce Meadows clubhouse. 4 miles N. of I-96 on Wixom Rd.

Have Your Own Hotline To What's Happening In Your Neighborhood. Call For Home Delivery! Observer & Eccentric Newspapers 591-0500

HOMES SOLD IN OAKLAND COUNTY

These are the Eccentric-area residential real-estate closings for the week of Dec. 19, as taken from Oakland County Register of Deeds records and compiled by Ameristate, Inc. publishers of Pace, a regional real-estate transaction report. Listed below are towns, addresses and sales prices. Asterisks denote multi-parcel transactions. Direct queries to Robert Sikler, Eccentric Managing Editor: (810) 901-2563.

Birmingham

1272 Cole $170,000

Bloomfield Township

300 Billingsgate $133,000
245 Highland $77,000
1361 Knollcrest Circle $199,000
4045 Maple $99,000
3794 Quarton $257,500
1075 Rariewview Ct $153,000

Farmington

35443 Heritage Lane $120,000

Farmington Hills

30000 12 Mile $81,500
37814 Amber Dr $234,000
32800 Barton $88,000
30825 Inkster $42,500
33743 Oak Point Circle $187,000
36301 Quaintance $162,500
$162,500
29232 Regents Pointe $123,500

Oakland Township

379 Oak Arbor Dr $135,000

Rochester

426 Castell, N $124,000
1277 Creek Pointe Dr $388,500
488 Elizabeth $63,500

Rochester Hills

$50,000
970 Brookwood $171,000
746 Eastbridge $122,500
3258 Fulham Dr $222,701
649 Glascow Ct $126,500
Hamlin Road $31,500
3175 Lexham Lane $192,825
3175 Lexham Lane $60,000
2300 Lexham Lane $199,000
250 Parsons $147,000
1763 Quincy $230,000
2407 Rochelle Park Dr $108,000
2647 Walton $171,500

Southfield

27366 10 Mile $102,500
21475 8¾ Mile $48,000
21251 8¾ Mile $55,000
17204 Adrian $96,200
28375 Brooks Lane $190,000
19825 Dorset $96,000
28135 Everett $52,000
19019 Filmore $70,000
19181 Goldwin $46,646
22523 Greenview $125,000
24200 Hooper Blvd $85,000 *
21745 Indian $40,000
27290 Lakser Road $134,900
28548 Lowell Ct S $72,500
21735 Made $71,000
21756 Maplewood $197,000
30090 Red Maple Lane $143,000
25348 Shiawassee $28,500
30280 Southfield Road $50,300
25080 Southfield Road $58,000
30100 Spring River $141,500
26434 Summerdale $108,000
29186 Wellington Ct $84,000

Troy

6902 Aurora $340,000
5223 Bobbit $143,000
5218 Breezehill $36,500
1715 Brentwood $115,000
915 Emerson $218,500
3598 Kingspointe $151,000
1137 Kirts Blvd, E $103,500
6871 Redford Circle $175,000
2803 Roundtree $74,000
4285 Seymour $206,000
487 Trillium Dr $306,500

West Bloomfield

7356 Barrington Ct $116,000
6385 Brookview Lane $180,000
1667 Cardinal Ridge $174,040
7501 Cooley Lake Road $99,000
4232 Hillcrest Ct $148,000
4423 Laurel Club Dr $98,500
6334 Mission Dr $288,000
7041 Nottingham $143,900
6926 Pebble Park Circle $214,000
6079 Pebblecreek Woods $148,000
5662 Piccadilly Circle N $162,500
5213 Richard Ren $128,000
5687 Tedworth Pl $142,000
6139 Westbrooke $140,000
5326 Wright Way S $121,500

333 Northern Property For Sale

HAPPY HOLIDAYS Year-end sale of re-sale properties offers Sensational Savings. SCHUSS MOUNTAIN Ski/Golf Condo, furnished, $74,000 Lots from $6500 SHANTY CREEK Lakeview condos, $63,000 Dogtown Lot $19,500 Fractions from $4000 1-800-727-3767 RESORT REAL ESTATE, INC.

WALLOON LAKE, log cabin, 1500 square feet, 4 bedrooms, 3 baths, 3.36 acres w/100 feet of frontage. Beautiful setting, sells well for rental. Ready to use, and ideal for updating. Seller will accept land contract terms, $295,000. 15 other water front properties & homes available. Call Reitinger & Associates, 1-800-231-8050

339 Lots and Acreage For Sale

NORTHFIELD TOWNSHIP 10 ACRES WEBSTER TWP. One 2½ Acre SALES TWP. 5 Acres. Rolling terrain, percked. Land Contract Terms. 810-437-1174

342 Lakefront Property

HOT NEW LISTING - on Winewood Lake, 3 bedrooms, 2½ baths, lake front, 3 car garage. Built in 1994, this one won't last. $184,900 Ask for CRAIG C-21 Dynamic 313-728-8000

350 Mortgages & Land Contracts

Cash for Land Contracts Receiving payments? Sell now - prices never higher! 1-800-879-2324

INVESTMENT COMPANY needs to purchase land contracts/mortgages. Top prices paid. 810-863-9666

361 Money To Loan - Borrow

CREDIT PROBLEM, NO PROBLEM! Cash from your home, debt consolidations, home improvements & more! Call 1st Heritage Mortgage today! 810-353-5410

362 Real Estate Wanted

CASH TODAY GUARANTEED SALE Houses or vacant lots Also 1 to 4 Foreclosure Or Need Of Repair Agent • 625-7400

366 Ofc.-Bus. Space Sale/Lease

BIRMINGHAM/ BLOOMFIELD location. Corner of Woodward and Big Beaver. 4640 sq. ft. will divide, on 1st floor, NBD Bank in building. Attractive lease rate.

The Prudential Great Lakes Realty 810-540-7200

Buckingham Office Park Schoolcraft & Middlebelt Livonia Immediate Occupancy 1200 sq.ft. prime area story office complexes Private entrances Ample well lit parking

810-468-1600

FARMINGTON HILLS RETAIL SPACE 1300 sq.ft. available. Last space in popular 10 Mile strip center. For more details call:

CERTIFIED REALTY INC. 810-471-7100

366 Ofc.-Bus. Space Sale/Lease

Announcing Shared Offices

Executive offices from 150 sq.ft. with complete secretarial services. Short term lease. Prime locations in Novi, Canton, Farmington Hills, Livonia, Ann Arbor, Sterling Hts. and Detroit Ren Center.

Call International Business Centers - 313-348-3000

DOWNTOWN PLYMOUTH Approximately 420 up to 1700 sq. ft. office space. Call Deborah for details: 810-229-7474

JUST REDUCED 7 Mile/Inkster Rd., Southfield. 1,020 sq.ft., $795/mo. 411 sq.ft., $295/mo. Janitorial & all utilities included. 810-353-6750

DOWNTOWN PLYMOUTH - lease 3300 sq.ft., formerly with Wing Gallery. Ample parking. Also 1375 sq.ft. prime commercial 313-455-3400

DOWNTOWN ROYAL OAK 700±140 storefront Rent W.A.Y. Insurance not Vacant 810-541-4144

369 Indust./Warehouse Sale/Lease

AIRPORT COMMERCE CENTER Award Winning Development 1 to 5 Acres Sites From 1200 - 6800 sq. ft. M-59 at PONTIAC AIRPORT Suites From 1200 - 6800 sq. ft. Al Montalvo (810) 810-596-2422

BIRMINGHAM 8000 sq. ft. free rent, will divide. Loading dock. Fenced parking. Air. Call 810-647-0770

GARDEN CITY 3,200 sq. ft. free standing building, 2 overhead doors, office, ample parking. $1,700/month. 313-453-4117

365 Ofc.-Bus. Space Sale/Lease

REDFORD-Grand River/Beech Daly. Short term lease available. Utilities furnished. Newly decorated office. 400 sq. ft. Reasonably priced. Call between 10-4. 313-532-4700

367 Bus.-Prof. Bldgs. Sale/Lease

REDFORD - Business Office for sale. 1600 sq. ft., plenty of parking. Free standing building at Beech Daly & Schoolcraft on I-96 (Jeffries) Call owner office 313-532-2067 Call Evenings: 810-684-2067

368 Commercial/ Retail

ANN ARBOR - prime retail space available in unique indoor shopping center, historic downtown location. 313-662-8008

DOWNTOWN PLYMOUTH - lease 3300 sq.ft., formerly with Wing Gallery. Ample parking. Also 1375 sq.ft. prime commercial 313-455-3400

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GARDEN CITY 3,200 sq. ft. free standing building, 2 overhead doors, office, ample parking. $1,700/month. 313-453-4117

CALL EARLY!!

We place over 10,000 ads a week and our phones get very busy on Tuesdays and Fridays. Call early so we can be sure to get your ad in the next publication.

591-0900
644-1070
852-3222

Fax Your Ad 953-2232

NOTICE Early Holiday Deadlines for

Observer & Eccentric CLASSIFIED ADVERTISING

PUBLICATION	TYPE OF ADVERTISEMENT	DEADLINE
For Thursday December 29th Issue	Classified "Display" Advertising	Deadline Noon Tuesday December 27th
For Monday January 2nd Issue	Classified "Display" Advertising	Deadline 5 pm Thursday December 29th

Display Proof Ads Due on Wednesdays

Please Call Early!

Have A Safe and Happy Holiday

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

NO LOT RENT 'TIL '96!

With 2 yr lease on any in-stock model. Also-great variety of pre-owned homes priced under $15,000

KENSINGTON PLACE

On Grand River, I-96, Exit 153 Across From Kensington Metropark

Variety of new models, 16' wide & doublewide. 3 bed, 2 bath, GE appliances, skylights & more. Financing available.

QUALITY HOMES - (810) 437-2039

WE MOVE HOMES!

EVERY MONDAY AND THURSDAY IN OUR CLASSIFIED SECTION, "CREATIVE LIVING REAL ESTATE"

Observer & Eccentric CLASSIFIED ADVERTISING

400 Maple EXECUTIVE SUITES

Downtown Birmingham

Private Offices From $500

- Across the street from new parking structure
- Immediate Occupancy
- Professional Secretarial Service
- FREE Utilities, Maintenance & Janitorial
- FREE Copying, Notary & Conference Rooms

S & D Management

(810) 645-1851