CLASSIFIED REAL ESTATE

Observer & Eccentric Community Classifieds

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TO PLACE AN AD

DIAL CLASSIFIED DIRECT

Wayne County....(313) 591-0900
Oakland County....(810) 644-1070
Rochester/Rochester Hills....(810) 852-3222
Fax Your Ad....(313) 953-2232

Walk-in OFFICE HOURS:
Monday-Friday
8:30 am-5 pm
AFTER HOURS:
Use Our 24-Hour Voice Mail System
(313) 591-0900

EQUAL HOUSING OPPORTUNITY

All real estate advertising on this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Deadlines

For Placing, cancelling or correcting of line ads.

Publication Day	Deadline
MONDAY ISSUE:	6:00 P.M. FRIDAY
THURSDAY ISSUE:	6:00 P.M. TUESDAY

POLICY

All advertising published in The Observer & Eccentric is subject to the conditions stated in the applicable rate card, copies of which are available from the Advertising Department, Observer & Eccentric Newspapers, 36251 Schoolcraft Road, Livonia, MI 48150, (313) 591-2300. The Observer & Eccentric reserves the right not to accept an advertiser's order. Observer & Eccentric Ad-Takers have no authority to bind this newspaper and only publication of an advertisement shall constitute final acceptance of the advertiser's order.

PLEASE CHECK YOUR AD

The Observer & Eccentric will issue credit for typographical or other errors only on the first insertion of an advertisement. If an error occurs, the advertiser must notify the Customer Service Department in time to correct the error before the second insertion.

CLASSIFIED ADVERTISING

How to contact us:

North Oakland County....810-475-4596
(Clarkston, Lake Orion, Oxford)
Oakland County....810-644-1070
Rochester/Rochester Hills....810-852-3222
Wayne County....313-591-0900
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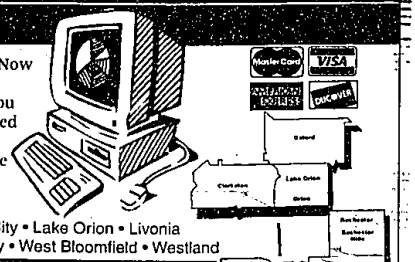

Birmingham • Canton • Clarkston • Farmington • Garden City • Lake Orion • Livonia
Oxford • Plymouth • Redford • Rochester • Southfield • Troy • West Bloomfield • Westland

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Observer & Eccentric

REALnet. lets you view property listings on your home computer!

REALnet is the address used by these Observer & Eccentric Advertisers:

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Langard Realty
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Sellers First Choices
Weir, Manuel, Snyder & Ranke

Access them at http://oeonline.com/realnet.html

To order Observer & Eccentric On-Line! call 313-953-2266 and get the software that will open the doors to REALnet.

303 Open Houses

ROYAL OAK
VACANT And ready to move ... for you! This Royal Oak 2 bedroom features updated bath, open floor plan and 1 car garage. Priced at a low $82,900. (OESO 05 OUT, Prop. code 31444
(810)645-5900
COLDWELL BANKER Schweitzer Real Estate

WE'RE LOOKING FOR A FEW GOOD TOYS!! COLDWELL BANKER SCHWEITZER REAL ESTATE invites you to stop by our HOLIDAY OPEN HOUSE and drop off your new unwrapped toy as a donation. Sun. December 8, 12-3pm. Come visit with Santa and enjoy refreshments. We are an official Toys for Tots Collection Center

305 Birmingham/Bloomfield

BIRMINGHAM - Beautifully maintained 4 bedroom, 2 bath brick Dutch colonial in desirable sub w/hardwood, covered ceilings, many recent updates w/custom features including professionally finished rec room w/wet bar, hi-efficiency central air/hot water heater/humidifier heat. Deck w/hot tub. $162,000. 1660 Pensdale, N of 14 Mile, E of Woodward. By Appointment. (810) 644-0173. No agents.

BIRMINGHAM - Oak/Chesterfield - 3 or 4 bedroom, library. $2800/month. D&H PROPERTIES 810-737-4002

305 Birmingham/Bloomfield

CASUAL ELEGANCE
1989 Dale custom ranch features open floor plan, 3 bedrooms, 2 full and two ½ baths, nearly 2200 sq. ft. Great room, cathedral ceilings, formal dining room, partially finished basement, first floor laundry. Master bath with skylite. Bloomfield Hills schools. Immediate possession. $299,900. (OESO 59 LAD, Prop. code 31223
810-645-5900
COLDWELL BANKER Schweitzer Real Estate

CLASSIFIEDS' WORK
Call 313-591-0900

305 Birmingham/Bloomfield

DETROIT SYMPHONY HOLIDAY HOUSE
--OPEN DAILY--
An excellent opportunity to tour this lovely Bloomfield Hills estate so beautifully decorated for the holidays! Built in 1927 with premium "City" location on nearly four acres of wooded grounds. Quality in detail shows throughout. Truly outstanding! Offered at $2,500,000. (VAUT80)
HANNETT-WILSON & WHITEHOUSE...
(810) 646-6200

306 Brighton

BRIGHTON SCHOOLS. 6 yr. old colonial. 3 bedroom/2.5 bath, 3.5 car attached garage, formal living & dining, country kitchen, lighted basketball court, professionally landscaped with sprinklers. 1900 sq. ft., partially finished basement. $204,900. (810) 231-2778

BUILDER'S MODEL close-out. Brighton schools. 3 bedroom, 2½ bath, close to town, 1st floor bedroom, all brick 1st level with porch. Appleton Lake access. $225,500. Call Old Town Builders at (810) 227-7400

NEW CONSTRUCTION - Builder's 3450 sq. ft. home. 4 bedroom Dutch Colonial. Oversized kitchen, 1st floor office, den, library, walk-out. Many extras. $379,900. (810) 476-2320

WOODLAKE SUB. 3 bedroom/1.5 bath, in-law. 1539 sq. ft. 2 car attached garage. Professional landscape w/irrigation system. $149,900 (810) 231-2778

308 Canton

NEW CONSTRUCTION BUILDERS model 4 bedroom colonial, corner lot, $278,900. Immediate occupancy. Includes air. Lyndon Village Building Company. (313) 451-2800

308 Canton

CHECK OUT THIS
Sharp Cape Cod with 3 bedrooms, 2 baths, formal living room, family room with fireplace, newer kitchen and bath and much more. Located adjacent to new $160,000+ homes. Near Canton's newest elementary school. This one is ideal for the young and growing family. $130,900. AMSVE.
REMERICA
Hometown Realtors
313-459-6222

311 Dearborn-Dearborn Heights

DEARBORN
Beautiful, Meticulously Maintained!
Levagood Brick Bungalow. Totally updated with a newer roof, furnace, central air, HWH & gorgeous kitchen. 2 full baths, finished basement & Sun room. The list goes on. Call Charlotte Jacunski, 313-464-7111 or 810-704-6377

DEARBORN - No steps - first floor living. Rare 2 bedroom 2 bath lower level ranch condo. Newer paint, Berber carpeting, first floor laundry. Just $117,900.

DEARBORN HEIGHTS - Nice 3 bedroom ranch. New furnace (95), water heater (96), newer carpet, kitchen floor (96), lav in basement, partial new driveway (96). Too much to list, come see today! $99,500.

(313) 591-8200

312 Detroit

CLASSIFIEDS WORK
Call Today!
313-591-0900

312 Detroit

READY & WAITING
Clean, cute, and ready to move into.
2 bedroom ranch with partially finished basement and garage. Updated furnace, hot water tank, and electric system. Freshly painted. Appliances negotiable. Hurry! $36,000 (TDPU-P) Call Theresa
REMERICA
HOMETOWN II REALTORS
313-453-0012

REAL ESTATE FOR SALE
#300-389

314 Farmington/Farmington Hills

Farmington Downtown
2384 sq.ft. brick ranch, 4 bedroom, 2.5 baths, living room, family room, great room, 2 fireplaces, 3.5 car attached garage. $184,900. Call
Marty Clerebout
Pager 810-763-1293
Reni Estate One
23666 Farmington Rd.

FARMINGTON HILLS GRAND CLOSEOUT!!!

ARBOR OAKS SUBDIVISON
2036 Sq.Ft. Colonial $191,265
On 9 Mile Rd.
¼ mile east of Middlebelt
Ask for Karen

PINE CREEK SUBDIVISON
2640 Sq.Ft. Custom Home
$255,848
Located on a premium wooded lot on 10 Mile Rd.
just east of Middlebelt
Ask for Mary Lou or Karen

810-476-5080
Phoenix Land Development

314 Farmington/Farmington Hills

GRAND RIVER/SHIAWASSEE - 2 bedroom bungalow, 1 bath, basement, fenced yard, appliances, some updates, 1 car, walk to Farmington. $800/ month.
D&H PROPERTIES 810-737-4002

NEW CONSTRUCTION: 3 bedroom, 2.5 baths, brick/vinyl ranch, vaulted ceilings, fireplace, skylights, 2 car attached garage, full basement. $181,500. (810) 477-2811

OPEN HOUSE Sun., 2-5. 22463 Violet, Grand River-Orchard Lake area. 2 bedroom, 2½ car garage. By Owner $97,700. 810-473-2107

RANCH - 3 bedroom/1 bath. New furnace, kitchen & roof. Lots of extras. Deck w/hot tub. Must see. $129,900. (810) 476-1519

Rates as of November 27, 1996
HARRISON DISTRICT: 3% down, $976/month, 3 & 4 bedroom homes, lovely back yards and more. 7% APR, 30 year.
FARMINGTON DISTRICT: 0% down, $897/month. Tremendous value 3 & 4 bedroom homes with many extras. 7% APR, 30 year.
CRAMBROOK ASSOCIATES
24 Hour Hotline (810)299-9670

WALK TO DOWNTOWN Farmington. 3 bedroom, 2½ bath, brick ranch, with fireplace, Florida room, newer kitchen, furnace & hardwood floors, under $105,000.
Call: Penny Brandey
ERA COUNTRY RIDGE REALTY
(313)560-3433 or (810)474-3304
ext. 131

323 Howell

4 BEDROOM, 2 full baths, hot tub. Over 1800 sq. ft. Pole barn, garage/workshop, 4.5 acres. $165,000. Will consider your home or vacant land in trade. 517-223-3056

325 Livonia

ALMOST NEW CONDITION brick ranch (N-89). Built in 1989. 3 generous bedrooms, 2 baths, central air, attached 2 car garage with opener, partially finished full basement. Great Room with dramatic fireplace. 1st floor laundry, larger lot with fenced yard, automatic sprinklers, delightful cul-de-sac. Washington Elementary. Asking $178,900. 7¾% mortgage available. Call for private consultation and viewing. OneWay Realty 810-473-5500 or 313-522-6000

COLONIAL EW Livonia 5 years old. 3 bedrooms, 2½ bath, fireplace, central air, 2 car attached garage. $168,900. 313-522-5787

325 Livonia

BETTER THAN RENT!
Cozy Condo in Heart of Livonia is all fresh and ready for new owner. For quick convenience it can't be beat! $53,500.
CENTURY 21 ROW
(313) 464-7111

BRICK RANCH - with 1½ baths, 3 bedrooms, large family room, 1 car attached garage w/workroom, central air underground sprinklers in front, finished basement w/wet bar, large cedar deck w/5ft. wide boardwalk & more. Approximately 1200 sq ft. $132,900. No contingent offers. Call (313) 464-3717

FOUR BEDROOM, 2.5 bath colonial. NW Livonia. Air, hardwood floors in kitchen, foyer, den. Newly updated kitchen, first floor laundry. $205,000. No realtors please. Open Sun. 12-1pm. Days, 313-322-6700. Eves.: (313) 953-5758

MOVE RIGHT into this dollhouse in excellent location. Many updates including newly painted inside and out, remodeled bath, newer furnace. Bright sunny room with loads of storage. Oversized 2 car mechanics dream garage with ...220 line, workbench, overhead doors. Only $79,900. Call Crystal Holley at RE/MAX 100 INC. 810-348-3000

NEW CONSTRUCTION
Just in time to select your interior colors. 4 bedroom, 2½ bath colonial, cathedral ceiling, huge kitchen, family room w/fireplace, 2 car attached garage & full basement. Spring occupancy. Priced in the $190,000's.
(810) 478-6888

PRIVACY IN THE CITY
WONDERFUL 3 BEDROOM BRICK RANCH. Very private with trees. Garage. New concrete drive. Large deck. Updated bath. Finished basement. Great location. Home warranty. (OESO 61 LIV) $104,900.
810-651-1900
Reni Estate One.

326 Milford

NEW CONSTRUCTION ranch, full walk-out, vaulted great room, study, 3 acre heavily wooded lot, private paved sub. $234,900. 810-887-4558

329 Novi

MYSTIC FOREST
Novi Road, between 9 & 10 Mile
New residential homes ranging from $252,500 & up.
Spec homes are available
A.J. Verduyn Builders, Inc.
810-347-1975 or 810-229-2005

333 Pinkney

BY OWNER Cape Cod 2,050 sq.ft., 4 bedroom, 2½ baths, ¼ acre lot. Built in 1994. Many upgrades. $310,000. 313-878-2325

334 Plymouth

PLYMOUTH PLEASURE
Spacious, updated 3 bedroom ranch with 1½ baths. Cozy fireplace in family room. 3 season Florida room. Professionally finished basement. Just a short walk to town. $149,900 (TDS10)
REMERICA
HOMETOWN II REALTORS
313-453-0012

335 Redford

CIRCLE AND CALL!
About the 3 bedroom, brick, aluminum ranch. Central air, finished basement with a Great Recreation room. Also a 2½ car garage and the full price is only $53,900.
CENTURY 21 ROW
(313) 464-7111

336 Rochester/Auburn Hills

RH. 4 bedroom/2.5 bath Tudor. 2600 sq. ft. Formal living/dining room, den, family room, wet bar. $239,900. By appt. (810) 375-9303

ROCHESTER HILS Great Oaks West. By owner, 4 bedroom, 2½ bath, formal living/dining, fireplace in family room, oak floor in kitchen and entry, New carpet through out move in condition. (810) 652-2490 or (810) 650-5481

CLASSIFIED REAL ESTATE