

These are the Observer & Eccentric-area residential real-estate closings recorded December 9-13 at the Oakland County Register of Deeds office and compiled by Advertising That Works, a Bloomfield Township company that tracks deed and mortgage recordings in Southeastern Michigan. Listed below are cities, addresses, and sales prices.

557 Puritan Ave	1085 Northover Dr
\$340,000	\$219,000
1220 Smith Ave	4535 Pickering Rd
\$237,000	\$209,000
329 W Brown St	2045 S Woodward #B
\$655,000	\$102,000
384 W Brown St # 4	4113 Telegraph #F205
\$330,000	\$55,000
Bloomfield Township	1135 Timberline Trl
	\$218,000
80 Deven Rd	Bloomfield Village
\$370,000	
236 N Beukhtze Rd	385 Yarmouth Rd
\$312,000	\$669,000
1751 Saint Johns Ct	Farmington
\$430,000	
Bloomfield Hills	
6805 Colby Ln	34105 Cortland St
\$235,000	\$205,000
4555 Crabtree Rd	23133 Farmington Rd
\$204,000	\$194,000
716 Great Oaks Dr	31681 Lamar St
\$552,000	\$125,000
1274 Greenleaf Ct	23250 Orchard Lake Rd
\$199,000	\$87,000
3351 Highmeadow Ct	36500 Leony Rd
\$310,000	\$159,000
1187 Hawthorne Cir	Farmington Hills
\$188,000	
2687 Hunters Way	27845 Berrywood #54
\$470,000	\$79,000
1997 Kingsmith #54	32552 Clairview Dr
	\$233,000
6953 Lahser Rd	21541 Collingham Ave
\$149,000	\$61,000
6437 Maple Hills Dr	29487 Cree Creek Ln
\$167,000	\$207,000
	28575 Cumberland St
	\$123,000
	28592 Cumberland St

\$138,000	\$43,000
26262 Dundalk St	29649 W 13 Mile Rd
\$174,000	\$161,000
29538 Geraldine Rd	30535 W 14 Mile Apt 2
\$155,000	\$53,000
23409 Haynes St	30515 W 14 Mile Apt 42
\$50,000	\$75,000
24054 Haynes St	21221 Whitlock St
\$125,000	\$113,000
29801 Highwaywood Dr	29858 Willow Creek St
\$230,000	\$241,000
28212 Kendallwood Dr	28189 Taylortown St
\$155,000	\$168,000
28335 Kendallwood Dr	
\$171,000	Landrup Village
35125 Lexington St	18626 Sunnybrook Ave
\$159,000	\$150,000
29038 Leyte St	
\$115,000	Novel
29557 Mayfield Dr	44950 Bayview Dr
\$243,000	\$98,000
29787 Metropolis Cir	44950 Bayview Dr
\$119,000	\$104,000
21205 Oxford Ave	45819 Clear Mill Rd
\$73,000	\$209,000
29613 Pine Ridge Cir	30903 Copper Ln
\$129,000	\$231,000
21625 Roosevelt Ave	41459 Fawn Trl
\$107,000	\$223,000
35260 Stratton Hill Ct	24404 Glenda St
\$269,000	\$136,000
39525 Vicksburg St	23293 Harvest Dr
\$187,000	\$299,000
31093 W 12 Mile #302	40624 Heatherbrook
	\$163,000

23033 Hickory Grove \$252,000	4090 Ridge Side Dr \$80,000
41757 Independence Dr \$28,000	71 Walnut Blvd Ste 303 \$1,004,000
45727 Irvine Dr \$207,000	Rochester Hills
23133 Meadowbrook Rd \$80,000	3917 Alton Ave \$122,000
45246 Roundleaf Dr \$267,000	1636 Black Maple Dr \$249,000
31105 Seneca Ln \$184,000	140 Brewer Rd \$195,000
Rochester	1576 Charter Oak Dr \$97,000
604 7th St E \$165,000	6360 Cherry Tree Ct \$105,000
4137 Gold Meadows \$105,000	1537 Colony Dr \$135,000
3836 Deer Springs Dr \$348,000	3416 Cone Ave \$110,000
3435 Emmons Ave \$105,000	2919 Country Club Dr \$89,000
155 Glendale Ct \$175,000	1744 E Auburn Rd \$143,000
880 Jack Pine Dr \$88,000	1050 E Franken Rd \$168,000
445 Miller Ave \$67,000	673 Grace Ave \$130,000
454 Miller Ave \$75,000	1335 Hickory Hill Dr \$267,000
3505 Normandy \$218,000	2180 Hickory Trl \$406,000
1014 Pointe Place \$247,000	2098 Highland Pl \$201,000
Internet homepages → http://www.in	

1974 Hutchins Dr	\$252,000
\$255,000	
789 Ironstone Dr	\$292,000
\$185,000	
865 Lakewood Dr	\$1330 Sherborn Ct
\$505,000	\$265,000
855 Langdon Ct	2688 Simson Dr
\$110,000	\$135,000
821 Longford Dr	3613 Siney Fox Dr
\$220,000	\$380,000
2043 Meadowbrook Dr	561 Sunlight
\$100,000	\$222,000
1215 Oakwood Ct	2840 Tallahassee Dr
\$167,000	\$182,000
955 Peach Blossom Ln	1196 Whispering Knoll
	\$197,000

OPEN HOUSE SUNDAY 1-4



25300 Springbrook, Farmington Hills
 Beautiful Springbrook Sub. Spacious 3 bedroom, 1.5 bath, Ck. finished basement, an acre of mature trees, above ground pool with deck & patio, hardwood floor, dry basement, a fireplace, cozy living room, newer kitchen. Assured sale! 1st time home buyers. Lots of room for growing family. \$167,500.

Help Us Sell
 of Commerce (810) 360-6660

Interest.com/observer
Survey Date 12/26/2016

PORTFOLIO

OPEN HOUSE SUNDAY 1-4



25300 Springbrook, Farmington Hills
 Beautiful Springbrook Sub. Location 1 1/2 bedroom, 1 1/2 bath. Cool on the 1st floor - an open of mature trees. Above ground pool with deck & patio. Hardwood floor, bay window & fireplace in cozy living room. Gleaming windows, kitchened granite, 1st floor laundry. Lots of room for growing family. \$167,900.

Help-U-Sell
 of Commerce (810) 360-6660



Jamey Kramer's

REAL ESTATE FACTS

...The "Original" Real Estate Column

Enjoy Moving Day!

Can you imagine buying shoes from a store that stocks only one shoe style? Would you buy a CD or tape from a music store that carried only the works of one vocal artist? Would you buy the first home you saw, without comparing it with at least several others?

Choosing a home can be an exhilarating experience somewhat like the proverbial "ride in a candy store." You can make your choice from a selection of virtually every home currently for sale - a mind-boggling possibility. Here's why.

Real estate companies practice extensive "cooperation" among themselves. Once you select an agent, that individual can show you homes listed for sale with any company in town. It isn't necessary to contact three or four different agents. One will do.

Once you make contact with the agent, ask for an appointment to discuss your plans. Tell the agent where you would like to live, and describe the type home

you hope to find. Expect to answer questions about your financial picture too. This can be important in determining an appropriate price range.

The agent will research available homes to determine their availability and desirability. Assumptions will then be set for you to inspect those which are closely matched to your expectations. The result can be a variety of exciting choices which will spark your appetite for the perfect home.

Give your undivided attention to a single agent and your home search will be a memorable experience. Time saved and a smooth transaction will be your reward. Moving day will be your pleasure.

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For more information about the Real Estate process, please call me at ReMax, 100, Inc. (810) 348-3000 or Call my 24 Hour "candle" line at (810) 395-501D

JAMEY KRAMER, GRI CRS
Associate Broker

Internet homepage → <http://www.internetc.com/observer> Survey Date 12/26/98

Observer & Eccentric

MORTGAGE MARKET

CONVENTS						CONVENTS					
TERM	RATE	PT/PTS	INT. PMT.	LOAN	APR	TERM	RATE	PT/PTS	INT. PMT.	LOAN	APR
AMERICAN FINANCIAL & INVESTMENT						OLD KENT MORTGAGE					
30 yr FIX	7.125	3/255	5%	45 days	7.51	30 yr FIX	7.75	2/275	20%	45 days	7.96
15 yr FIX	6.5	2/235/5	5%	45 days	7.14	15 yr FIX	7.125	2/275	20%	45 days	7.8
3/28 Balloon	6.375	3/255	10%	45 days	6.99	1 yr ARM	5.5	2/275	20%	45 days	6.4
30 yr Jumbo	7.5	2/255/5	10%	45 days	7.85	3/28 Balloon	7.125	2/275	20%	45 days	7.42
(CA) 10306 Eaton Rd., Ste. 220, Fairfax, VA 22030						(CA) 35533 W. 12 Mile Rd., Ste. 131, Farmington Hills, MI 48331					
AMERICAN HOME FINANCE						PRIME FINANCIAL GROUP, INC.					
30 yr FIX	7.75	0/250	5%	45 days	7.88	30 yr FIX	7.5	2/200	5%	45 days	7.81
15 yr FIX	7.275	0/250	5%	45 days	7.64	15 yr FIX	7.125	2/200	5%	45 days	7.62
3/28 ARM	7.275	0/250	5%	45 days	7.64	1 yr ARM	5.25	2/200	5%	45 days	5.32
7121 Fairfax	8.875	0/250	5%	45 days	7	30 yr ARM	6.5	2/200	5%	45 days	6.78
(CA) 39111 W. 26 Mile Rd., Livonia, MI 48151						(CT) 17187 N. Laurel Park, Ste. 333 Livonia, MI 48152					
FIRST ALLIANCE MORTGAGE CO.						STANDARD FEDERAL BANK					
30 yr FIX	7.5	2/225	5%	45 days	N/A	30 yr FIX	7.5	2/275	20%	45 days	7.81
15 yr FIX	7	0/225	5%	45 days	N/A	15 yr FIX	7	2/275	20%	45 days	7.48
1 yr ARM	5	2/225	5%	45 days	N/A	1 yr ARM	5.375	2/275	20%	45 days	6.32
1 yr ARM Jumbo 5.25	2/225	5%	45 days	N/A	N/A	(CT) 25600 W. 31st, Beaver Rd., Troy, MI 48064					
(CA) 52100 Telegraph Rd., Ste. 205, Bingham Farms, MI 48025											
NORTH AMERICAN MORTGAGE CO.						WELLINGTON MORTGAGE CO.					
30 yr FIX	7.5	2/250	5%	60 days	8.04	30 yr FIX	7.625	2/250	5%	30 days	N/A
15 yr FIX	6.875	2/250	5%	60 days	7.42	15 yr FIX	7.125	2/250	5%	30 days	N/A
1 yr ARM	5.625	1/250	10%	60 days	5.59	1 yr ARM	5.25	2/250	10%	30 days	8.01
7123 Balloon	7.125	1/250	10%	60 days	7.49	1 yr ARM Jumbo	5.25	2/250	10%	30 days	8.01
(CA) 900 Wilshire, Ste. #155, Troy, MI 48064						(CT) One Alax Dr., Ste. 102, Madison Heights, MI 48071					
CONSUMERS CREDIT 888-509-INFO. LENDERS CALL 800-509-4636.											

BIRMINGHAM, TROY,
ROYAL OAK

1424 S. Woodward
645-2500

Cranbrook
ASSOCIATES, INC.
REALTORS

BLOOMFIELD HILLS
FRANKLIN
WEST BLOOMFIELD

MAGNIFICENT GEORGIAN COLONIAL w/ master suite on 1st & 2nd floor. Great room, 1st floor laundry, lower level maid's quarters, walk-out basement, Florida room, rec. room, central air & deck. One acre lot.
\$679,000 DUN

SURREAL YOURSELF IN FALL COLORS in a quiet, private setting on over an acre of property. Updated kitchen, 4 bedrooms, 3.5 baths, library and full basement with wet bar.
\$519,975 WQ

STUNNING ONE OWNER CUSTOM BUILT home on cul-de-sac w/ Birmingham Schools. Gorgeous top of the line kitchen w/ Corian counters & white oak cabinets. Large windows & new doorways bring in the beauty of the property & lovely landscaped yard. One of kind home!
\$228,385 TE

ALL SPORTS SYLVANWATER LAKES!! Gorgeous canal front contemporary w/ dramatic cathedral ceilings & extensive lake-view windows. Four bedrooms, 2.5 baths - over 3000 sq. ft. Three car attached garage, swim & dock.
\$539,000 \$694,405 BEV

IN-TOWN CHARMER. It starts with a full width front porch, updated kitchen w/ new refrigerator, microwave, central air, & many new windows. Hardwood floors, walk-up 3rd floor attic. Beautiful landscaping.
\$289,900 660141 WAL

GRACIOUS AND COMFORTABLE four bedroom Beverly Hills colonial. Totally updated with Florida room, rereeking yard & brick patio. Convenient to shopping, schools, and park with tennis courts. Mini condition.
\$269,000 646726 PIL

ORIGINAL OWNER Beverly Hills colonial. Newer kitchen, 4 bedrooms, 2.5 baths, family room w/ fireplace, 1st floor laundry, central air, 2 car attached garage. Birmingham schools. Immediate possession.
\$223,000 648046 WAL

OUTSTANDING FRANKLIN VILLAGE location! Corner lot with private setting. Home needs TLC and updates. Surrounded by very expensive homes. Excellent family neighborhood. Value is in the land.
\$209,000 662628 CAR

COZY AND IMMACULATE BUNGALOW in beautiful Royal Oak neighborhood. Get out of the cold into your cozy new home!
\$149,000 LAW

UPDATED TWO BEDROOM, north Royal Oak condo. New carpet, paint, hardwood floors, California closets. Full private entry unfinished basement for storage. All appliances stay.
\$84,900 659022 ESS

BRICK RANCH in popular Pembroke subdivision. Open flowing floor plan. Good size rooms, freshly painted interior, hardwood floors, wet plaster walls, natural fireplace in living room. Finished basement w/ wet bar.
\$199,900 667511 DOR

GREAT INVESTMENT OPPORTUNITY on all sports Lower Stratta Lake. Two bedrooms, one bath, living room, kitchen with breakfast area. One car attached garage.
\$129,000 655906 NEW

POPULAR ROYAL OAK LOCATION. Estate sale. 2 bedrooms, 1 bath, full basement, 2 car detached garage, front porch, fireplace in living room. Price reflects a need for some TLC.
\$87,000 663123TWE

STUNNING COLONIAL HOME close to the heart of Royal Oak. Formal dining & living room, vigorous fireplace & marble, updated kitchen features all appliances including washer/dryer. Wonderful private backyard w/ small area & pool.
\$159,900 661172 WAS

VINTAGE ROYAL OAK BEAUTY with custom oak accents, wood floors and natural fireplace. Newer roof, plumbing, siding, furnace, etc. Three bedrooms, beautiful bath, spacious dining room and living room. Close to town.
\$199,900 653474 GAR

MOVE RIGHT IN this totally updated brick bungalow! New windows throughout, New driveway & carpet. Updated kitchen, electric, Sailer to install air conditioning and window treatments with full price offer.
\$89,900 662185 SCO