The OBSERVER REAL ESTATE MART

THE MOST COMPLETE USED & NEW HOME LISTINGS PUBLISHED TWICE WEEKLY IN OBSERVERLAND

100 Homes For Sale

HUD-VA
HOMES AND LOTS
ALL AREAS
KUTZ 565-1620

101 Condominiums For Sale

PLYMOUTH, 1 bedroom, secluded, central air, garage, must see. 455-4460

PLYMOUTH, 2 bedroom condominium, assumption gives you low interest rates, $29,500. After 4 PM. 453-0843

FARMINGTON
8 MILE-GRAND RIVER
WINDMILL POINTE, choice 2 bedroom apartment. Just completely decorated by interior decorator. $77,500.
477-6157

FARMINGTON New 2 bedroom condominium. Tiled basement, central air conditioning. Easily assumable 7¼% mortgage. 477-8602

102 Cooperatives For Sale

FIRST floor Babcock co-op for sale. Redford. Interested parties, call afternoon or evenings. 207-4734 or 533-6341

102 Cooperatives For Sale

KING'S MILL
TOWNHOUSES
Located near Historic
NORTHVILLE
1, 2, or 3 bedroom Townhouses with full basement.
From $189 per month
Includes maintenance, taxes, heating, recreation facilities. Convenient to schools.
For information call
349-5570
or
Visit the Clubhouse on Northville Rd.
Between 6-7 Mile Rds. afternoons or evenings. Closed Mondays.

NORTHVILLE, King's Mill Coop, 2 bedroom, air conditioned, carpet, decorated, patio, pool.

103 Duplexes For Sale

PLYMOUTH, one year old 2 bedrooms, utility room, air conditioned, stove and refrigerator, both units for $40,000. Call after 5 pm.

WAYNE. Finished basement, one and two bedrooms. $24,900. Plymouth. 2 bedrooms and utility each, $28,900, both with stove and refrigerator. 427-3238 422-7740

103 Duplexes For Sale

WESTLAND.
FULL DUPLEX
Two story full duplex, 3 bedrooms each unit, large lot, lots of trees. Garage. New plumbing throughout. $22,900. Land contract possible.
Boardwalk
REALTORS
522-9700

It's
EASY
TO PLACE
AN OBSERVER
CLASSIFIED AD
CALL
522-0900

CANTON TWP. Builder closeout prices. 3 and 4 bedroom duplexes. Choice of carpet, range, central air, family room, 2 baths, attached garage. $27,900 - $29,900. Terms or trade.
LEE
"Call Lee, and start packin" 678-8161

104 Townhouses For Sale

SHARE
IN THE
GOOD LIFE
IN THE
CANTON-PLYMOUTH
AREA
from
$122
a month
WILLOWS
TOWNHOUSES
The Willows introduces you to the world of leisure for as little as $122 a month. If you qualify. This cooperative townhouse community offers you all the advantages of home ownership and great additional features found only in the most expensive homes:
- Full private basement
- Wall to wall carpeting
- Modern spacious kitchen includes disposer, oven and range, refrigerator - freezer
- Outside maintenance is taken care of for you by the Willows Co-op Association
- Many play areas for the youngsters

Close to schools, churches, recreation and shopping.
Located just east of Haggerty, between Ford Road and Cherry Hill Road on 409 Canterbury Circle.
Model hours: Daily and Sun.
11-7 PM
Saturday 12-5 PM
Closed Thursday
Smokler
Subsidiary of Lennor Corp.
AN FHA 236 PROGRAM

105 Mobile Homes For Sale

MONARCH, 1971, 12x52, 2 bedrooms, furnished, neat, $2500. Take over payments. 477-1166

MOBILE HOME
COMMUNITIES
IN
NOVI
Pre-register with us now for select sites. Order your beautiful.
MARLETTE
SKYLINE
HICKORY KNOLL
ATLANTIC
For Nov. and Dec. Delivery
12 ft., 14 ft., and 24 ft. wides
DARLING
Mobile Homes
25855 Novi Rd.
(1 block south of Grand River)
Open 7 days
349-1047

TRAILER 55x12. 477-5941

LUXURY home, 72x14, Only $10,395. Move in Now! Wonderland Mobile Home Sales, 30805 Plymouth Rd. 427-0006

105 Mobile Homes For Sale

USED MOBILE HOMES
LIVE IN FARMINGTON HILLS
One bedroom $3,995
One bedroom, 1973, 12x 46, $4,795
476-4072

GREENWOOD, 1971, 12x60, 1 months old, furnished, skirting, can stay on lot. Kent Lake area, 3 pm weekdays, 433-2519

NEW 1 BEDROOM
$4,995
BIG TREES MOBILE PARK
28433 Ivy Rd.
(Detroit Bus Service)
421-4650

NEW COTTAGE
MOBILE HOMES
12x 60
$4,995
Free delivery within 250 miles.
476-4072

VINDALE 1971, 3 bedroom, 2 baths, loaded with extras, Price negotiable. 887-7057

FARMINGTON AREA
ONE BEDROOM
$4,995
476-4072

VINDALE 1972, 3 bedroom, fully carpeted, beautiful lot, must sell. 887-7057

LITTLE VALLEY
TRAILER SALES
8 MILE, MIDDLEBELT AREA
12 New Mobile Homes On Display
$4,995 up
Lots available. SPECIALS! All new 14 wides, 2 and 3 bedrooms, from $6,995.
476-4072

BROADMOOR, 1973, 2 bedrooms, 2 baths, furnished, many extras, Highland Greens. Sacrifice, $5900. 887-5748

LIVE LIKE A MILLIONAIRE
COUNTRY ESTATES
SALES & PARK
Choice sites available with purchase of mobile home in our beautiful mobile home community with swimming pool and recreation hall. New and late model mobile homes. Featuring Oxford, Champion, Bayview, Hillcrest and Marathon.
CREDIT TERMS
EASILY ARRANGED
58259 W. 8 Mile Rd.
(8 miles W. of Northville)
Closed Sundays & Holidays
427-2066

MONARCH 1972, 12x60, on lot, shed, air condition, carpeted, gas heat. 525-1473, after 5 pm. 477-6737

MOBILE
HOMES
10' x 50' Ideal for
Northern Cottages
722-4344

NEW one bedroom home, set up in adult park on bus line. Wonderland Mobile Homes. 427-0006

106 Out Of Town Property

RETIRING?
Why not in Beverly Hills, Florida? No snow or ice or freezing cold. Visit our model, 18250 Five Mile Road, Livonia, between Inkster Rd. and Middlebelt Rd.
ROLLING OAKS
CORPORATION
261-3230

107 Lots and Acreage For Sale

HARTLAND
Tyrone Twp. 19 acre parcels from $10,900. 2 acres $8,500. Good LC terms. HIS Real Estate. 632-7417

107 Lots and Acreage For Sale

HARTLAND AREA
Small lake, this rolling, wooded, 40 acres, LC terms, HIS Real Estate. 632-7417

LAND LAND
A few choice building sites for your future home, 1, 2, 3, 10 acre parcels, good location in the suburbs.
CALL BOB AITCHISON
HARTFORD 522-2510

BRIGHTON-MILFORD
One acre near Camp Dearborn, good terms. Mr. Brighton lot. $8,500 with excellent terms. Owner 1-685-2013

VACANT lot in Livonia. Sewer and water. $2000. Builder's terms. Van Epps, 538-6444 or 422-5108

FRAN'S FACTS
60 Acres - Investment property, near new proposed M-14 Expressway. Old house and barns. Value it in the land.
CALL FRAN HELM
BEL-MEN
522-3010 1-517-546-7610

FARMINGTON - 7 Mile area. Corner lot, zoning. Owner. 476-5496 or 352-3232

FARMINGTON, 8 lots, between 10 and 11 Mile Rd. Utilities, near schools. 474-6089

FRAN'S FACTS
Two lots - 50 X 30 each. Farmington Rd. & 7 Mile area in Livonia.
CALL FRAN HELM
BEL-MEN
522-3010 1-517-546-7610

LARGE landscaped lot in N. W. Southfield. 356-1722

ACRES, 10, west of Howell on blacktop, 1 mile to I-96 exit. Owner. 517-223-8698

Outstanding Bargains
Hockney-Hamburg area
Livingston County. Attractive, rolling 10 acres, $12,900. 3 acres, $8,900. While they last. A choice buy: 17.75 acres with two barns, $29,500. 30 acres with 2 barns on M-36, $29,500. Easy land contract terms. Many other parcels to choose from. Open every day. PARK PLANNERS, 625 E. Main, (M-36) Pinckney, 878-3086 or 878-6996.

ACREAGE
Near Gregory, Michigan, 9 beautiful building sites in Livingston County. Chain of Lakes close by. Pick a parcel to suit your needs, sizes 1 to 15½ acres. One with Portage Creek flowing thru. Others with pond sites. All are scenic. Stockbridge School District. Terms available. For details contact after 5:30 PM. L.D. Marshall, 5281 M-106, Stockbridge, Michigan. 49285. 517-851-7948. Or contact anytime Paul Moffat, 18715 Williamsville Road, Gregory, Michigan, 48137. 313-498-2068

WE WILL
HELP
YOU
WORD YOUR
CLASSIFIED AD
CALL
522-0900

50 ACRES
of good green earth, covered with oak, hickory and maple trees, great for that close knit family looking for sites to build 2 or 4 homes. Good investment for the future good life. $48,000. Land Contract Terms available.
CALLAN
REAL ESTATE
1-684-1285

FARMINGTON HILLS ½ acre, wooded, vacant lot, in established subdivision, near 13 Mile and Drake Rd. 477-2341

108 Lake Property For Sale

LAKE FRONTAGE
Hartland area, 2 bedroom year around home with natural fireplace in living room. $26,900. HIS Real Estate, 632-7417

HOWELL area, 45 beautiful acres bordering state land, 900 ft. frontage on 140 acre lake, have camp grounds permit, 45 min. to Detroit. Will trade for apartment building. 678-1854

ALPINA, Grand Lake, 2 lots, 100x250 $3,750 each. 674-5672

110 Farms For Sale

HOWELL-PINCKNEY AREA
7150 Pinckney Rd. Majestic 75 year old, 4 bedroom farm house with large airy rooms, on 8 acres with large barn and a multitude of towering trees. $47,900. Call before 5 pm. 878-3820

110 Farms For Sale

TURKEY TIME
And you can raise your own flock next year on this 40 acre spread. You'll have a good 4 bedroom home plus 2 pole barn 33 x 56 and 30 x 40 and other buildings. You'll look far and long for another deal like this at $43,500. Better call now.
PITTSFORD TWP.
30 acre gentleman's farm with new custom ranch home plus barn. Has 2 extra roomy bedrooms plus 1½ baths. Convenient utility room on main floor. Also full basement with water softener. For nice living in your own new home before Christmas call us soon.
HANDY FARMER
73 acres in Litchfield Township with 3 bedroom house needing repairs. Has new septic system. 60 acres tillable and priced to sell soon at $29,500.
GLOVER
REAL ESTATE ONE
348 M 99 St., Hillsdale
517-523-2123

111 Commercial and Industrial For Sale

BRIGHTON area. Multiple and commercial properties, exceptional sites. Call Mr. Arnold at Landmark. 422-1111

FOR LEASE
Or for sale. Office building on Southfield N. of 10 Mile Rd. with approximately 1,530 sq. ft. of space plus basement. Situated on 80 X 110 ft. lot. Suitable for accountants, attorneys, bookkeepers, insurance office, etc. Vacant. Call Mr. Sheldon, 557-6700 for more details.
chamberlain
26840 Southfield at 11 Mile Rd.
557-6700

LIVONIA
5 MILE and Middlebelt. Zoned restaurant, good location, franchise, $50,000. 253-3520

FOR LEASE
Or for sale. Office building on Southfield N. of 10 Mile Rd. with approximately 1,530 sq. ft. of space plus basement. Situated on 80 X 110 ft. lot. Suitable for accountants, attorneys, bookkeepers, insurance office, etc. Vacant. Call Mr. Sheldon, 557-6700 for more details.
chamberlain
26840 Southfield at 11 Mile Rd.
557-6700

112 Income Property For Sale

PLYMOUTH, 256 Union St., 2 family, 2 Bedrooms each, 2 furnaces, 2 stairways. Land contract terms. Salem Realty, 453-1250. Evenings, 453-6127

ONE or TWO family rental in W. Bloomfield. Price, $10,000 with land contract terms. Needs work, but priced for fast sale.
BRADBURN
2603 Union Lake
Union Lake
1-363-8363

113 Mortgages and Land Contracts

PRIVATE PARTY, pays most for land contracts. Immediate closing. Has cash for 2nd mortgages. 643-8250

WE PAY Cash for land contracts and mortgages. No delays, no waiting. Advance Realty of Michigan. 477-5400

114 Real Estate Wanted

I WANT TO SELL
Your home, not buy it
SAVE $$$
I have buyers waiting and willing to pay top market price for executive type, 3 and 4 bedroom homes in good Livonia and Farmington areas. Call
MR HAMILTON 425-1600
Vincent N. Lee Real Estate Sales
A 6% Multi-list Broker

HOME TO SELL?
'WE WELCOME YOU
WITH OPEN WALLET'
Because we sell so many, we need more homes. If you want to sell fast, call us. WE PAY INSTANT CASH and the HIGHT PRICE!
LeBLANC
33636 Five Mile
525-1200

WE WANT TO
BUY YOUR HOME
$
All cash in 24 hours for your home or equity. No waiting, no delay, call us and you will get more money.
ADVANCE
of Michigan
6876 MIDDLEBELT
427-5400

YOUR
MONEY'S
WAITING
CASH FOR YOUR
PROPERTY EVEN IF ...
- Behind in payments
- In foreclosure.
- Needs repairs.
HAVE BUYERS WAITING ...
- No points
- Move when convenient

CALL JOE SLAGA
Hartford 261-2000

Property Wanted
ANY CONDITION
Farmington, Livonia, Novi, Plymouth, Southfield, Westland.
FOR INSTANT APPRAISAL CALL
LIVONIA Mr. Sample 261-5350
FARMINGTON Mr. Valiquett 478-1040
Alger F. Quast

A NAME YOU CAN TRUST
GUARDIAN
More for your property even if in
Foreclosure
Need of Repair
Need of Quick Sale
CALL MR. BOCK
349-7637

115 Business Opportunities

BAR for sale, Radio Bar and Restaurant, good factory trade, short hours, 11 rooms up, building and all must go, 1840 Clay St. Detroit, $90,000. One third down.

NEED $25,000, at 10% interest, $500 month, secured by $40,000 and choice land contracts. 425-8072

BOUTIQUE
Doing good business, large inventory, take over for the Holidays. Beauty shop also available, as package deal, located in Novi. Call Mary Barnett or John Veltman.
HICKOK-BARNETT
422-8220 or 937-1600

COIN-OP Car Wash, Wayne, Mich. 4 bay with automatic. Good returns. Terms flexible. 229-2262

GAS STATION
Commercial zoning C-1 Station - located in fast growing area. Excellent for neighborhood trade. Only station within 2 miles. Great spot for repairs service. Owner retiring. Land contract terms possible. $47,000.
ENGLAND REALTY
2063 Union Lake Rd.
1-363-7117

AUTO ELECTRIC
Equipment and stock, all you need to set up auto electric and carburetor and rebuilding business. Other interest forces quick sale. Will sacrifice. After 6 pm. 421-5326

121 Apartments For Rent

LARGE one bedroom in Westland, $140 month. 425-5073

TWO bedroom, 3 bath condominium, by owner. In Farmington. Land contract or lease. Many extras. 477-4291

TAKE OVER Short term lease, northwest Detroit, Penfield near Greenfield. 1 bedroom apartment, drapes appliances including all utilities except electricity, $137.50. Call after 3 PM. 533-1600

121 Apartments For Rent

ONE bedroom apartment for rent, $150 monthly, Schoolcraft-Evergreen area. 477-2356. 537-3180

PLYMOUTH downtown, 2 room furnished with bath. Utilities included. Private parking. $180. 453-4497

HAMPTON
HOUSE
APARTMENTS
1 BEDROOM $170
2 BEDROOM $185
INCLUDES: SWIMMING POOL, AIR CONDITIONING, CARPETING AND DRAPES.
Convenient to I-94 and Romulus
Republic Management 728-7117

UPPER three rooms and bath, private entrance, refrigerator, stove, hot water and heat furnished. Prefer young married adults, clean and respectable. Man must be employed. Absolutely no pets. $105 per month. After 5 PM. 581-7560

KIMBERLY North, Livonia Large 1 or 2 bedrooms, now available. Ultra kitchen, carpeting, air conditioning, laundry, storage facilities, private pool and patio. Quiet adults. Palmer Assoc. Mr. Foley. 427-5807

NEW APT.
Village Green of Plymouth
2 Vacancies Available November.
1 Bedroom
455-8100

BRAND new 1 bedroom apartments. Shag carpet, drapes, central heat and air conditioning, from $165. 562-3966

NEW Studio and 1 bedroom apartments. Shag carpet, central air, heat, drapes, $132 up 474-2532

STUDIO and 1 bedroom apartments, carpet, drapes, air conditioning, $142.50 up. 531-8130

PLYMOUTH, 3 rooms, heat furnished, no children or pets, $125 month, references. 453-0992

119 Home Insurance

NEED A HOMEOWNERS
POLICY FOR CLOSING?
IMMEDIATE DELIVERY
LOW-LOW RATES
HOMEOWNERS POLICY
$40,000 DWELLING
$20,000 CONTENTS
$50,000 LIABILITY
PLYMOUTH $157.00
LIVONIA, WESTLAND $140.00
NOTICE-HOMEOWNERS
A+: AAAAA COMPANY
INSURANCE
FISHER / WINGARD / FORTNEY AGENCY, INC.
905 West Ann Arbor Trail
P.O. Box 407, Plymouth, Mich.
453-4950

121 Apartments For Rent

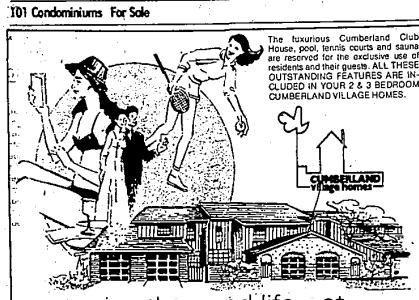
TWIN
ARBORS
HAS EVERYTHING!
. . . spacious apartments . . . offering a truly unique combination of elegance and convenience. You're just minutes away from unexcelled shopping . . churches . . . dining . . . everything.
1 or 2 bedrooms. Cent al air conditioning, swimming pool, club house. Fully carpeted, ceramic tile bathrooms, automatic dishwashers, inter-com entry system for your security. Balconies, sound-proofed, large storage facilities, plus many more up-to-date custom features!
ONE BEDROOM $170 PER MONTH
TWO BEDROOM $200 PER MONTH
INCLUDING HEAT AND HOT WATER
Immediate Occupancy
NO PETS
Ann Arbor Rd. (M-14) Plymouth Rd.
RESIDENT MANAGER: 455-3020

PRE-OPENING
WESTCHESTER
TOWERS
LUXURIOUS
NEW
HIGH RISE
APARTMENTS
EQUAL HOUSING OPPORTUNITY
35700 MICHIGAN AVE.
AT ELIZABETH ● WAYNE, MICHIGAN
- Shag Carpet ● Draperies
- Year Round Pool & Sauna
- Recreation Building
- Sound & Fireproof Construction
- TV Security System
- Electric Kitchens

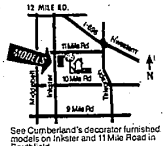
APPLIANCES
1 & 2 BEDROOM
From $195
MODEL OPEN
Sat.-Sun. 12-5
729-0800
MANAGEMENT
RENTAL INFORMATION
358-5550
WAYNE RD. ELIZABETH HENRY RUFF RD.
Consolidated Management

101 Condominiums For Sale

The luxurious Cumberland Club House, pool, tennis courts and sauna are reserved for the exclusive use of residents and their guests. ALL THESE OUTSTANDING FEATURES ARE INCLUDED IN YOUR 2 & 3 BEDROOM CUMBERLAND VILLAGE HOMES.



enjoy the good life ...at
CUMBERLAND in SOUTHFIELD
- Wall to wall shag carpeting
- Garage w/elec. door opener
- CENT. AIR CONDITIONING
- Private br. fenced front courtyard
- Thermal glass windows & screens
- Heavily sound cond. & insulated
- Thermal glass sliding doorwall
- General Electric self-clean oven & range
- General Electric 19 cub. ft. side by side frost-free refrigerator
- General Electric Dishwasher
- General Electric trash compactor
- Insinkerator Waste disposal
- Separate breakf. area in kitchen
- Full basement
- Fully carpeted Powder Room
- Walk-in closet in Mast. bedrms.
- Private dressing area in Mast. bedrms.
- Two TV outlets in ea. unit



APPLIANCES
See Cumberland's decorator furnished models on Inkster and 11 Mile Road in Southfield.
HIGHLAND CONSTRUCTION CO.
Model Phone
357-3770
From $39,990
MODEL HOURS: Open daily & Sunday 12 to 7 p.m. Saturday 12 to 6 p.m. Closed Thursday

A year round indoor-outdoor pool?

Great ideal Right now, when most other condominium pools are closed for the season, Olde Orchard residents enjoy a refreshing dip every day. What's more, they'll swim all winter in their beautiful indoor-outdoor heated pool.

The fabulous Olde Orchard Club with its Finnish Sauna and Exercise Room helps keep you slim and trim. The billiard room, card room and spacious lounge with fireplace offer fun and relaxation on fall and winter evenings. Teens have their own room, too. But that's not all. When you've shopped other condominiums, come back to Olde Orchard for value. You'll discover that many "options at extra cost" elsewhere are included in your new home at Olde Orchard.

You'll find seven exciting home designs (1, 2 and 3 bedrooms and as many as 2½ baths) each with individually controlled gas heat and air conditioning and a full private basement. The Country Chateau priced at $28,990 has a lush living room stretching the full length of the house, plus a master bedroom suite with private balcony and private bath. Spaciousness keynotes the Country Heritage at $27,990 with living room, bedrooms and family room all house-wide. Huge closets, too. At Olde Orchard, we love comparison. Shop us. You'll be glad you did.

from $24,500
Immediate occupancy.

Practical Development Company
Ten Mile Road west of Haggerty, Novi.
Model Phone 477-3320

OLDE ORCHARD

DIRECTIONS: Take I-696 to Novi exit, left on Novi Rd. to 10-Mile, left again on 10-Mile to Olde Orchard. Or take Gd. River on to I-96 to 10-Mile Rd. exit. Turn left on Gd. River, left again on 10-Mile to Olde Orchard. Models open daily, noon to 8 p.m.

Now that's Practical.

107 Lots and Acreage For Sale

MAIN ROAD PROPERTIES
For Investment or development
Ann Arbor Rd ..... Building Site
Ford Rd ..... Commercial Building
Goldsmith ..... Industrial Building
Haggerty Rd ..... Industrial
Joy Rd., Livonia ..... Prime for?
Main St., Plymouth ..... More than one
Plymouth Rd., Livonia ..... Land + Buildings
Plymouth Rd., Redford ..... Commercial Building
Ridge Rd ..... Vacant
Wilcox Rd ..... Vacant
LIST YOUR PRIME PROPERTY WITH US
S.T.P. REALTY CO.
Serving The Public
(313) 459-1100

HAROLD
real estate
FISCHER
11108 S. Main St., Plymouth 455-5100

5 & 10 acre homesites—Plymouth Schools—Beck & Joy Road area. Land contract terms.

Narrow parcel, over 1 acre, Saltz Road. Price $3,000.

10 acre parcels, INDUSTRIAL, all utilities, $7,000 per acre, Canton Township.